

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: November 29, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit and Design Review Permit and Certification of an Initial Study and Mitigated Negative Declaration for the legalization of a produce sales stand and three storage structures at APN 086-042-070 in the 200 Block of Stage Road in unincorporated Pescadero. The project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00070 (Frank Muzzi)

PROPOSAL

The applicant proposes to legalize an existing produce stand and three storage structures on a parcel located in Pescadero. The produce stand is approximately 140 sq. ft. in size. The other three structures on the property are, two storage sheds and a walk-in refrigerator, 109 sq. ft., 160 sq. ft., and 288 sq. ft. All structures on the property are movable. The structures are outside of the required riparian buffer zone for Pescadero Creek. Per the applicant, the produce stand will be open daily from 10:00 a.m. to 5:00 p.m., with reduced hours during the winter months. Fruits and vegetables will be sold from the produce stand. There will be one to two employees on the site and the applicant anticipates 100 customers a week to visit the site. There is one parking space on the property. The requested Coastal Development Permit is appealable to the California Coastal Commission.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review Permit and certify the Initial Study and Mitigated Negative Declaration for County File Number PLN 2015-00070, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The project, as proposed and conditioned, complies with the applicable policies and standards of the General Plan, Local Coastal Program, and Zoning Regulations. An Initial Study (IS)/Mitigated Negative Declaration (MND) were prepared and circulated for

this project, in compliance with the California Environmental Quality Act (CEQA). The IS/ MND concluded that the project, as proposed and mitigated, will not generate any significant environmental impacts. All mitigation measures from the MND have been included as conditions of approval in Attachment A of this staff report.

The proposed produce stand and support structures are located at APN 086-042-070, a 3,600 sq. ft. parcel located in downtown Pescadero on Stage Road. The property abuts Pescadero Creek located at the rear of the property and all structures are outside of the required riparian buffer. No septic system is proposed and the project will utilize an existing water connection. While the property is in a FEMA Flood Zone, the project has been conditioned to meet all applicable California Building Codes for structures in flood zones.

The project complies with the General Plan Policies regarding Vegetative, Water, Fish and Wildlife Resources, as well as General Plan Policies relating to soil resources, visual quality, and rural land use. The project also meets the Local Coastal Program Policies for Visual Resources, Land Use, Hazards and Visitor Serving Facilities. Further, the project complies with the C-1/S-7 Zoning District (e.g., setbacks and use, etc.) and Design Review regulations.

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**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: November 29, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit and Design Review Permit, pursuant to Section 6328.4 and Section 6565.3 of the San Mateo County Zoning Regulations and Certification of an Initial Study and Mitigated Negative Declaration pursuant to the California Environmental Quality Act, for the legalization of a produce sales stand and three storage structures at APN 086-042-070 in the 200 Block of Stage Road in unincorporated Pescadero. The project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00070 (Frank Muzzi)

PROPOSAL

The applicant proposes to legalize an existing produce stand and three storage structures on a parcel located in Pescadero. The produce stand is approximately 140 sq. ft. in size. The other three structures, two storage sheds and a walk in refrigerator, on the property are 109 sq. ft., 160 sq. ft., and 288 sq. ft. All structures on the property are movable. The structures include a produce stand, two storage sheds, and a walk in refrigerator. The mini-barn display, an additional structure on the site, is removed from the property periodically. Per the applicant, the produce stand will be open daily from 10:00 a.m. to 5:00 p.m., with reduced hours during the winter months. Fruits and vegetables will be sold from the produce stand. There will be one to two employees on the site and the applicant anticipates 100 customers a week to visit the site. There is one parking space on the property. The requested Coastal Development Permit (CDP) is appealable to the California Coastal Commission.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Design Review Permit and certify the Initial Study and Mitigated Negative Declaration for County File Number PLN 2015-00070, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Rob Bartoli, Project Planner, Telephone 650/363-1857

Owner/Applicant: Frank Muzzi

Location: 200 Block of Stage Road, east of Highway 1, unincorporated Pescadero

APN: 086-042-070

Parcel Size: 3,600 square feet

Existing Zoning: C-1/S-7/DR/CD (Neighborhood Business District/Combining District/Design Review/Coastal Development)

General Plan Designation: Neighborhood Commercial Rural

Local Coastal Program Designation: Neighborhood Commercial

Existing Land Use: Existing produce sales structure and three storage structures

Water Supply: The property currently relies on an existing water connection from County Services Area 11.

Sewage Disposal: No septic system is proposed. A portable toilet will be maintained for staff.

Flood Zone: The project site is located in Zone AE (1% annual chance flooding); FEMA FIRM Panel 06081C0369E; effective October 16, 2012.

Williamson Act: The property is not a Williamson Act contracted parcel.

Parcel Legality: The parcel was confirmed as a legal lot by a Certificate of Compliance in 1991.

Environmental Evaluation: Initial Study and Mitigated Negative Declaration issued with a public review period from November 1, 2017 through November 21, 2017 for the legalization of the produce stand and support structures.

Setting: The project site is located on a 3,600 sq. ft. parcel (APN 086-042-070). The parcel abuts residential use to the north and south. Commercial uses are located to the west of the property, across Stage Road. Pescadero Creek runs along the east property line.

DISCUSSION

A. KEY ISSUES

1. Conformity with the General Plan

Staff has reviewed and determined that the project complies with all applicable General Plan Policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) and Policy 1.27 (*Protect Fish and Wildlife Resources*) seek to regulate land uses and development activities to prevent, and/or mitigate to the extent possible, significant adverse impacts on vegetative, water, fish and wildlife resources.

The rear of the subject parcel abuts Pescadero Creek. While Pescadero Creek is a mapped habitat area for steelhead, no work is proposed in the creek. The property is not mapped for any other sensitive habitat. All structures on the property are located outside of the 50 foot riparian buffer zone and no riparian vegetation is proposed for removal. Prior to the structures being placed on the site, the property was cleared of junk and debris per the applicant. Only the front portion of the property will be accessed by members of the public. A condition of approval (Condition No. 7) shall require the owner to manage the property in a manner that will keep customers away from the riparian vegetation on the property.

b. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Soil Erosion*) seek to minimize grading; prevent soil erosion and sedimentation, among other ways by ensuring disturbed areas are stabilized; and protect and enhance natural plant communities and nesting and feeding areas of fish and wildlife.

The proposed project does not require vegetation removal as the area of the legalization of the development is an already disturbed portion of the property. In addition, all structures on the site are moveable and removable. No grading for the structures or utilities will be required.

c. Visual Quality

Policy 4.15 (*Appearance of New Development*), Policy 4.21 (*Utility Structures*), Policy 4.24 (*Rural Development Design Concept*), and Policy 4.25 (*Location of Structures*) seek to regulate development to promote and enhance good design, site relationships and other aesthetic considerations; minimize the adverse visual quality of utility structures, including by protect and enhance the visual quality of scenic corridors; minimize grading; allow structures on open ridgelines and skylines as part of a public view when no alternative building site exists; screen storage areas with fencing, landscape or other means.

Policy 4.52 (*Colors and Materials*) and Policy 4.60 (*Outdoor Lighting*) seek to regulate development in rural scenic corridors through good design, utilizing colors and materials that blend with or complement the surrounding natural environment, and minimizing exterior lighting impacts.

The subject property is located in the Stage Road County Scenic Corridor. The structures will be 20 feet from Stage Road. The produce stand and support structures will be in character with the development along Stage Road in Pescadero, which is a mixture of residential and commercial buildings. The structures are comprised of wood and will retain natural wood colors. The structures range from 12 to 16 feet in height and are comparable with the existing development along this portion of Stage Road.

There is no outdoor lighting proposed for this operation and none shall be permitted, as the produce stand will operate from 10:00 a.m. to 5:00 p.m. during most of the year, with a limited schedule during winter months (Condition No.8).

d. Rural Land Use

Policy 9.14 (*Development Standards for Rural Service Centers*) evaluates proposals in the Rural Service Centers on the following criteria: (1) the potential impacts of such development on the visual, timber, agricultural, recreational, and other resources contained in the Rural Lands immediately surrounding the Rural Service Center; (2) the compatibility of the proposed development with the existing development patterning within the individual Rural Service Center; and (3) the need for the proposed development in the community and the surrounding area.

The subject parcel has a General Plan land use designation of "Neighborhood Commercial." The project is developed with an

existing produced stand and accessory structures, all of which are proposed to be legalized by this application. The project site is considered to be Prime Agricultural Land under the San Mateo County General Plan as soils in the project area have a Storie Index rating of Grade 1 (where Grade 1 is prime). However, the parcel has not been historically farmed and is located in the main commercial and residential area for Pescadero. The size of the property, 3,600 sq. ft., limits the agricultural productivity of the site. The zoning district, C-1, allows for commercial activities, including the construction of buildings. The proposed project would consist of portable structures. Due to the nature of the structures, the impact to the soils would be lessened as no permanent soil conversion would occur. Therefore, while the project would result in the conversion of lands containing prime soils, the area is small, has been designated by the County for commercial and not farming operations, has not been historically used for agriculture operations, is surrounding by commercial and residential uses and would not impact the on-going agricultural operations on adjacent properties.

