

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

DATE: March 13, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit and Planned Agricultural District Permit and adoption of a Mitigated Negative Declaration for the construction of two (2) new Farm Labor Housing units, associated septic system, conversion of an agricultural well to a domestic well, and the legalization of one (1) permanent farm stand. The property is located at 2310 Pescadero Creek Road in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Numbers: PLNs 2018-00108 and PLN 2018-00109 (POST)

PROPOSAL

The applicant is proposing to construct two new Farm Labor Housing (FLH) units, each 890 sq. ft. in size with three bedrooms, with an associated septic system, installation of a 5,000 gallon water storage tank and 110 sq. ft. water treatment shed, and conversion of an agricultural well to a domestic well (PLN 2018-00108). The project also includes legalization of the conversion of a 1,344 sq. ft. agricultural storage shed into a permanent farm stand (PLN 2018-00109). The proposed FLH units, septic system, and legalized farm stand will be clustered in the disturbed area around the existing farm center on the property.

RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Coastal Development Permit and Planned Agricultural District Permit, County File Numbers PLN 2018-00108 and PLN 2018-00109, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The Farm Labor Housing (FLH) units, farm stand, well conversion, and associated utilities, as proposed and conditioned, will comply 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 IS/MND have been included as conditions of approval in Attachment A of this staff report.

The proposed project is located at 2310 Pescadero Creek Road, a 135-acre parcel, of which 25 acres is leased for the existing farming operation. The majority of the lease area is utilized for row crops. The proposed area of development is a relatively flat area of the property. A new septic system and conversion of an agricultural well to a domestic well are proposed as part of this project.

The project complies with the General Plan Policies regarding Vegetative, Water, Fish and Wildlife Resources, Soil Resources, and Visual Quality, as well as General Plan Policies relating to agriculture, land use, and water supply. The submitted biologist report noted that there is no riparian vegetation within the project area. Visual resources also will be minimally impacted, as the FLH units will be conditioned to employ natural colors to blend with the surrounding vegetation and will be screened by vegetation.

The project also meets the Local Coastal Program (LCP) Policies for Visual Resources, Sensitive Habitats, and Land Use in that the development proposed by the project is in an already disturbed area, does not involve any sensitive habitats, and will only require minimal clearing. The project will also not impact the ongoing agriculture on the property. Conditions of approval to minimize potential disturbance to protected species and their habitat have been made a part of this project. The Farm Labor Housing units, farm stand, well, and associated utilities are located in areas classified as Prime Agricultural Lands as defined in the Local Coastal Program; however, the majority of the property will be left undeveloped and will remain in agricultural production. As conditioned, the project is compliant with both General Plan and Local Coastal Program Policies.

Further, the project complies with the Planned Agricultural Zoning District for issuance of a Planned Agricultural District Permit (e.g., setbacks maintained, clustered development, etc.) and the Farm Labor Housing Policy for compliance with the underlying zoning district and building, fire and housing code requirements.

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

DATE: March 13, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit and Planned Agricultural Permit, pursuant to Sections 6328 and 6350 of the San Mateo County Zoning Regulations, and the adoption of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to permit the construction of two Farm Labor Housing (FLH) units, each 890 sq. ft. in size with three bedrooms, with an associated septic system, installation of a 5,000 gallon water storage tank and 110 sq. ft. water treatment shed, and conversion of an agricultural well to a domestic well (PLN 2018-00108). The project also includes legalization of the conversion of a 1,344 sq. ft. agricultural storage shed into a permanent farm stand (PLN 2018-00109), on a 135-acre parcel located at 2310 Pescadero Creek Road, in the unincorporated Pescadero area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Numbers: PLN 2018-00108 and PLN 2018-00109

PROPOSAL

The applicant is proposing to construct two Farm Labor Housing (FLH) units, each 890 sq. ft. in size with three bedrooms, with an associated septic system, installation of a 5,000-gallon water storage tank and 110 sq. ft. water treatment shed, and conversion of an agricultural well to a domestic well (PLN 2018-00108). The project also includes legalization of the conversion of a 1,344 sq. ft. agricultural storage shed into a permanent farm stand (PLN 2018-00109). The proposed FLH units, septic system, and legalized farm stand will be clustered in the disturbed area around the existing farm center on the property.

RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Coastal Development Permit and Planned Agricultural District Permit, County File Numbers PLN 2018-00108 and PLN 2018-00109, by making the required findings and adopting the conditions of approval as detailed in Attachment A.

BACKGROUND

Report Prepared By: Angela Chavez, Project Planner, Telephone 650/599-7217

Applicant: Lisa Grote

Owner: Peninsula Open Space Trust

Location: 2310 Pescadero Creek Road, Pescadero

APN: 086-080-040

Size: 135 acres

Existing Zoning: PAD/CD (Planned Agricultural District/ Coastal Development District)

General Plan Designation: Agricultural Rural

Local Coastal Plan Designation: Agriculture

Williamson Act: The project parcel is not covered by a Williamson Act contract.

Existing Land Use: Crop production, poultry operation, and open space.

Water Supply: The project includes the conversion of an existing agricultural well to a domestic well to serve the Farm Labor Housing units. The conversion will require a permit from Environmental Health Services.

Sewage Disposal: An On-site Wastewater Treatment System (septic system) will be installed as part of this project. A permit from Environmental Health Services is required.

Flood Zone: The parcel contains both portions of Zone X (area of minimal flooding) and Zone AE. The areas in which the proposed Farm Labor Housing Units, septic system, and a portion of the permanent farm stand are to be located are within Zone X. The remainder of the lease area is largely within Zone AE. FEMA FIRM Panel 06081C0369E; effective October 16, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration have been prepared for this project. The review period ran from February 8, 2019 through February 28, 2019. No comments were received during the 20-day review period.

Setting: The historically farmed parcel is located in a rural area just east of the intersection of Pescadero Creek Road and Stage Road. The project site is located on a 135-acre parcel, of which 25 acres is leased for the subject farming operation. The project parcel is accessed via an existing driveway directly off of Pescadero Creek

Road. The property has a developed farm center which constitutes approximately 2 acres of the lease area and serves to support the existing agricultural operations. The developed farm center includes an agricultural warehouse, shed, poultry shed, shipping container storage structure, and uncovered parking for vehicles and farm equipment. The remaining lease area supports a mix of row crops including berries, rosemary, fava beans, pumpkins, and peas. The parcels to the north, east, south, and west of the subject property are used for agriculture.

Chronology:

<u>Date</u>	<u>Action</u>
March 15, 2018	- Subject applications are submitted.
November 5, 2018	- Applications deemed complete
December 10, 2018	- Review by Agricultural Advisory Committee (AAC). The AAC recommended project approval.
February 8, 2019- February 28, 2019	- Mitigated Negative Declaration public review period.
March 13, 2019	- Planning Commission hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed and determined that the project conforms 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 proposed Farm Labor Housing units, farm stand, and septic system will be located on an existing disturbed portion of the parcel which has not historically been used for farming. The FLH units are located in an area that has been used as a parking and staging area for the ongoing agriculture operations on the site. The farm stand is

located within an existing building previously utilized for straw and flower drying and the septic system is to be located in an area currently utilized as a poultry yarding area and will continue as such after project completion.

Pescadero Creek is located to the north of the project site across Pescadero Creek Road from the project site. Given the parcel's proximity to Pescadero Creek and its rural nature a biological report was submitted as part of the permit application. The biological report did not identify the presence of riparian habitat within the project area.

The location of the proposed FLH units is well beyond the 50-foot riparian buffer, is heavily disturbed, and doesn't support any special status plants or habitat.

The location of the proposed septic system is approximately 50 feet from the front property line in an area that runs parallel to Pescadero Creek Road. This area is currently used as an open pen area for animals including the existing poultry operation. This area has been previously utilized for row crops.

While no special status plant or wildlife were observed during the surveys the project site was identified as having the potential to support six special status species (coastal marsh milk-vetch, Choris' popcorn flower, California red-legged frog, steelhead, longfin smelt, and San Francisco garter snake). Of the six only the California red-legged frog and the San Francisco garter snake were identified by the biologist as having the potential to occur on the site. Mitigation Measures were included as part of the Initial Study and Mitigated Negative Declaration to reduce potential impacts to a less than significant level. These measures have also been added as conditions of approval in Attachment A of this report.

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 significant vegetation removal as the area of the proposed development is already disturbed. There is an existing farm road and driveway which will provide access to the

new FLH units and farm stand. The well to be converted to domestic service is existing as is the infrastructure. The proposed water tank and shed to house the water treatment system are to be located adjacent to the existing water storage tank in an area that is not currently being farmed and is adjacent to an existing farm road. Some minor vegetation clearing, and grading will occur for the installation of the Farm Labor Housing units, well, and septic system, and for the installation of underground utility lines. The proposed project will keep grading and earth-moving operations to a minimum. The requirement for a sediment and erosion control plan was included as a mitigation measure in the Initial Study/Mitigated Negative Declaration to contain disturbance to the farm center. This mitigation measure and has also been included as a condition of approval in Attachment A.

Policy 2.20 (*Regulate Location and Design of Development in Areas with Productive Soil Resources*) calls for the protection of productive soil resources and Policy 2.21 (*Protect Productive Soil Resources Against Soil Conversion*) calls for the regulation of land uses to protect productive soil resources and encourages appropriate management practices to protect against soil conversion.

The Natural Resources Conservation Service has classified the project site as containing soils that have a Class I rating. Within the 25-acre lease area, the entire area is classified as prime soils. The area that is proposed for conversion for the Farm Labor Housing units has not been used for agricultural uses and is part of the farm center on the property utilized for vehicle parking and farm equipment storage. The building to be utilized for the farm stand was originally constructed to be utilized as a flower/hay drying shed and involves no expansion beyond the current footprint. These areas have been disturbed and are separated from the agricultural activities on the property by farm roads and partially by exclusion fencing. The area for the proposed septic system has been previously farmed but has not been in crop production for several years. This area has been utilized as a poultry yarding area and can continue as such after project construction. The areas to be disturbed for the project are in close proximity to the main driveway and will not impact the farming operation on the property. The proposed development for this project will be clustered to minimize soil disturbance. No additional impacts to prime soils are anticipated.

The farm roads and exclusion fencing surrounding the farm center provide for a clearly defined buffer between agricultural uses and the proposed Farm Center. The septic system for the FLH units will be located within the farm center and will not impact the surrounding agricultural fields. The well to be converted is located in the

agricultural fields but does not require any additional conversion. Further, given the small portion of agricultural lands proposed for conversion in comparison to the overall parcel size, the amount of conversion is considered insignificant. The project will reserve the bulk of the acreage of the property for agricultural activities.

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 clustering utilities; 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; and install new distribution lines underground.

The project site is located in the Pescadero Creek Road County Scenic Corridor. The building to be utilized for the farm stand is existing and entirely visible from the Pescadero Creek Road right-of-way.

The FLH units are proposed to be located to the rear of the existing agricultural warehouse which provides substantial screening of the FLH units. The FLH units when viewed westward on Pescadero Creek Road will also be minimally visible based on the existing development, topography, and road configuration. When traveling in an eastward direction the FLH units will be partially visible but will be obscured from view by the existing development and a drought tolerant native species hedgerow which was recently planted.