The development of this property would be consistent with surrounding land uses. The property is separated by Pescadero Creek from agricultural zoned properties, minimizing the impact on adjacent parcels. The produce stand would support surrounding agricultural use by providing a location for farmers to sell their produce.

While the subject property is located in the Stage Road County Scenic Corridor, due to the scope of the project and the surrounding land uses, staff concludes that there will be minimal visual impact from the project and would be in character with the development pattern of this portion of Stage Road.

2. Conformance with the Local Coastal Program

Policy 1.1 of San Mateo County's adopted Local Coastal Program (LCP) requires a Coastal Development Permit (CDP) for all development in the Coastal Zone. This project is consistent with applicable LCP Policies as discussed below:

a. Land Use Component

Policy 1.12 (*Land Uses and Development Densities in Rural Service Centers*) (a) requires the infilling and use of existing rural service centers to: (1) provide commercial facilities which support agriculture and recreation, and (2) meet the housing needs which are generated

by local employment; and (b) Permit in rural service centers the land uses as designated on the LCP Land Use Plan Map.

As discussed in the General Plan (*Rural Land Use*) Section above, the project site does not have any commercial agricultural uses on the property. The proposed structures do not introduce any new land use on the site. The property is separated from adjacent parcels where agricultural operations are occurring by Pescadero Creek. In addition, Policy 1.12 is supportive of in-fill projects within the existing Rural Service Centers that provide commercial facilities that encourage agriculture. The produce stand will sell locally grown agricultural fruits and vegetables. The utilization of this commercially zoned property will fulfill this policy.

While the property consists of prime soils, the parcel has not been historically farmed and is located in the main commercial and residential area for Pescadero. The size of the property, 3,600 sq. ft., limits the agricultural productivity of the site. The property is not designated as agricultural, but instead is considered to be in the Rural Service Center for Pescadero. While the project would result in the conversion of lands containing prime soils, the area is small, has been designated by the County for commercial and not farming operations, has not been historically used for agriculture operations, is surrounded by commercial and residential uses and would not impact the on-going agricultural operations on adjacent properties.

Coastal resources are not significantly impacted, as the property is approximately two (2) miles from the coastline. The structures on the site are located in a disturbed area where agricultural activities are not present and impacts to water resources and sensitive habitats are avoided.

c. Sensitive Habitats Component

Policy 7.11 (*Establishment of Buffer Zones*), Policy 7.12 (*Permitted uses in Buffer Zones*), and Policy 7.13 (*Performance Standards in Buffer Zones*) establish a required buffer zone for riparian corridors, regulate the uses permitted in the buffer zone, and regulate the performance of those uses.

All structures proposed to be legalized as part of this project will be located outside the required 50-foot riparian buffer zone for Pescadero Creek. Condition No. 7 will require the property to manage the property in a manner that keeps customers away from the riparian vegetation on site. If the applicant wishes to install fencing, it shall be shall contain verbiage directing the public to stay away from the

Pescadero Creek. The signs and fence shall be self-anchored signs and shall minimize land disturbance.

d. Visual Resources Component

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) encourages new buildings in Pescadero to incorporate architectural design features found in the downtown Pescadero area including wood construction, steep roof slopes, and clean and simple lines.

The produce stand and supporting structures will be moveable buildings. They are of wood construction and will be a natural wood color. The structures will blend in the surrounding development on Stage Road. Due to the pre-fabrication construction of the buildings, unique architectural design and features are difficult to obtain.

e. Hazards Component

Policy 9.9 (*Regulation of Development in Floodplains*) requires that development located within flood hazard areas shall employ the standards within the County Zoning Ordinance and Building Regulations.

The entirety of the subject parcel is located within a flood zone. The proposed structures are located in FEMA Flood Zone AE, but outside of the floodway. Condition No.12 will require that all structures located in the Floodplain shall be located above the Base Flood Elevation (BFE) per the latest adopted California Building Standards,

While none of the removable buildings are proposed to be on permanent foundations, if they were to be converted, prior to building permit approval of conversion of any removable structure to fixed location structures, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state.

f. Recreational/Visitor-Serving Facilities Component

Policy 11.4 (*Recreation and Visitor-Serving Facilities Permitted in the Coastal Zone*) and Policy 11.8 (*Rural Areas*) support visitor serving commercial uses similar to produced stands.

The legalization of the produce stand and associated structures supports both policies by providing a visitor-serving facility in downtown Pescadero. The produce stand is anticipated to serve 100 customers per week. The customers will include a mix of local residents and visitors from outside of the Pescadero area. This produce stand is located within a Neighborhood Commercial zone in a rural service center and fits the character and scale of the surrounding land uses.

3. Conformity with the Neighborhood Business District-Combining District (C-1/S-7/DR/CD) Zoning Regulations

a. Conformity with the C-1/S-7 Development Standards

Commercial retail uses, such as produced stands and support structures, are allowed by right in the C-1 (Neighborhood Business District).

The commercial structures comply with the C-1/S-7 Development Standards as shown on the chart below:

Development Standards	Allowed	Proposed
Maximum Height of Structures	36 feet	12 feet to 18 feet
Minimum Front Yard Setback	0 feet	20 feet
Minimum Side Yard Setbacks	0 feet	5 feet (left side); 5 feet (right side)
Minimum Rear Yard Setback	0 feet	60 feet

4. Compliance with Design Review Regulations

Section 6565.7 (*Action on Application for Design Review*) of the Zoning Regulations allows the granting of a Design Review Permit. The project is subject to Section 6565.17 (*Standards for Design in Other Areas*).

As mentioned in Sections 1.c. and 2.d., the project will be in character with the development along Stage Road in Pescadero, which is a mixture of residential and commercial buildings. The subject structures are comprised of wood and will retain natural wood colors. The structures range from 12 to 16 feet in height and are comparable with the existing development along

this portion of Stage Road. The structures meet the required findings in Section 6565.10.

No grading is proposed as part of this project. The project is located outside of the 50-foot riparian buffer and no alteration of Pescadero Creek is proposed. No outdoor lighting is proposed as part of the project.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration was issued with a public review period from, November 1, 2017 through November 21, 2017 for the project. No comments were received on this document.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Cal-Fire
Environmental Health Division
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plans
- D. Mitigated Negative Declaration

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00070 Hearing Date: November 29, 2017

Prepared By: Rob Bartoli, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Find:

1. That the Planning Commission does hereby find that this Initial Study/Mitigated Negative Declaration (IS/MND) reflects the independent judgment of San Mateo County.
2. That the IS/MND is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
3. That, on the basis of the IS/MND, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the mitigation measures in the IS/MND and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan.

For the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14 of the Zoning Regulations, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). The plans and materials have been reviewed against the application requirement in Section 6328.7 of the Zoning Regulations and the project has been conditioned to minimize impacts to land use, agriculture, sensitive habitats, and visual resources in accordance with the components of the San Mateo County Local Coastal Program.

6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program.

For the Design Review Permit, Find:

7. That the project complies with the following principles:
 - a. Regulation of design should not be so rigidly enforced that individual initiative is precluded in the design of any particular building or substantial additional expense incurred. The regulation exercised should be that necessary to achieve the overall objectives as set forth in Section 6565.1.4.
 - b. Appropriate design is based upon the suitability of a building for its purposes, upon the appropriate use of sound materials and upon the principles of harmony and proportion in the elements of the building.
 - c. Appropriate design is not based on economic factors alone.

The proposed legalization of the produce stand and support structures meet the applicable General Plan, Local Coastal Program, and Design Review criteria for visual resources.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission at the November 29, 2017 meeting. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one (1) year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees.
3. The applicant shall have been issued a building permit and a completed inspection (to the satisfaction of the building inspector) within one (1) year of final approval of this permit. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
4. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,216.25, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,266.25, made payable to

“San Mateo County Clerk,” to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2017). The fee amount due is based on the date of payment of the fees.

5. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal. Only the minimum vegetation necessary shall be removed to accommodate the project.
6. Access to the property shall utilize the existing driveway. No additional vegetation shall be removed to provide access to the property.
7. The owner shall manager the property in a manner that shall limit public access to the riparian vegetation on the property. If the property owner deems it necessary to construct fencing on the property to fulfill this objective, the property owner may erect temporary fencing and signage to prevent public access to areas within 50 feet of the top of the creek bank. The signage shall contain verbiage directing the public to stay away from the Pescadero Creek. The signs and fence shall be self-anchored signs and shall minimize land disturbance.
8. **Mitigation Measure 1:** No outdoor lighting shall be proposed for this operation, as the produce stand will operate from 10:00 a.m. to 5:00 p.m. during most of the year, with a reduced schedule during winter months.
9. **Mitigation Measure 2:** In the event that cultural, paleontological or archaeological resources should be 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 of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist 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. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with California Environmental Quality Act (CEQA) Guidelines Section 15064.5(e).
10. **Mitigation Measure 4:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays.

Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

11. **Mitigation Measure 5:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional 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.
12. **Mitigation Measure 6:** In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is 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.

Building Inspection Section

13. **Mitigation Measure 3:**
 - a. Structures located in the Floodplain shall be located above the Base Flood Elevation (BFE) per the latest adopted California Building Standards.

Environmental Health Division

14. Sale of whole produce only and produce must be controlled by producer.
15. No cutting or sampling of any kind on site
16. Premises must have potable water as defined in California Health and Safety Code Section 113863 pursuant to the California Safe Drinking Water Act to perform handwashing (cold water available).
17. Walk-in refrigerator condensate line must drain into an approved location as defined in CPC (California Plumbing Code), and have an overhead protection for weather proofing issues.
18. Any whole produce must be stored in an approved enclosed location.

Coastside Fire Protection District

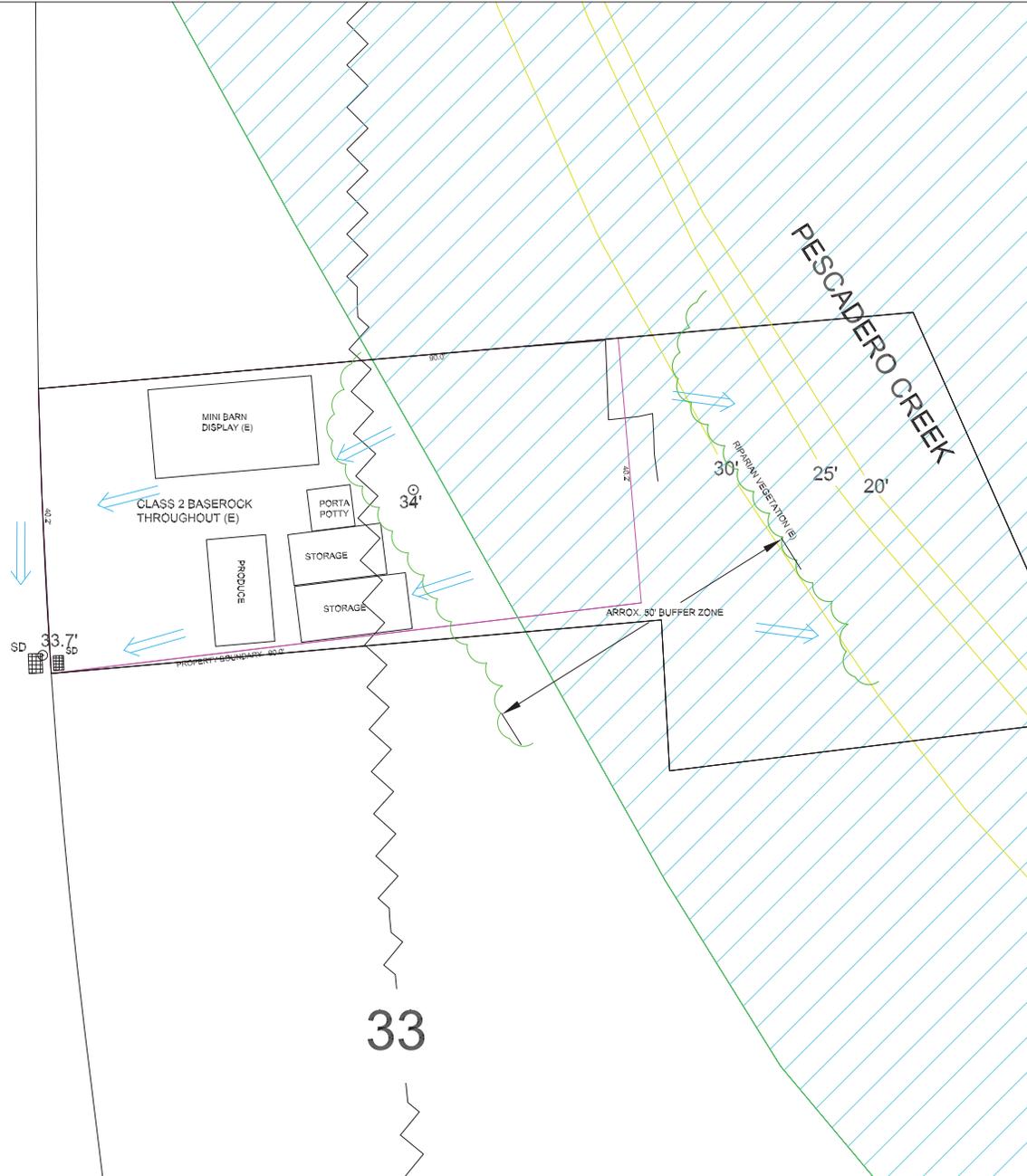
19. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6 inches x 18 inches green reflective metal sign.
20. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to the Coastside Fire Protection District's final approval for the building permit.

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ATTACHMENT B

STAGE ROAD



SITE LOCATION MAP - not to scale

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF JOHN DIMON, PROJECT MANAGER
2. TOPOGRAPHY AND ELEVATIONS FROM GOOGLE EARTH AND SAN MATEO COUNTY GIS.
3. PROPERTY BOUNDARIES ARE APPROXIMATE.
4. THIS IS NOT A BOUNDARY SURVEY.

LEGEND

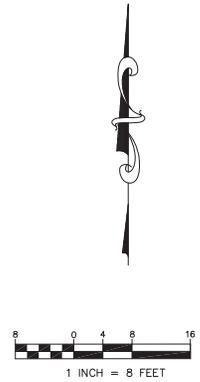
- (E) EXISTING
- (P) PROPOSED OR NEW
- OH OVERHEAD ELECTRICAL LINES
- SD STORM DRAIN
- ⊙ EXISTING SPOT ELEVATION
- 5' CONTOUR (E)
- FLOODWAY AREA IN ZONE AE FEMA
- BASE FLOOD ELEVATION LINE FEMA
- ➡ DIRECTION OF SURFACE DRAINAGE FLOW



DATE: 8-28-17	DESIGN BY: A20	SIGMAN PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 TEL: 708-280-3000 FAX: 708-280-3003
CHECKED BY: DMK	PROJECT NO: 18-00	
REV: DATE:	REV: DATE:	

FLOOD DELINEATION AND DRAINAGE PLAN
 270 STAGE ROAD
 PESCADERO, CA
 APN: 086-042-070

SHEET
 C-1



ATTACHMENT C



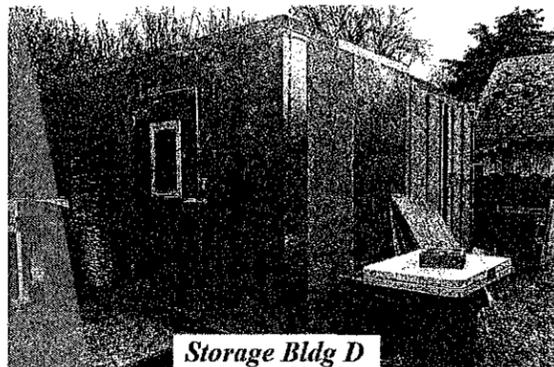
Mini-Barn Bldg A



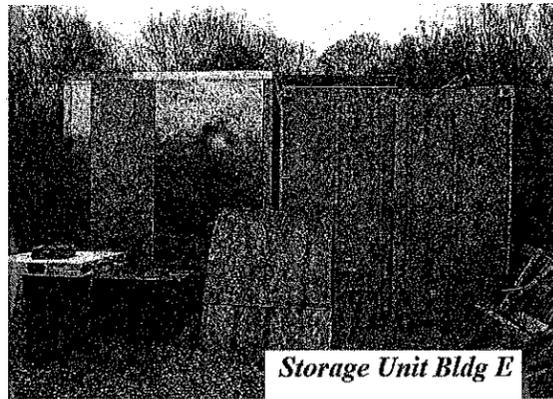
Produce Sales Bldg B
(on wheels)



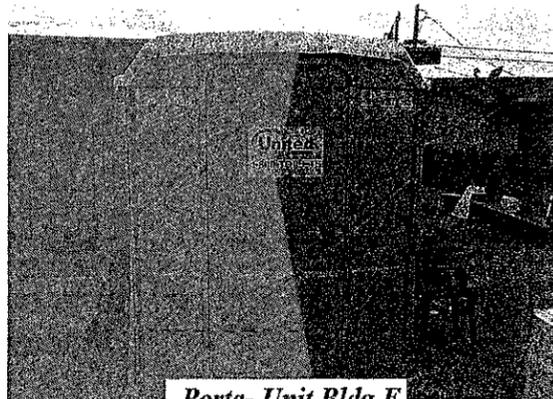
Storage Bldg C



Storage Bldg D



Storage Unit Bldg E



Porta-Unit Bldg F

Planning Permit Application Form

Applicant: Frank Muzzi
 Mailing Address: P.O. Box 298
 Pescadero, CA 94060
 Phone: (415) 923-7700
 Email Address: ffrankmuzzi@aol.com

Project Location (address): 270 Stage Rd
 Pescadero, CA 94060
 Assessor's Parcel Number: 85 -- 42 -- 70

Project Description: 1. Initial application for temporary shed for the sale of Agricultural Products

Describe Existing Site Conditions (e.g. topography, water bodies, vegetation):
 1. Fire established, cleared, graded for drainage with electrical hook up for watering and irrigation

Describe Existing Structures and/or Development:
 1. Storage Area for tools and storage shed

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of this application is true and correct to the best of my knowledge. I will use my best efforts to inform the County of San Mateo through our assigned project planner of any changes in information reported in these materials.