Staff has included a condition of approval which requires that the FLH units be painted a natural color to match the existing vegetation. The new FLH units will be located in an area of the parcel that will not require the alteration of the existing topography of the site and will be located so as to be above the flood elevation while keeping at a similar elevation as the surrounding development. The FLH units will be approximately 14 feet in height. The proposed utilities to the new FLH units will be undergrounded. The proposed well location will have minimal visual impact.

The applicant is proposing to post four information signs on the property. All will be visible from Pescadero Creek Road. Two of the

signs will be informational, stating that the agricultural uses are protected by Peninsula Open Space Trust (POST), while the other two signs will simply identify the name of the farm. The signs will comply with the sign criteria for scenic corridors. The proposed project is indistinguishable from the development on the property and is typical of development in the rural areas of San Mateo County. However, to further reduce any potential impact conditions of approval have been placed on the project, which requires painting the FLH units to match existing vegetation. While no exterior lighting is proposed as part of the project, a condition of approval has also been added that requires any future exterior lighting to be designed in a way to prevent glare and not direct light off of the property.

d. Wastewater Policies

Policy 11.10 (*Wastewater Management in Rural Areas*) considers individual sewage disposal systems as an appropriate method of wastewater management in rural areas.

The FLH units will be served by a new private septic system and will not have any impacts on wastewater treatment capacities. While the septic system is adequately setback from the property line and Pescadero Creek given the system's proximity to the flood plain a preliminary drainage and hydrologic analysis was completed for the site. The analysis found no evidence to indicate that annual flooding has occurred at the site or that hydric soils which could negatively impact septic systems due to their association with seasonally high groundwater. Environmental Health Services has reviewed the project location and provided a conditional approval of the proposed septic plan.

2. Conformance with the Local Coastal Program

Staff has reviewed and determined that the project complies with all applicable Local Coastal Program Policies, including the following:

a. Land Use Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) states that new development in rural areas shall not: (1) have significant adverse impacts, either individually or cumulatively on coastal resources, or (2) diminish the ability to keep all prime agricultural land and other lands suitable for agriculture in agricultural production.

As discussed in the General Plan (*Rural Land Use*) Section above, the new Farm Labor Housing units, farm stand, well and associated utilities will have a minimal impact on coastal resources including sensitive wildlife species, riparian corridors, and scenic views. The proposed project elements will be clustered with the developed farm center and is accessed from the existing driveway and farm roads in order to retain the remaining acreage for agricultural uses and minimize vegetation removal.

b. Agriculture Component

Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) conditionally allows farm labor housing, permanent farm stands, and domestic wells, provided the following criteria in Policy 5.8 (*Conversion of Prime Agricultural Land Designated as Agriculture*) are met:

- (1) That no alternative site exists for the use.

The proposed location for the FLH units, farm stand, and associated utilities, is within an existing farm center area. The farm center has not historically been farmed and is comprised of already disturbed soils. The project parcel contains approximately 25 acres of prime soils, out of the 135-acre parcel. The farm center occupies approximately 2 acres and the majority of the project elements fall within this area. Location elsewhere within the lease area would result in impacts to the existing agriculture operations of the site. Locating outside of the lease area would result in greater site disturbance in order to provide standard and emergency access and the extension of utilities.

- (2) Clearly defined buffer areas are provided between agriculture and non-agricultural uses.

The farm center supports the primary use of the property for agricultural production and is thereby an ancillary use to the farming operation. However, the farm center is buffered from the agricultural crop portion of the operation by existing farm roads and partial exclusion fencing. The existing location of the row crops will not be impacted.

- (3) The productivity of any adjacent agricultural land will not be diminished.

The property is separated from adjacent parcels where agricultural operations are occurring by fences, topography, farm roads, and Pescadero Creek Road. The proposed FLH units will not substantially increase the amount of vehicle trips to the site. The farm stand that is to be legalized is already in operation. Parking for the farm stand is located on the property within the farm center. The farm stand is proposed to be open from 10:00 a.m. to 6:00 p.m. daily, year-round and will sell products that are grown on the parcel. There is no past evidence that the use of the farm stand has negatively impacted the use of the adjacent farm land. It is not anticipated that the use of the farm stand will impact adjacent agricultural land due to its location at the front of the property and availability of on-site parking. The proposed development on the site will not impact the use of adjacent lands for agriculture.

- (4) Public service and facility expansion and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality.

The proposed FLH units and farm stand do not require public service or facility expansion. Water will be provided by an existing agricultural well to be converted to domestic service. A private on-site septic system will be installed as part of the project and preliminary reviews show no evidence that the property would be incapable of accommodating the septic system. Pescadero Creek Road will not require improvements to accommodate the proposed FLH units or farm stand. The development is completely located on the subject parcel and does not limit the agricultural viability of the parcel. The proposed project will not degrade air and water quality as conditioned.

c. Sensitive Habitats Component

Policy 7.3 (*Protection of Sensitive Habitats*) states that development in areas adjacent to sensitive habitats be sited and designed to prevent impacts that could significantly degrade these resources. Further, all uses shall be compatible with the maintenance of biologic productivity of the habitats.

As stated in Vegetative, Water, Fish and Wildlife Resources Section above, the proposed Farm Labor Housing units, farm stand, well conversion, septic system, and water storage and treatment system will be located on existing disturbed portions of the parcel. The area for the proposed FLH units and farm stand is located in an area that

has not been farmed and instead, has been used as a parking and staging area for the ongoing agriculture operations on the site. The well location is existing within the agricultural field and does not require additional land conversion.