Applicant's Signature: _____
 Date: _____



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

ATTACHMENT D

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: Produce Stand, when adopted and implemented, will not have a significant impact on the environment.

FILE NO: PLN 2015-00070

OWNER/APPLICANT: Frank Muzzi

ASSESSOR'S PARCEL NO.: 086-042-070

LOCATION: 200 Block of Stage Road, east of Highway 1, unincorporated Pescadero

PROJECT DESCRIPTION: The applicant is proposing to legalize a produce sales structure and three storage structures at 086-042-070, on an undeveloped parcel, to provide commercial produce sales.

FINDINGS AND BASIS FOR A 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, as mitigated.

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

Mitigation Measure 1: No outdoor lighting shall be permitted for this operation, as the produce stand will operate from 10:00 am to 5:00 pm during most of the year, with a limited schedule during winter months.

Mitigation Measure 2: In the event that should cultural, paleontological or archaeological resources be 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 of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist 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. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 3:

- a. All structures located in the Floodplain shall be located above the BFE per the latest adopted California Building Standards.
- b. Prior to Building permit approval of conversion of any temporary structure to permanent structures, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Mitigation Measure 4: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

Mitigation Measure 5: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional 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 6: In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is 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.

RESPONSIBLE AGENCY CONSULTATION: None.

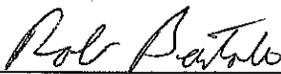
INITIAL STUDY: The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant, as mitigated. A copy of the initial study is attached.

REVIEW PERIOD: November 1, 2017 to November 21, 2017

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. November 21, 2017.**

CONTACT PERSON

Rob Bartoli, Project Planner
650/363-1857; rbartolir@smcgov.org



Rob Bartoli, Project Planner

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County of San Mateo
Planning and Building Department

**INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST**
(To Be Completed by Planning Department)

1. **Project Title:** Produce Stand
2. **County File Number:** PLN 2015-00070
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Rob Bartoli, 650/363-1857
5. **Project Location:** 200 Block of Stage Road, east of Highway 1, unincorporated Pescadero
6. **Assessor's Parcel Number and Size of Parcel:** 086-042-070 (3,600 square feet)
7. **Project Sponsor's Name and Address:**

Frank Muzzi
P.O. Box 398
Pescadero, CA 94060
8. **General Plan Designation:** Neighborhood Commercial Rural
9. **Zoning:** C-1/S-7/DR/CD (Neighborhood Business District/Combining District/Design Review/Coastal Development)
10. **Description of the Project:** The applicant is proposing to legalize a produce sales structure and three storage structures at 086-042-070, on an undeveloped parcel, to provide commercial produce sales.
11. **Surrounding Land Uses and Setting:** The project site is located on a 3,600 square foot parcel (APN 086-042-070). The parcel abuts residential use to the north and south. Commercial uses are located to the west of the property, across Stage Road. Pescadero Creek runs along the east property line.
12. **Other Public Agencies Whose Approval is Required:** None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

	Aesthetics	X	Hazards and Hazardous Materials		Recreation
	Agricultural and Forest Resources	X	Hydrology/Water Quality		Transportation/Traffic
	Air Quality		Land Use/Planning		Utilities/Service Systems
	Biological Resources		Mineral Resources		Tribal Cultural Resources
	Cultural Resources		Noise		Mandatory Findings of Significance
	Geology/Soils		Population/Housing		
X	Climate Change		Public Services		

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. **Mitigation Measures.** For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. **Supporting Information Sources.** Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p>Discussion: The proposed produce stand and storage buildings will be partially located 17 feet from the front property line. The property is located within a developed area within the commercial area of Pescadero. The structures will be located in a way that will not require the alteration of the existing topography of the site. No grading for the project site is proposed. The project is within the Stage Road Scenic Corridor, however, due to the nature of the structures and site, the visual impact is less than significant.</p> <p>Source: Project Plans. County Maps.</p>				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p>Discussion: There are no rock outcroppings to be disturbed nor are there any trees proposed for removal. The only structures currently located on the property are the structures proposed for legalization. The project is not within a State-designated Scenic Corridor.</p> <p>Source: County Maps. Project Plans.</p>				
1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X

Discussion: See the discussion provided to question 1.a. above.				
Source: Site Plans.				
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X
<p>Discussion: The proposed produce stand would not create a new source of significant light or glare. There is no outdoor lighting proposed for this operation, as the produce stand will operate from 10:00 am to 5:00 pm during most of the year, with a limited schedule during winter months. Mitigation Measure 1 will ensure that lighting will remain a less an than significant issues:</p> <p>Mitigation Measure 1:</p> <p>No outdoor lighting shall be permitted for this operation, as the produce stand will operate from 10:00 am to 5:00 pm during most of the year, with a limited schedule during winter months.</p> <p>Source: Project Description. Project Plans.</p>				
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X
<p>Discussion: The project site is located within Stage Road County Scenic Corridor. The proposed development will be located within 20 feet of Stage Road. The produce stand and support structures will be similar to existing commercial and residential development located along the urban sections of Stage Road in Pescadero. The structures are comprised of wood and similar to structures in the surrounding area. Therefore, the proposed structures will not negatively impact the visual resources within this section of the County Scenic Corridor.</p> <p>Source: County Maps.</p>				
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X
<p>Discussion: The project is located in a Design Review District. The portable structures located on the site are made from wood and are similar to structures in the surrounding area. The project meets the design review district criteria and does not conflict with applicable General Plan or Zoning Ordinance provisions. The structures are comprised of wood and similar to structures in the surrounding area. The structures range from 12 to 16 feet in height and are comparable with the existing development along this portion of Stage Road.</p> <p>Source: County Maps. San Mateo Zoning Code.</p>				
1.g.	Visually intrude into an area having natural scenic qualities?			X
<p>Discussion: See the discussion provided to question 1.a. above.</p> <p>Source: County Maps.</p>				

<p>2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: The parcels on which the proposed project is located are within the Coastal Zone, thus, the question is not relevant to this project at this site.</p> <p>Source: County Maps.</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p>Discussion: The site is not in an agricultural zone preserve. The property is not under Williamson Act Contract or Open Space Easement. The project will reserve a large area of the property for agricultural activities. The property is a commercial zone parcel located with an existing developed commercial and residential area in Pescadero. The parcel is considered to be prime soils, but the parcel has not historically been used for agricultural purposes. The parcel is already disturbed and is covered with a base layer of rocks. The parcel is approximately 3,600 sq. ft. and, due to the size of the parcel, it's not viable for commercial agriculture.</p> <p>Source: Zoning Maps. Williamson Act Index.</p>					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?			X	
<p>Discussion: The definition of forestland (PRC Section 12220(g)) is "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife,</p>					

biodiversity, water quality, recreation, and other public benefits.” The project site does not contain forestland. The project site is considered to be Prime Agricultural Land under the San Mateo County General Plan as soils in the project area have a Storie Index rating of Grade 1 (where Grade 1 is prime). The parcel has not been historically farmed and is located in the main commercial and residential area for Pescadero. The size of the property, 3,600 square feet, limits the agricultural productivity of the site. The zoning district, C-1, allows for commercial activities, including the construction of buildings. The proposed project would consist of portable structures. Due to the nature of the structures, the impact to the soils would be lessened as no permanent soil conversion would occur. Therefore, while the project would result in the conversion of lands containing prime soils, the area is small, has been designated by the County for commercial and not farming operations, has not been historically used for agriculture operations, is surrounding by commercial and residential uses and would not impact the on-going agricultural operations on adjacent properties.

Source: Zoning Maps. Department of Conservation San Mateo County Important Farmland 2006 Map.

2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?			X	
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Discussion: The subject parcel is located within the Coastal Zone. The Natural Resources Conservation Service has classified the project site as containing Class III (non-irrigated) soils. However, the San Mateo County General Plan Productive Soil Resources Soils with Agricultural Capability map does not identify this area for Brussels sprouts or artichokes. The parcel has not been historically farmed. The size of the property, 3,600 square feet, limits the agricultural productivity of the site. The zoning district, C-1, allows for commercial activities, including the construction of buildings. The proposed project would consist of portable structures. Due to the nature of the structures, the impact to the soils would be lessened as no permanent soil conversion would occur. No division of land is proposed, thus, the project poses minimal impact.

Source: Zoning Maps. Natural Resources Conservation Service. San Mateo County General Plan Productive Soil Resources Soils with Agricultural Capability Map.