Per the biological report submitted by the applicant there are no riparian vegetation present on the site. As discussed previously, the biological report noted that the project site is not located within any established native resident or migratory wildlife corridors or any native wildlife nursery. However, it was noted that it has the potential to support critical habitat for the California red-legged frog (CRLF) and the San Francisco garter snake (SFGS). Despite the lack of vegetation and the presence of physical barriers (i.e., Pescadero Creek Road) conditions were recommended by the biologist which have been added as both mitigation measures and conditions of approval to address the unlikely event that sensitive biological resources are encountered, and to ensure that there are no impacts to such resources.

d. Visual Resources Component

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development: (1) is least visible from State Scenic Roads; (2) is least likely to impact views from public view points; and (3) best preserves the visual and open space qualities of the parcel overall.

As stated above in the Visual Quality Section, the project site is located in the Pescadero Creek Road County Scenic Corridor. The proposed Farm Labor Housing (FLH) units will be partially visible from the public right-of-way, as the existing buildings will partially obscure FLH units and applicant is proposing native vegetation screen. The farm stand is visible from Pescadero Creek Road. The proposed development is clustered within the existing farm center.

Permit conditions require the FLH units to be painted a natural color to match the existing vegetation. Vegetation has been planted to help screen the development from public view. The utilities to the new FLH units will be undergrounded. The well is existing and does not result in visual impacts

Policy 8.6 (*Streams, Wetlands, and Estuaries*) seeks to: (1) set back development from waterways, and (2) prohibit structural development which adversely affects visual quality.

Pescadero Creek is located on the opposite site of Pescadero Creek Road from the project site. The project's location will in no way adversely affect the visual quality of the creek as all work is contained to the project site.

Policy 8.18 (*Development Design*) requires that development blend with and is subordinate to the environment and the character of the area and be as unobtrusive as possible and not detract from the natural open space or visual qualities of the area. Policy 8.19 (*Colors and Materials*) calls for development with: (1) colors and materials which blend with the surrounding physical conditions, and (2) not use highly reflective surfaces and colors.

The project area is relatively flat. The FLH units are one-story modular units and will have wood exterior walls painted in natural earth tone colors. Native vegetation has been planted to provide screening of the development. All proposed utilities will be located underground, and a condition of approval has been included to ensure all exterior lighting is designed and located to confine direct rays to the subject property and prevent glare in the surrounding area.

Policy 8.31 (*Regulations of Scenic Corridors in Rural Areas*), applies the Scenic Road Element of the County General Plan, the Rural Design Policies of the LCP, and the Resource Management Scenic Resources Area Criteria. These require, among other things, a minimum setback of 100 feet from the right-of-way line, and greater where possible. However, a 50-foot setback may be permitted when sufficient screening is provided to shield the structure from public view.

The proposed FLH units are over 100 feet from the front property line. The FLH units comply with the setback requirement of the PAD Zoning District, as well as the requirements of Policy 8.31. However, the existing shed to be legalized as the farm stand is located 22 feet from the front property line. This building is considered legal albeit non-conforming due to its location. Per LCP Policy 8.5 (*Location of Development*), when conflicts in complying with the regulations of the Visual Resources Component occur, the policy allows for the conflict to be resolved in a manner which, on balance, most protects significant coastal resources on the parcel consistent with the Coastal Act.

By leaving the farm stand/shed in its current location, the conversion of other agricultural land in order to accommodate a new location is avoided. Relocating the farm stand would result in impacts to areas that are under agricultural production on the site and would directly impact ongoing agricultural operations on the property. The farm center is located on prime soils, but has not been under active

agricultural production and is separated from ongoing agricultural operations on the property. As stated in the San Mateo County Zoning Code, the purpose of the PAD Zoning District is to preserve and foster existing and potential agricultural operations in San Mateo County, as well as to keep the maximum amount of prime agricultural land and other lands suitable for agriculture in production. The location of the FLH units and the proposed development on the property is typical of development in the rural areas of San Mateo County. The protection of the prime soils is the most significant coastal resource on the parcel, and therefore justifies maintaining the existing footprint of the farm stand building.

3. Conformity with the Planned Agricultural District (PAD) Zoning Regulations

a. Conformity with the PAD Development Standards

Farm Labor Housing units are a conditionally allowed use on Land Suitable for Agriculture subject to the issuance of a Planned Agricultural District Permit. The proposed facility is fully compliant with the PAD development standards as shown on the chart below.

Development Standards	Allowed	Proposed
Maximum Height of Structures	36 feet	14 feet 8 inches
Minimum Front Yard Setback	30 feet	115 feet
Minimum Side Yard Setbacks	20 feet	Approximately 740 feet (left side); 1,030 feet (right side)
Minimum Rear Yard Setback	20 feet	Approximately 2,900 feet

b. Conformance with the Criteria for Issuance of a PAD Permit

Issuance of a Planned Agricultural District Permit requires the project to comply with Section 6355 of the Zoning Regulations (*Substantive Criteria for Issuance of a Planned Agricultural Permit*). The applicable sections are discussed below.

(1) Water Supply Criteria

The existing availability of a potable and adequate on-site well water source for all non-agricultural uses is demonstrated.

The applicant is proposing to convert the existing agricultural well into a domestic well. The well is located in the existing agricultural field and has existing infrastructure leading to the existing and proposed water storage tanks. No significant vegetation is proposed for removal. The agricultural uses are

served by water adjudicated to the property from Pescadero Creek. In addition, the applicant, in conjunction with the Resource Conservation District, is working to complete an agricultural water reservoir to serve the property. The reservoir has an expected completion date in the spring of this year. The well conversion has been reviewed and conditionally approved by the Environmental Health Services. The project will be conditioned to meet Environmental Health Services standards for water quality and quantity.

(2) Criteria for the Conversion of Prime Agriculture Lands

Conversion of Prime Agricultural Lands to a use not principally permitted is allowed when: (a) no alternative site exists on the parcel for the use; (b) clearly defined buffer areas are developed between agricultural and non-agricultural uses; (c) the productivity of any adjacent agricultural lands is not diminished; and (d) public service and facility expansion and permitted uses do not impair agricultural viability, including by increased assessments costs or degrading air and water quality.

As previously discussed in the LCP Agriculture Component, the project will not impact existing agricultural activities on lands on the property or the surrounding area. The FLH units, farm stand, water storage tank, and septic system are located in an already disturbed area on the property and will not impact the ongoing agricultural uses on the property. If the proposed development was required to be placed on non-Prime lands, it would directly impact the ongoing agricultural uses on the property or would result in development outside of the lease area. Further, the project would require additional site disturbance which could impact scenic views and further land conversion. The proposed project will not impact the existing agricultural activities on the property. The overall area of disturbance is limited to just the area around the existing farm center and farm road which keeps the remaining portion of the parcel to be available for agricultural usage. As conditioned, the permitted use will not degrade the air and water quality.

c. Agricultural Advisory Committee Review

At its December 10, 2018 meeting, the Agricultural Advisory Committee recommended approval of this project on the basis that it will have no negative impact to the surrounding agricultural uses on the property.

4. Compliance with Farm Labor Housing Guidelines

The Farm Labor Housing Application Process guidelines, as approved by the Planning Commission on October 8, 2014, allow for permanent housing structures in specific situations where there is an ongoing long-term need for farm workers. The guidelines require the Planning Commission to review applications for new permanent farm labor housing and limits the use of these structures for the housing of farm workers and, if the uses cease, the structure must either be demolished or used for another permitted use pursuant to a permit amendment.

The applicant submitted a Farm Labor Housing application regarding the proposed FLH units as part of this application. As defined, a farm laborer is a person who derives more than 20 hours per week average employment from on- or off-site agricultural operations within the County and earns at least half their income from agriculturally-related work. The twelve (12) proposed farm laborers will be active in the agricultural operations on the property.

Further, as conditioned, the proposed units comply with the Farm Labor Housing Guidelines in that the housing meets the required setbacks of the zoning district, is self-contained (e.g., bathroom, kitchen), and will meet the California Housing and Health Code requirements, Building Inspection Section requirements, and Environmental Health Division code requirements.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration have been prepared and circulated for this project, in compliance with the California Environmental Quality Act (CEQA). The public comment period commenced on February 8, 2018 and ended on February 28, 2018. No public comments were received during this period. Mitigation measures have been included as conditions of approval in Attachment A.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Cal-Fire
Environmental Health Services
California Coastal Commission
Agricultural Advisory Committee

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Project Description from Applicant
- D. Site Plan
- E. Project Plans and Photos
- F. Biological Report
- G. Mitigated Negative Declaration

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6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program for the reasons detailed in the staff report.

Regarding the Planned Agricultural District (PAD) Permit, Find:

7. That the proposed Farm Labor Housing units are consistent with the adopted policies and procedures for Farm Labor Housing.
8. That the establishment, maintenance, and conduct of the proposed use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
9. That the operation and location of the Farm Labor Housing units and farm stand are consistent with applicable requirements of the Planned Agricultural District regulations.
10. That the project, as described and conditioned, conforms to the Planned Agricultural District regulations in accordance with Section 6350 of the San Mateo County Zoning Regulations. The project will not impact the agricultural activity or lands on the property or the surrounding area. The Farm Labor Housing (FLH) units, farm stand, and associated utilities are located in an already disturbed area on the property and will not result in significant impact to the ongoing agricultural uses on the property. If the elements of the project were required to be placed on non-Prime lands, it would directly impact the ongoing agricultural uses on the property. The overall area of disturbance is limited to just the area around the proposed units, farm stand, and utilities which keeps the remaining portion of the parcel available for agricultural usage.

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 March 13, 2019 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. PLN 2018-00108 shall be valid for a period of ten (10) years from the date of final approval, with one 5 year administrative review. The applicant shall submit documentation for the farm labor housing units, to the satisfaction of the Community Development Director, at the time of each administrative review, which demonstrates that the occupants have a minimum of 20 hours of employment per week on this project site, or other Planning and Building

Department approved farm property. This documentation shall include signed statements from the occupants and any other relevant documentation, which the Community Development Director deems necessary. Farm labor housing is a housing unit that can only be occupied by farm laborers and their immediate family members. Failure to submit such documentation may result in a public hearing to consider revocation of this permit. Renewal of the farm labor housing permit shall be applied for six (6) months prior to expiration to the Planning and Building Department.

3. The Farm Labor Housing units shall be occupied by farm workers, as described in Condition No. 2, and their dependents only.
4. In the case of proposed changes to permitted Farm Labor Housing (FLH), the owner/applicant shall submit a written description of the proposed change to the Planning Department, and if the change is considered significant by the Community Development Director, submit a complete permit amendment application.
5. In the event that the farming operations justifying the FLH units cease, or if the FLH development is proposed to be enlarged or significantly changed, it shall be the owner's/applicant's responsibility to notify the Current Planning Section by letter of such change, and apply for the necessary permits to demolish the structure or use it for another permitted use. Accordingly, such notice shall identify the owner's/applicant's intention to either remove the FLH units (and associated infrastructure) or otherwise convert such improvements to that allowed by Zoning District Regulations. In either case, building permits and associated inspections by the Building Inspection Section and Environmental Health Services shall be required to ensure that all structures have been removed, infrastructure properly abandoned or that such converted development complies with all applicable regulations.
6. PLN 2018-00109 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.
7. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,354.75, as required under Department of 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 \$2,404.75, made payable to "San Mateo County Clerk," to the project planner to file with the Notice of Determination.
8. **Mitigation Measure 1:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