2.e. Result in damage to soil capability or loss of agricultural land?			X	
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Discussion: The project site is considered to be Prime Agricultural Land under the San Mateo County General Plan as soils in the project area have a Storie Index rating is Grade 1 (where Grade 1 is prime). The parcel has not been historically farmed. The size of the property, 3,600 square feet, limits the agricultural productivity of the site. The zoning district, C-1, allows for commercial activities, including the construction of buildings. The proposed project would consist of portable structures. Due to the nature of the structures, the impact to the soils would be lessened as no permanent soil conversion would occur. There is no expectation that the legalization of the farm stand and support structures would result in any damage to soil capability or loss of agricultural land.

Source: Zoning Maps. Natural Resources Conservation Service. San Mateo County General Plan Productive Soil Resources Soils with Agricultural Capability Map.

<p>2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
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Discussion: The site is not in or near a Timberland Preserve Zoning District and no rezoning is proposed. The project site is zoned Neighborhood Commercial (C-1). The produce stand is an allowed use in the C-1 Zoning District, as retail uses are permitted by right, subject to the approval of applicable land use permits.

Source: San Mateo County Zoning Maps. San Mateo County Zoning Regulations.

3. **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?			X	

Discussion: The Bay Area 2010 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the applicable air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and climate.

The project would not conflict with or obstruct the implementation of the BAAQMD's 2010 CAP. The project and its operation involve minimal hydrocarbon (carbon monoxide; CO₂) air emissions, whose source would be from trucks and equipment (whose primary fuel source is gasoline). The impact from the occasional and brief duration of such emissions would not conflict with or obstruct the Bay Area Air Quality Plan. The project proposal for to legalization of the existing structures and no new construction is proposed.

Source: BAAQMD. Sustainable San Mateo Indicators Project.

3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?			X	
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Discussion: The project would not violate any construction-related or operational air quality standard or contribute significantly to an existing or projected air quality violation.

Source: BAAQMD. Sustainable San Mateo Indicators Project.

3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
<p>Discussion: The San Francisco Bay Area Air Basin is a State non-attainment area for 1-hour and 8-hour ozone and particulate matter (PM2.5 and PM10). Although the Environmental Protection Agency has ruled that the Bay Area Basin has attained the 2006 national 24-hour PM2.5 standard, the Bay Area will remain classified as "non-attainment for PM2.5" until such time the area is redesignated by the Environmental Protection Agency.</p> <p>The impact of the produce stand would not result in a significant impact to air quality in the immediate area or the air basin.</p> <p>Source: BAAQMD.</p>				
3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
<p>Discussion: The project site is located in a developed area within a rural region in San Mateo County with no sensitive receptors, such as schools, located within immediate the project vicinity. Therefore, the project would not expose sensitive receptors to pollutant concentrations.</p> <p>Source: Maps. BAAQMD.</p>				
3.e. Create objectionable odors affecting a significant number of people?				X
<p>Discussion: The project, once operational, would not create or generate any odors. The produce stand and support buildings are currently on the site, thus, there would be no impact.</p> <p>Source: Project Description.</p>				
3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?			X	
<p>Discussion: During project legalization, dust could be generated for a short duration due to the minor movement of the portable structures.</p> <p>Source: BAAQMD.</p>				

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
<p>Discussion: The portable produce stand and support structure are located on an existing disturbed parcel. The parcel abuts Pescadero Creek at the rear of the property. Per the applicant, prior to the placement of the structures that are proposed for legalization, the site was cleared of junk and debris and some vegetation was removed. No trees were removed when the site was cleared. The structures on the site are approximately 50 feet west of Pescadero Creek and outside of the required riparian buffer zone. No riparian vegetation is proposed for removal as part of this project. While Pescadero Creek is a map habitat area for steelhead, no work is proposed in the creek. The property is not mapped for any other sensitive habitat.</p> <p>Source: California Natural Diversity Database. California Department of Fish and Game. U.S. Fish and Wildlife Service.</p>				
4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p>Discussion: The subject property (including the project site) is not located within any established native resident or migratory wildlife corridors or includes any native wildlife nursery. The project will be located outside of the required riparian buffer area for Pescadero Creek. See the discussion provided to question 4.a. above.</p> <p>Source: County Maps.</p>				
4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p>Discussion: The site does not contain any wetlands.</p> <p>Source: County Maps.</p>				

4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p>Discussion: See the discussion provided to question 4.a. above</p> <p>Source: Project Description.</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<p>Discussion: No trees or riparian vegetation is proposed for removal. The location of the project on the property is a high disturbed area with no vegetation. The development on the property will be located outside of the required 50-foot riparian buffer zone for Pescadero Creek, per the San Mateo County Local Coastal Program biotic resources policies.</p> <p>Source: Site Plan. Project Description.</p>				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
<p>Discussion: The subject parcel is not encumbered by an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan, thus, the project poses no impact.</p> <p>Source: County Maps.</p>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: The subject parcel is not located inside or within 200 feet of a marine or wildlife reserve, thus, the project poses no impact.</p> <p>Source: County Maps.</p>				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: The project parcel includes no oak woodlands or other timber woodlands, thus, the project poses no impact.</p> <p>Source: Site Plan.</p>				

5. CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<p>Discussion: Neither the project parcel nor the project site hosts any known historical resources, by either County, State or Federal listings, thus, the project poses no impact.</p> <p>Source: California Register of Historical Resources.</p>				
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p>Discussion: Neither the project parcel nor the project site hosts any known archaeological resources. No trenching for the buildings on the site is required. However, the following mitigation measure is recommended to ensure that the impact is less than significant:</p> <p>Mitigation Measure 2: In the event that cultural, paleontological or archaeological resources be 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 of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist 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. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).</p> <p>Source: Site Survey.</p>				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
<p>Discussion: Neither the project parcel nor the project site hosts any known paleontological resources, sites or geologic features. However, Mitigation Measure 3 (as cited above) is added to ensure that the impact is less than significant.</p> <p>Source: Site Survey.</p>				
5.d. Disturb any human remains, including those interred outside of formal cemeteries?				X
<p>Discussion: No known human remains are located within the project area. The nearest known and still existing cemetery is Mount Hope Cemetery, approximately 0.30 miles from the project site. In</p>				

case of accidental discovery, Mitigation Measure 3 is recommended.

Source: Site Plan.

6. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				X
<p>Discussion: The site is not within the area delineated on the Alquist-Priolo Earthquake Fault Zoning Map.</p> <p>Source: Alquist-Priolo Earthquake Fault Zoning Map.</p>				
ii. Strong seismic ground shaking?			X	
<p>Discussion: The project area is located within the Violent shaking scenario for a Probabilistic Seismic Hazard event. The principal concern related to human exposure to ground shaking is that it can result in structural damage, potentially jeopardizing the safety of persons occupying the structures. However, all new facilities would be designed and constructed to meet or exceed relevant standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures) for this produce stand. The structures on the site are temporary in nature and will not be used for human habitation. Therefore, impacts related to strong seismic ground shaking would be less than significant.</p> <p>Source: ABAG Earthquake Shaking Potential Map.</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	

Discussion: The property has been determined by the Association of Bay Area Governments (ABAG) to be at high risk for liquefaction during a seismic event. The produce stand consists of temporary structures that will be reviewed by the Building Inspection Section. The site will not be used for habitation, thus, while the project site is located in a high risk area for liquefaction, the impact is less than significant.

Source: ABAG Earthquake Liquefaction Scenarios Map.

iv. Landslides?

X

Discussion: The project site is located in an area determined to be least susceptible to landslides.

Source: San Mateo County Landslide Risk Map.

v. Coastal cliff/bluff instability or erosion?

X

Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).

Discussion: The site is not on a coastal bluff or cliff. The project site is located approximately 1.8 miles from the coast.

Source: Planning Maps.

6.b. Result in significant soil erosion or the loss of topsoil?

X

Discussion: The project would not remove vegetation within the project area as the project area is already converted with a gravel rock base. The project area is located on prime soils, but legalization of the portable structures will not require trenching or soil removal.

Source: Project Description.

6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?

X

Discussion: The property has been determined by the Association of Bay Area Governments (ABAG) to be at high risk for liquefaction during a seismic event. The produce stand consists of temporary structures that will be reviewed by the Building Department. All construction will be reviewed by the County Geologist. The site will not be used for habitation, thus, while the project site is located in a high risk area for liquefaction, the impact is less than significant

Source: ABAG Maps.

6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?

X

Discussion: The principal concern related to expansive soil is that it can result in structural damage, potentially jeopardizing the safety of persons around the structures. However, all new facilities would be designed and constructed to meet or exceed relevant standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures). Therefore, impacts related to expansive soils would be less than significant.

Source: California Building Code.

6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
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Discussion: The project will not require a septic system for the produce stand as no bathroom is proposed for the site.

Source: Project Description.

7. CLIMATE CHANGE. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	

Discussion: Greenhouse Gas Emissions (GHE) includes CO₂ emissions from vehicles and machines that are fueled by gasoline. Customer vehicles will make trips to and from the farm stand. Even assuming customers are based in and traveling from urban areas, the potential project GHG emission levels from visitors to the site would be considered minimal.

Source: Project Scope.

7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
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Discussion: This project does not conflict with the County of San Mateo Energy Efficiency Climate Action Plan (EECAP).

Source: EECAP.

7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p>Discussion: The definition of forestland (PRC Section 12220(g)) is "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." The project site does not host any such forest canopy, thus, the project poses no impact.</p> <p>Source: Planning Maps.</p>				
7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p>Discussion: The site is not on the coast and would not expose structures or infrastructure to accelerated coastal cliff/bluff erosion due to sea level rise. The project site is located approximately 1.8 miles inland from the Pacific Ocean, thus, the project poses no impact.</p> <p>Source: Site Survey.</p>				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project site is approximately 35 feet above sea level and is located over 1.8 miles inland from the Pacific Ocean. The National Oceanic and Atmospheric Administration (NOAA) estimates that mean sea level will rise by no more than 6.6 feet by 2100.</p> <p>Source: Project Description, FEMA Flood Maps. <i>Global Sea Level Rise Scenarios for the United States National Climate Assessment</i>, December 6, 2012; Accessed March 12, 2014, http://cpo.noaa.gov/sites/cpo/Reports/2012/NOAA_SLR_r3.pdf.</p>				
7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?		X		

Discussion: The project site is located within a flood hazard area on the FEMA Flood Insurance Rate Map (FIRM). The site is located in a FEMA Flood Zone AE, which has the possibility to be inundated by 1% annual chance flooding, for which Base Flood Elevations (BFE) have been determined. The proposed structures are proposed to be located out of the floodway, but will still be in a flood zone. There are no habitable structures proposed as part of this project. The following mitigation measure is recommended to ensure that the impact is less than significant:

Mitigation Measure 3:

- 1) All structures located in the Floodplain shall be located above the BFE per the latest adopted California Building Standards.

- 2) Prior to Building permit approval of conversion of any temporary structure to permanent structures, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Source: FEMA Community FIRM Panel 06081C0369E, effective October 16, 2012.

7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?		X		
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Discussion: While the site is located in FEMA Flood Zone AE, the site is not within a floodway. See discussion in Section 7.f. above.

Source: FEMA Community FIRM Panel 06081C0369E, effective October 16, 2012.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p>Discussion: The project does not entail the routine transport, use, or disposal of toxic or other hazardous materials.</p> <p>Source: Project Description.</p>				

8.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p>Discussion: The use of hazardous materials is not proposed as part of this project.</p> <p>Source: Project Description.</p>				
8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p>Discussion: The project parcel is not located within any such distance to an existing or proposed school. The emissions of hazardous materials, substances, or waste are not a part of the project, thus, the project poses no impact.</p> <p>Source: San Mateo County Maps.</p>				
8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p>Discussion: The EnviroStor Database and Hazardous Waste and Substances Site List show that it is not on such a site, thus, the project poses no impact.</p> <p>Source: EnviroStor Database. Department of Toxic Substances Control.</p>				
8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not in such a location.</p> <p>Source: San Mateo County Maps.</p>				
8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not in the vicinity of a private airstrip, thus, the project poses no impact.</p> <p>Source: Federal Aviation Administration San Francisco Sectional Aeronautical Chart.</p>				

8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. All improvements are located within the parcel boundaries, thus, the project poses no impact.</p> <p>Source: Project Plans.</p>				
8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
<p>Discussion: The project parcel is located within a Low Fire Hazards Severity Zone. Given that the parcel is not identified as being a high risk location, and that the project does not involve the construction of any habitable structures, there is no expected impact.</p> <p>Source: Aerial Photography. California Department of Forestry and Fire Protection.</p>				
8.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
<p>Discussion: No new housing is proposed as part of this project. See the discussion provided to question 7.f. above.</p> <p>Source: FEMA Community FIRM Panel 06081C0369E, effective October 16, 2012.</p>				
8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?		X		
<p>Discussion: See the discussion provided to question 7.f. above. Mitigation Measure 3 would reduce this issues to less than significant level.</p> <p>Source: FEMA Community FIRM Panel 06081C0369E, effective October 16, 2012. Project Scope.</p>				
8.k. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
<p>Discussion: No dam or levee is located on or near the subject parcel. The project site is at the highest elevation on the parcel. No new habitable structures are proposed as part of this project. See the discussion provided to question 7.f. above.</p> <p>Source: Contour Maps, FEMA Community FIRM Panel 06081C0369E, effective October 16, 2012.</p>				

8.l. Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: The site is not in a seiche, tsunami, or mudflow hazard zone. It is not on the coast, in a landslide area, or near a lake or the Bay.</p> <p>Source: Flood Insurance Rate Map. Landslide Map.</p>				

<p>9. HYDROLOGY AND WATER QUALITY. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?</p>				X
<p>Discussion: The project is required to treat all runoff on-site. A drainage analysis of the proposed project will be submitted to the Department of Public Works for their review.</p> <p>Source: Project Description.</p>				
<p>9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>				X
<p>Discussion: An existing agricultural well is located on the property, but will not be used for the farm stand operation. The project site is served by an existing connection from County Services Area 11. No on-site groundwater would be utilized by this project.</p> <p>Source: Project Description.</p>				

9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			X	
<p>Discussion: The project is not within a watercourse. The project will not significantly alter the existing drainage pattern on the site. New development on the site will include drainage features approved by the Department of Public Works (DPW). Relative to the potential impacts during project construction, the mitigation measure (No. 4) added under the discussion to Question 6.b will ensure that, all issues taken together, the project will represent a less than significant impact.</p> <p>Source: County Maps. Project Description.</p>				
9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?		X		
<p>Discussion: The County requires that all development not increase the volume, velocity, or pollutant load of surface runoff from the site in order to comply with State and Federal runoff permits. The Department of Public Works has reviewed and conditionally approved the project. Mitigation Measure 3 will minimize any increase in surface runoff.</p> <p>Source: Project Description.</p>				
9.e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?			X	
<p>Discussion: See the discussion provided to question 9.d. above.</p> <p>Source: Project Description.</p>				
9.f. Significantly degrade surface or ground-water water quality?			X	
<p>Discussion: See the discussion provided to question 9.d. above.</p> <p>Source: Project Description.</p>				
9.g. Result in increased impervious surfaces and associated increased runoff?			X	
<p>Discussion: See the discussion provided to question 9.d. above.</p> <p>Source: Project Description.</p>				

10. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
10.a. Physically divide an established community?				X
<p>Discussion: The project is located within an established community. There is no land division or development that would result in the division of an established community, thus, the project poses no impact.</p> <p>Source: Location Maps.</p>				
10.b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion: The project has been reviewed for conformance, and found to not conflict, with applicable policies of the County Local Coastal Program (LCP) and applicable C-1 Zoning Regulations. Staff has concluded that the discussion in response to questions under Sections 1, 2, 4, and 6 of this document speak to conformance with applicable and respective LCP "Visual Resources," "Agriculture," "Sensitive Habitats" and "Hazards" Components policies. Likewise, the discussion under Sections 1, 2 and 9 of this document concludes compliance with the C-1 Zoning Regulations. Finally, the discussion under Sections 1, 2, 4, 5, 6, 8, and 9 of this document speaks to conformance with applicable and respective General Plan "Visual Quality," "Soil Resources," "Vegetative, Water, Fish and Wildlife Resources," "Historical and Archaeological Resources," "Natural Hazards," and policies, thus, the project poses no significant impact.</p> <p>Source: Project Plans.</p>				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p>Discussion: The site is not within a habitat conservation plan (HCP) or conservation plan area.</p> <p>Source: County HCP Maps.</p>				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
<p>Discussion: The project would not result in a congregation of more than 50 people on the site on a regular basis. The applicant has estimated that 100 customers per week visit the produce stand, thus, the project poses no such impact.</p> <p>Source: Project Description.</p>				

10.e.	Result in the introduction of activities not currently found within the community?				X
<p>Discussion: The project and surrounding properties are used for commercial, agricultural and residential activities, thus, the project poses no such impact.</p> <p>Source: Project Description.</p>					
10.f.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
<p>Discussion: The project proposes improvements to serve only the subject property. These improvements are completely within the parcel boundaries and do not serve to encourage off-site development of undeveloped areas or increases the development intensity of surrounding developed areas, thus, the project poses no such impact.</p> <p>Source: Project Description.</p>					
10.g.	Create a significant new demand for housing?				X
<p>Discussion: There is an existing, vacant single family house on the property that will be utilized as Farm Labor Housing. No new housing is proposed.</p> <p>Source: Project Description.</p>					

11. MINERAL RESOURCES. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a.	Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p>Discussion: According to the review of the San Mateo County General Plan Mineral Resources Map, there are no known mineral resources on the project site.</p> <p>Source: Project Description. County General Plan Mineral Resources Map.</p>					
11.b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land				X

use plan?				
Discussion: See staff's discussion in Section 11.a.				
Source: Project Description. County General Plan Mineral Resources Map.				

12. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
<p>Discussion: Upon operation the project would not produce any audible noise. The County Noise Ordinance does not apply to construction noise. The impact of noise at night is much greater than noise generated during the day, as reflected in the Noise Ordinance's more stringent overnight limits. Limiting construction to the workday will allow nearby residents to enjoy quiet at their properties. While the proposal is to legalize the existing structures and no new construction is proposed, the following mitigation measure is recommended to limit any potential construction impact to a less than significant level:</p> <p>Mitigation Measure 4: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.</p> <p>Source: Project Plans. County Noise Ordinance.</p>				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
<p>Discussion: While the structures on the site are existing, some ground-borne vibration is expected during the legalization of the produce stand, however the vibration will be minimal, thus, the impact will be less than significant.</p> <p>Source: Project Plans. County Noise Ordinance.</p>				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<p>Discussion: The produce stand will be subject to the County Noise Ordinance, which prohibits the generation of disruptive noise in the same way that the existing surrounding commercial and residential uses are prohibited from generating noise in excess of the limits imposed by the County</p>				

Noise Ordinance.					
Source: Project Scope.					
12.d.	A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: See the discussion provided to question 12.a. above.					
Source: Project Scope.					
12.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project is located outside of the Half Moon Bay Airport Land Use Compatibility Plan and the adopted noise contours for the airport, thus, the project poses no impact.					
Source: Zoning Maps. Half Moon Bay Airport Land Use Compatibility Plan.					
12.f.	For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project is not located within the proximity of a private airstrip, thus, the project poses no impact.					
Source: Aerial Photography.					

13. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
<p>Discussion: The population growth will not be significant due to the construction of a commercial produce stand. All proposed improvements are completely within the subject parcel's boundaries are sufficient only to serve it, thus, the project poses no impact.</p> <p>Source: Project Description.</p>				
13.b. Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: The project is located in a commercial zoned property. The property is currently developed with a produce stand and support building and no residential units are or have been on the property. No units will be removed and no residences will be displaced.</p> <p>Source: Project Description.</p>				

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: The result of the project will be one produce stand and supporting storage structures in an area characterized by, residential, commercial, and agricultural uses,. The project will not disrupt acceptable service ratios, response times or performance objectives of fire (California Department of Forestry and Fire Protection has reviewed and approved plans), police, schools, parks or any other public facilities or energy supply systems, thus, the project poses no impact.

Source: California Department of Forestry and Fire Protection.

15. RECREATION. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?			X	

Discussion: The project, a commercial produce stand, is not expected to increase the use of neighborhood or regional parks or other recreational facilities. The impact of use would be less than significant.

Source: Project Description

15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
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Discussion: The project does not include the construction or expansion of recreational facilities.

Source: Project Scope.

16. TRANSPORTATION/TRAFFIC. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to,				X

intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
<p>Discussion: As cited in Section 3 (Air Quality) of this document, the project will not trigger any measurable increase in traffic trips to and from the project site. That being the case, the project will not conflict with the County (2005) Traffic Congestion Management Plan, nor other traffic-related policies or regulations (e.g., as cited in County's LCP or General Plan). The daily trips that will be generated, both as to the number of vehicles on the County's circulation system (i.e., Stage Road and Pescadero Creek Road) and relative to access to and from the project parcel (right and/or left turns from WB or EB vehicles on Pescadero Creek Road or parking along Stage Road), pose no safety impact to vehicles, pedestrians or bicycles. The applicant has stated that it is anticipated that 100 customers will visit the site over the course of a week, thus, the project poses no impacts.</p> <p>Source: General Plan.</p>				
16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
<p>Discussion: See the discussion provided to question 16.a. above.</p> <p>Source: General Plan. Project Scope.</p>				
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
<p>Discussion: The project will not affect any airports or create any structure that would be regulated by the Federal Aviation Administration.</p> <p>Source: Project Description.</p>				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p>Discussion: The project would not increase hazards to a design feature or incompatible uses</p> <p>Source: Project Description.</p>				
16.e. Result in inadequate emergency access?				X
<p>Discussion: In addition to the discussion provided to Question 16.a above, the California Department of Forestry and Fire Protection has reviewed and approved the proposed access to the project site, thus, the project poses no impact.</p>				

Source: California Department of Forestry and Fire Protection.					
16.f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<p>Discussion: The project will not narrow the right-of-way or result in the constriction of any bicycle, pedestrian, or public transit facilities. It will not prevent the implementation of any transportation plan or reduce the performance of any such facilities.</p> <p>Source: Transit Route Maps. General Plan Circulation Element.</p>					
16.g.	Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p>Discussion: The average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons. The addition of two to four people to the area's walkways will not result in their congestion. The project will not result in the blockage or rerouting of any trail, sidewalk, or other walking path. The proposed project does not result in changes outside of the parcel boundaries. There is no expectation of an increase to or change in the pedestrian patterns in the area.</p> <p>Source: Project Plans.</p>					
16.h.	Result in inadequate parking capacity?				X
<p>Discussion: No impact. The project is required to have one parking space on site per the San Mateo County Zoning Code. Adequate parking space has been demonstrated on the plans for the project.</p> <p>Source: Project Plans.</p>					

TRIBAL CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:			

<p>i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)</p>			X	
<p>Discussion: Neither the project parcel nor the project site hosts any known historical resources, by either County, State or Federal listings, thus, the project poses no impact. No California Native American tribes have contacted the County to be notified regarding projects in San Mateo County. No trenching for the buildings on the site is required. However, the following mitigation measure is recommended to ensure that the impact is less than significant:</p> <p>Mitigation Measure 5: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional 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.</p> <p>Mitigation Measure 6: In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is 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.</p> <p>Source: Site Survey.</p>				
<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)</p>			X	
<p>Discussion: See discussion and mitigation measures described in 17.a.i.</p> <p>Source: Site Survey.</p>				

18. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
18.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p>Discussion: The project will not require a septic system for the produce stand as no bathroom is proposed for the site. The applicant will be required to submit plans during the building permit stage. The project will not exceed any requirements from the Regional Water Quality Control Board.</p> <p>Source: Project Description and San Mateo County Environmental Health Department.</p>				
18.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<p>Discussion: The project will not require a septic system for the produce stand as no bathroom is proposed for the site. The property is served by an existing water connection from County Services Area 11.</p> <p>Source: Project Description.</p>				
18.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<p>Discussion: The proposed project does not require the installation of stormwater drainage facilities given the project scope.</p> <p>Source: Project Scope.</p>				
18.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<p>Discussion: The property is served by an existing water connection from County Services Area 11. The proposed project will have minimal water use for activities such as handwashing for employees the washing of fruits and vegetables, and for the walk-in freezer. No new facilities will be required to serve the produce stand, thus, the project poses no impact.</p> <p>Source: Project Description.</p>				

18.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p>Discussion: The project will not require a septic system for the produce stand as no bathroom is proposed for the site, thus, the project poses no impact.</p> <p>Source: Project Description.</p>				
18.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
<p>Discussion: While the produce stand would create a slight increase in demand on the solid waste disposal service already serving the parcel, there has been no evidence received to suggest that the increase in demand would adversely affect any existing capacities, thus, the project poses no impact.</p> <p>Source: Project Scope.</p>				
18.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
<p>Discussion: The project would not have any impacts on solid waste requirements, and the project would not generate any solid waste.</p> <p>Source: Project Scope.</p>				
18.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?			X	
<p>Discussion: The Green Building Ordinance requires the use of water conserving fixtures, effective insulation, and other features that reduce water use and increase energy efficiency of residential buildings.</p> <p>Source: California Building Code.</p>				
18.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
<p>Discussion: Given the answers in response to the questions posed in this section, the project will not cause a public facility or utility to reach or exceed its capacity, thus, the project poses no impact.</p> <p>Source: Project Description.</p>				

19. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
19.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
<p>Discussion: The project has the potential to degrade the quality of the environment, significantly impact or uncover archaeological or paleontological resources, and significantly impact biological resources. However, as included in the analysis contained within this document, these potential significant impacts can be reduced to a less than significant level with the implementation of all included mitigation measures.</p> <p>Source: California Natural Diversity Database. Project Description,</p>				
19.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
<p>Discussion: Without mitigation, the project could potentially generate significant impacts to air quality, primarily due to dust generation. Measures to address this temporary impact were discussed under Question 3.b. To the best of staff's knowledge, there are no other large grading projects proposed in the immediate project area at the present time. Because of the "stand alone" nature of this project and the relatively finite timeframe of dust generation, this project will have a less than significant cumulative impact upon the environment. No evidence has been found that the commercial produce stand project would result in broader regional impacts, and there are no known approved projects or future projects expected for the project parcel. This type of development is consistent with County Zoning Regulations. This project does not introduce any significant impacts that cannot be avoided through mitigation.</p> <p>Source: Project Plan.</p>				

19.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
<p>Discussion: As discussed previously, the project will legalize one commercial farm stand. The construction will be regulated by State Codes. Visual impacts will be mitigated by Mitigation Measure 1. Hazard impacts will be mitigated by Mitigation Measure 3. Construction noise impacts will be mitigated by Mitigation Measure 4.</p> <p>Source: Project Plans.</p>				

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:		X	

MITIGATION MEASURES		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	

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:

No outdoor lighting shall be permitted for this operation, as the produce stand will operate from 10:00 am to 5:00 pm during most of the year, with a limited schedule during winter months.