- a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - d. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
 - e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
 - h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.
 - i. Replant vegetation in disturbed are as quickly as possible.
9. **Mitigation Measure 2:** The following avoidance and minimization measures are recommended to avoid impacts to California red-legged frog (CRLF) and San Francisco garter snake (SFGS) and their habitat:
- a. Maintain the agricultural fields, pasture, and corporation yard in their current use to avoid habitat developing in the proposed work areas, which might attract various wildlife species or provide cover to facilitate movement through these areas.
 - b. Have a qualified resource professional or biologist on call during construction to provide as-needed monitoring for wildlife prior to any construction activities and during any clearing, grubbing, or grading to reduce the potential for any impacts to wildlife species.
 - c. In the event that a listed specific is encountered, the monitor or Peninsula Open Space Trust (POST) staff will submit the occurrence data to the California Natural Diversity Database. If a species is encountered and cannot be avoided work shall cease, the biological monitor will contact both

California Department of Fish and Game and U.S. Fish and Wildlife Service staff prior to the continuation of work.

10. **Mitigation Measure 3:** 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.

11. **Mitigation Measure 4:** Prior to the commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for construction.
 - d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- m. No erosion or sediment control measures will be placed in vegetated areas.
- n. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- o. Control of fuels and other hazardous materials, spills, and litter during construction
- p. Preserve existing vegetation whenever feasible.

12. **Mitigation Measure 5:** The applicant shall implement the following basic construction measures at all times:
 - a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
13. **Mitigation Measure 6:** 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).
14. **Mitigation Measure 7:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.
15. **Mitigation Measure 8:** 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.
16. **Mitigation Measure 9:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.
17. 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 approved construction.

18. Prior to issuance of the building permit the applicant shall submit to the Current Planning Section for review and approval a color sample for the Farm Labor Housing units utilizing a color which will blend with the surrounding vegetation on the site.

Building Inspection Section

19. The applicant shall comply with all Building Inspection Section requirements at the building permit stage of the project.

Department of Public Works

20. Prior to the issuance of the building permit or planning permit (for Provision C3 Regulated Projects), 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.
21. Prior to any work within the public right-of-way, the applicant shall obtain an encroachment permit from the Department of Public Works.

Cal-Fire

22. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

23. 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 San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be 6 inches by 18 inches green reflective metal sign.
24. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/573-3846.
25. All landscaping plans shall comply with Public Resource Codes 4291, California Code of Regulations Title 19 and the San Mateo County Fire Ordinance for fire safety clearance. For more information about vegetation clearances and fire resistive plants and trees visit www.firesafecouncil.org or www.smcfiresafe.org.
26. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4-1/2" outlet and one each 2-1/2" outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.
27. A Wet Draft Hydrant with a 4-1/2" National Hose Thread outlet with a valve shall be mounted 30 to 36 inches above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building nor more than 150 feet from the main residence or building.
28. LP-gas equipment shall be installed in accordance with the California Fire and Mechanical Codes and NFPA 58.
29. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
30. The water storage tank(s) shall be so located as to provide gravity flow to a standpipe/hydrant. Plans and specifications shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.

31. A Site Plan showing all required components of the water system is required to be submitted with the building plans to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction for verification and approval. Plans shall show the location, elevation and size of required water storage tanks, the associated piping layout from the tank(s) to the structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipe/joints/valves/valve indicators, thrust block calculations/joint restraint, the location of the standpipe/hydrant and the location of any required pumps and their size and specifications.

Environmental Health Services

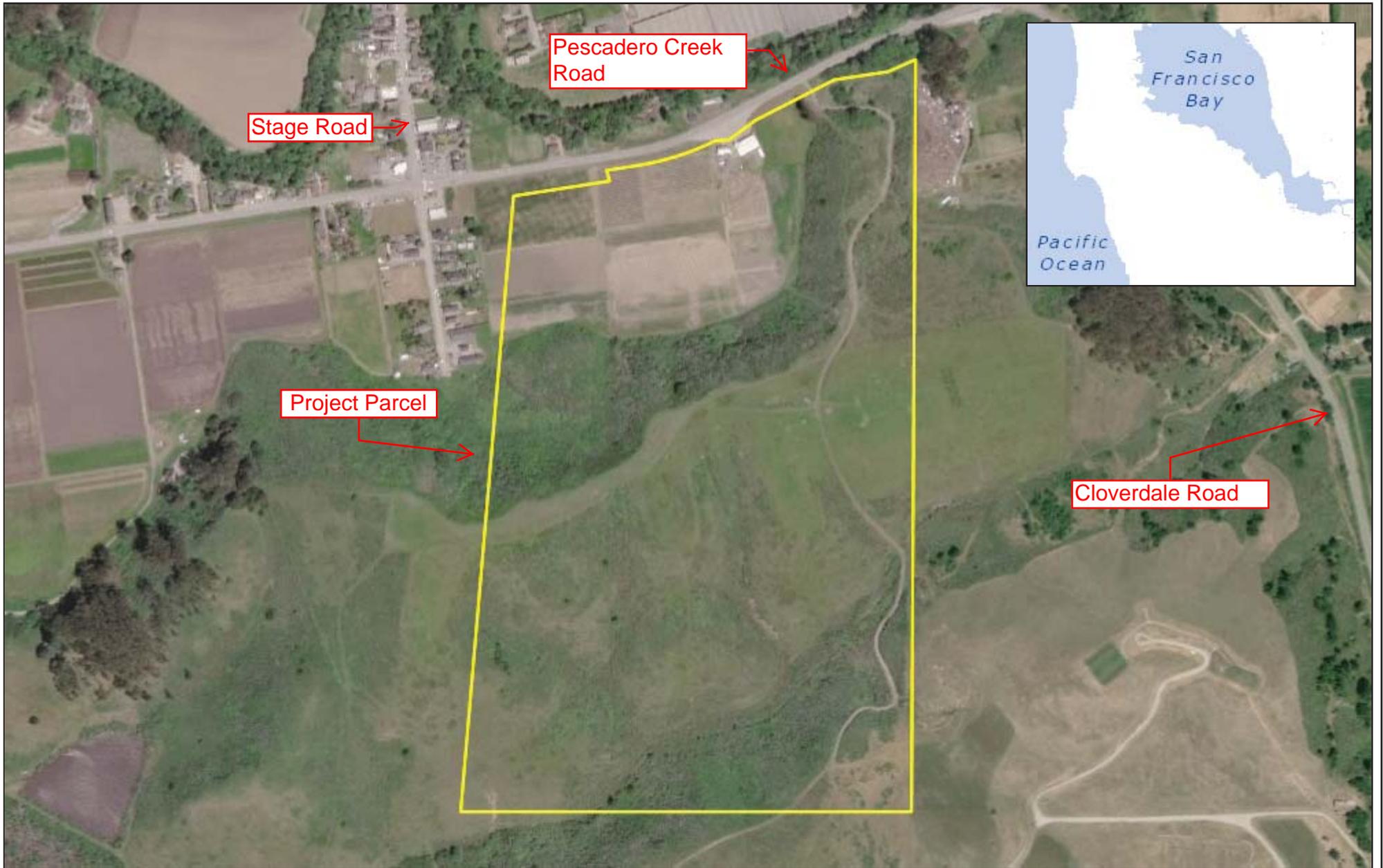
32. Submit application/fees and plans to Environmental Health Services for review and approval of the proposed farm stand.
33. Submit application, fees, and plans to Environmental Health Services for review and approval for the agricultural well to domestic well conversion. Provide appropriate water supply meeting quantity/quality and emergency storage as specified in the San Mateo County Well Ordinance.
34. Delineate the existing septic system (OWTS) currently serving the existing metal warehouse with kitchen and (2) bathrooms. Provide a note that the existing OWTS is to be destroyed under permits through San Mateo County Environmental Health Services.
35. Relocate the “fill and spill” tightline from crossing the primary dispersal trench.