Mitigation Measure 2: In the event that should cultural, paleontological or archaeological resources be 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 of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist 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. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 3:

- 1) All structures located in the Floodplain shall be located above the BFE per the latest adopted California Building Standards.

- 2) Prior to Building permit approval of conversion of any temporary structure to permanent structures, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Mitigation Measure 4: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

Mitigation Measure 5: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional 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 6: In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made



SITE LOCATION MAP - NOT TO SCALE

GENERAL NOTES
 1. PLANS PREPARED AT THE REQUEST OF:
 2. TO SHOW FLOOD DELINEATION FROM LOCALS DRAINAGE AND SANITARY DRAINAGE.
 3. TO SHOW FLOOD DELINEATION FROM LOCALS DRAINAGE AND SANITARY DRAINAGE.
 4. THIS IS NOT A FLOOD HAZARD MAP.

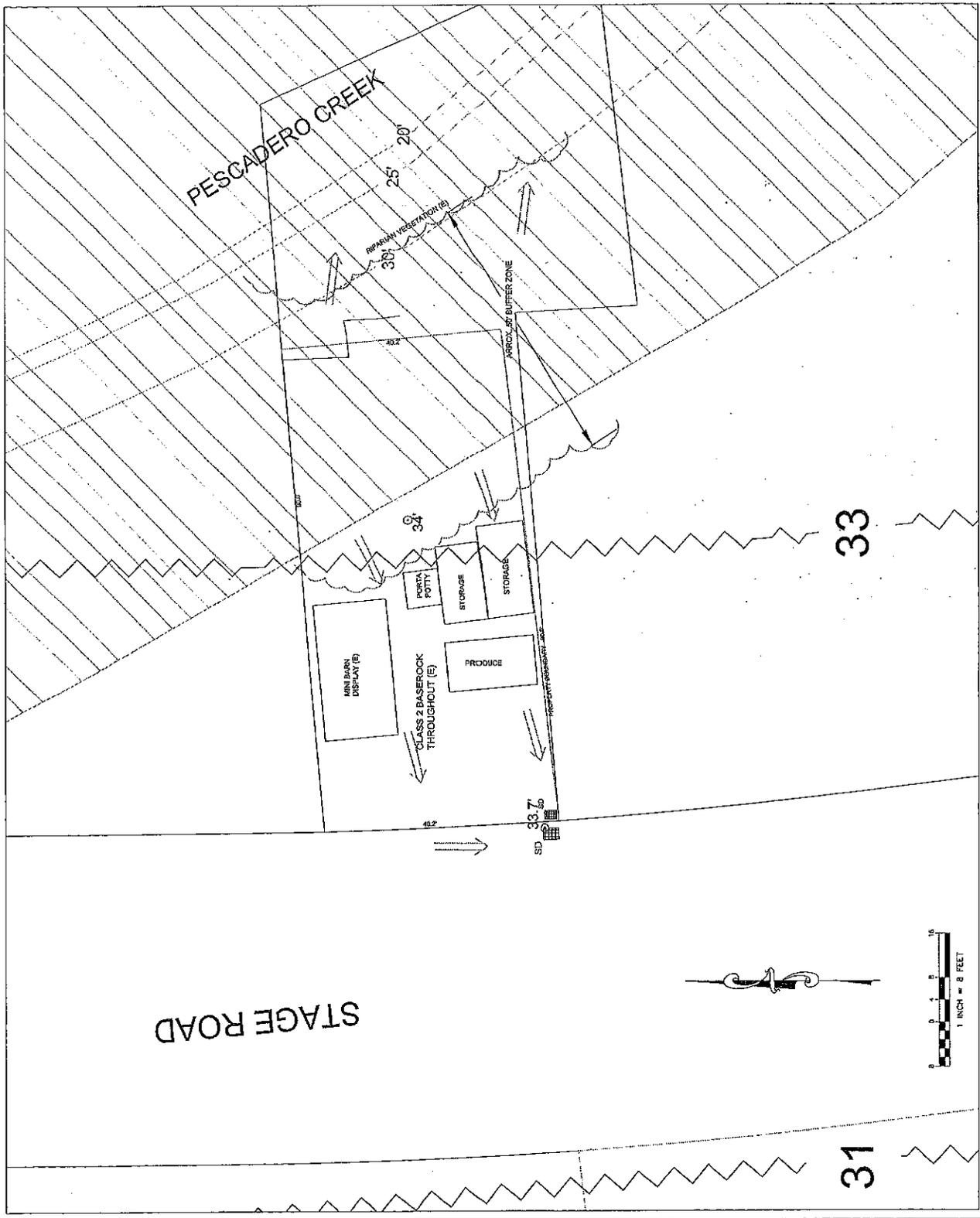
- LEGEND**
- (E) EXISTING
 - (P) PROPOSED OR NEW
 - OH OVERHEAD ELECTRICAL UNITS
 - SD STORM DRAIN
 - EXISTING SPOT ELEVATION
 - ST. CONTOUR (E)
 - ▨ FLOODING AREA BY ZONE A-E
 - ▨ BASE FLOOD ELEVATION LINE
 - DIRECTION OF SURFACE DRAINAGE FLOW



DATE: 8-26-17
 DRAWN BY: AJS
 CHECKED BY: CMK
 PROJECT NO.: 16-138
 322 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 FAX: 770-2993
 SIGMA PRIME GEOSCIENTISTS, INC.
 SIGMA Prime Geoscientists, Inc.

FLOOD DELINEATION AND DRAINAGE PLAN
 270 STAGE ROAD
 PESCADERO, CA
 APN: 088-042-070

SHEET
 C-1



STAGE ROAD

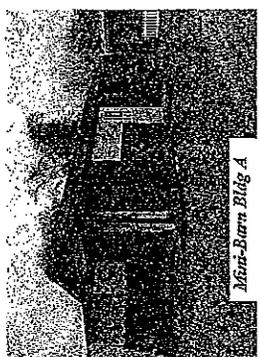


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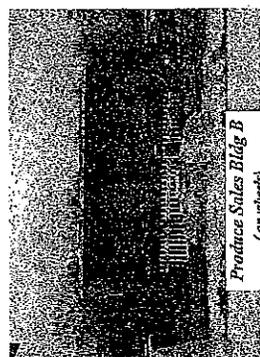
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Planning Permit Application Form

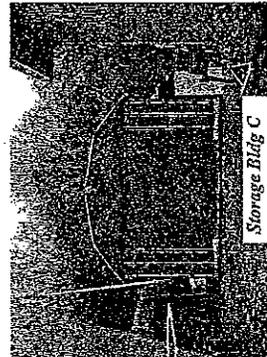
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Project Address	
Project City	
Project State	
Project Zip	
Project Phone	
Project Email	
Project Owner	
Project Architect	
Project Engineer	
Project Planner	
Project Designer	
Project Contractor	
Project Subcontractor	
Project Supplier	
Project Manufacturer	
Project Distributor	
Project Retailer	
Project Wholesaler	
Project Importer	
Project Exporter	
Project Agent	
Project Broker	
Project Dealer	
Project Merchant	
Project Vendor	
Project Supplier	
Project Manufacturer	
Project Distributor	
Project Retailer	
Project Wholesaler	
Project Importer	
Project Exporter	
Project Agent	
Project Broker	
Project Dealer	
Project Merchant	
Project Vendor	
Project Supplier	
Project Manufacturer	
Project Distributor	
Project Retailer	
Project Wholesaler	
Project Importer	
Project Exporter	
Project Agent	
Project Broker	
Project Dealer	
Project Merchant	
Project Vendor	



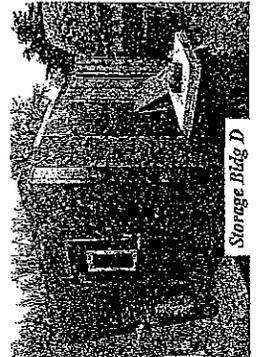
Misc-Barn Bldg A



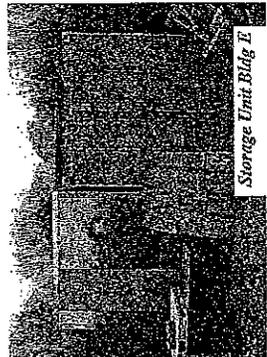
Produce Sales Bldg B
(on wheels)



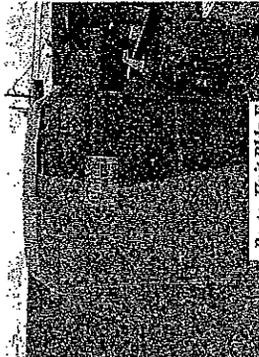
Storage Bldg C



Storage Bldg D



Storage Unit Bldg E



Porta-Unit Bldg F