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County of San Mateo - Planning and Building Department

ATTACHMENT B



Stage Road

Pescadero Creek Road

Project Parcel

Cloverdale Road



WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Latitude Geographics Group Ltd.

1:9,027 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



County of San Mateo - Planning and Building Department

ATTACHMENT C

POST - Amended Supplemental Statement for CDP/PAD/FLH Application
PLN2018-00108 and PLN2018-00109
2310 Pescadero Creek Road
August 23, 2018

General Project Description:

Peninsula Open Space Trust (POST) proposes to: 1) place two new farm labor housing units and accompanying septic system within an existing two-acre farm center on a 25-acre leased area within a 135-acre agricultural site; 2) legalize a farm stand within an existing agricultural shed formerly used as a straw flower drying shed within the existing farm center; 3) add one five thousand-gallon water tank and a small, 110 square foot, water treatment shed within the farm center; and 4) convert an existing agricultural well to a domestic well outside the farm center, but within the 25-acre leased farm area. The project requires approval of Coastal Development Permit (CDP), a Planned Agricultural District (PAD) permit, and a Farm Labor Housing (FLH) permit.

Background:

The site is an approximately 135-acre property located at 2310 Pescadero Creek Road in the unincorporated area of Pescadero in San Mateo County (APN 086-080-040) (Attachment 1 – Existing Site Plan and Location Map). The subject of this CDP/PAD application is the 25-acre area leased to a local farmer and used to grow a variety of row crops as described below.

The 25-acre site has been actively farmed since the late 1800's and continues in active farm use today. The mixed row crops currently grown on the site include approximately: four acres of berries; eight acres of rosemary; and eleven acres of various annual crops including fava beans, pumpkins, and peas. In addition to the 23 acres of crops, there is an approximately two-acre farm center on the site which includes paved parking for approximately 25 vehicles adjacent to Pescadero Creek Road.

The majority of the two-acre farm center has never been used to grow crops and has traditionally been used for agriculturally related structures such as an agricultural warehouse, straw flower drying shed and outdoor parking for vehicles and farm equipment. The location of the existing farm center allows clustering of the agriculturally-related structures, minimizes the impact on the agricultural resources on the majority of the site, and allows efficient access to the site via an existing driveway from Pescadero Creek Road. The existing farm center will remain in its current location to continue the efficient use of the site and minimize the impact on agricultural resources.

As mentioned above, there is an existing agricultural warehouse on the site within the farm center, but no physical modifications or changes in use are proposed to it, so it is not discussed in this application.

The site is located within the California Coastal Zone, has a County General Plan designation of "Agriculture", is zoned "Planned Agricultural District"/"Coastal Development" (PAD/CD), and is located within a County Scenic Corridor. Pescadero Creek is located north of the site across Pescadero Creek Road.

The San Mateo County "Prime Soils Map" designates much of the existing farm center as "Prime" agricultural soils in accordance with Local Coastal Program Policy 5.1(a) (Attachment 2 – San Mateo County Prime Soils Map). This area, however, has not been used as productive farm land and is substantially developed with existing farm related buildings or paved parking. Additional information about the specific types of soil found on the site is provided by the California Revised Storie Index Maps

for San Mateo County prepared by the Natural Resources Conservation Service (Attachment 3 – Natural Resources Conservation Service (NRCS) California Revised Storie Index materials).

A portion of the farm center is also located within the FEMA AE flood zone and the County AO flood hazard zone. Both zones include special building code requirements which are discussed below.

Primary Project Components:

- The primary components of the proposed project would be located within the existing two-acre farm center and would include two new farm labor housing (FLH) units in the southern portion of the farm center, located behind the existing agricultural warehouse, and a new septic system with a leach field and expansion lines located in the eastern portion of the farm center to the east of the agricultural warehouse. In addition, the existing building located in the western portion of the farm center, which has been used in the past as a straw flower drying shed, would be legalized as a year-round permanent farm stand. A new five thousand-gallon water storage tank would be added to the farm center to supplement the existing five thousand-gallon tank, along with a small 110 square foot water treatment shed, and an existing agricultural well located in the western portion of the site, outside the farm center, but within the 25-acre lease area, would be converted to a domestic well.
- All the proposed elements of the project are shown on Attachment 4 – Proposed Site Plan.

Each project component is discussed in more detail below.

Proposed Farm Labor Housing (FLH) Units:

The two FLH units are proposed in the southern portion of the farm center, behind the existing agricultural warehouse, as shown on Attachment 4. There would be approximately twenty feet between the trailers and approximately thirty feet between the nearest row crop and the unit that is closest to the crops. In addition, there would be twelve to fifteen feet between the new FLH units and the existing farm buildings on the site, as shown on Attachment 4. The FLH units are proposed in an area of the farm center that is furthest from Pescadero Creek Road so that a quieter residential environment can be created. All setbacks required by the PAD zoning district will be met as will the 100' scenic corridor setback as shown on the attached proposed site plan. The units will be approximately 10' tall, 13'4" wide, and 66' long, with three bedrooms, full kitchen/dining area, two baths, and a living room. Each would be painted a neutral earth tone (Attachment 5 – elevations, floor plans, and foundation specifications). Parking for the farm labor units would be located within the existing paved area in front of the agricultural warehouse and farm stand. There is also room for four additional parking spaces for the FLH units, if needed, in the western area of the farm center as shown on Attachment 4.

Although the two FLH units are proposed on land that is mapped as prime soils, this area has never been used as productive farm land and has always been the storage area for farm related equipment. Locating the FLH units in the existing farm center will prevent any reduction in the acreage used for growing crops.

New FLH Units and FEMA/County Flood Zones:

A portion of the two-acre farm center is located within the FEMA AE flood zone and the County AO flood hazard zone, with a Base Flood Elevation of 36', as shown in Attachment 6, FEMA and County flood hazard maps. The two proposed FLH units would be designed such that the bottom horizontal structural elements of the units will be at or above that Base Flood Elevation (BFE), which is 1.4' above the current ground surface. The verification of the BFE and the design of the FLH unit foundations is discussed in the

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attached statement from Certified Engineering Geologist, Tim Best (Attachment 7, with attachments A-D).

Proposed Septic System and Existing Flood Plains:

The required leach field and expansion lines would be located in the eastern portion of the farm center, as shown on Attachment 8, proposed Septic Plan, and would be outside the AE FEMA and AO County flood zones. This area is, however, slightly below the BFE of 36'. For that reason, in accordance with direction from the County Environmental Health Division, the applicant analyzed whether there was a history of flooding in that area. Based on the soil profile of the area, geotechnical evidence, historical evidence, and the depth of ground water in the area, no evidence of annual flooding was found. The details of this analysis are presented in Attachment 7, with attachments A-D.

The proposed leach field and expansion lines would be a minimum of 50' from all property lines and would be more than 10' from the nearest building or foundation, more than 5' from any road easement, pavement or driveway, and at least 10' from the septic tank, all in accordance with Environmental Health Division requirements as shown on Attachment 8. The area proposed for the leach field is mapped as prime soils, as is the entirety of the farm center, and was most recently used for row crops in 2014. The area was not as productive as the rest of the actively farmed land and was taken out of active row crop rotation as a result. It is an area that would have the least impact on more productive farm land and would be clustered with other farm center operations. For that reason, it is the best location for the needed leach field.

Also, the septic leach field, expansion lines, and 2,000-gallon septic tank, would be located approximately 220 feet or more from the top of Pescadero Creek bank, located across Pescadero Creek Road, well beyond the minimum 100 feet required by the Environmental Health Division, as shown on the attached proposed septic system plan (Attachment 8). In addition, the septic tank would be located at least five feet from any existing or new building or foundation and at least ten feet away from the leach field and expansion lines, in accordance with Environmental Health requirements. Additional information about the proposed septic system is attached to this amended Supplemental Statement in response to comments from the Environmental Health Division.

The required perc tests have been completed with appropriate permits and the location of the proposed leach field and farm labor housing units have been sited accordingly (Attachment 9). Additional information regarding the perc tests as requested by the Environmental Health Division is incorporated in the amended septic system plans.

Existing Straw Flower Drying Shed:

There is an existing shed in the farm center that was previously used as a straw flower drying shed. The shed is approximately 22 feet from the front property line, adjacent to the access from Pescadero Creek Road, and has been in this location since 1940. As shown in the attached photograph (Attachment 10) and described in the attached Operational Statement (Attachment 11), the shed is approximately 1,344 square feet in size (48' x 28') and 20 feet tall (measured to the peak of the roof). POST received a building permit to upgrade and stabilize the shed in 2016, and now requests that it be approved as a permanent farm stand through the issuance of a CDP/PAD permit. The modifications made in 2016 included repairing the metal roof, and the foundation. In early 2018, a handicapped access ramp was also added.

The existing shed is located within the required front setback for the PAD district and within the 100' scenic corridor setback, however, none of the repairs and upgrades made in 2016 and early 2018 increased the visual impact of the building over that which has existed since 1940. In fact, the visual impact will be reduced by a hedgerow of native plants that will be planted along the front property line to the west of the existing shed as part of a joint project by POST and the Natural Resource Conservation Service (NRCS). The hedgerow is expected to grow to 6' tall at maturity.

Parking for the farm stand would be located on the paved surface immediately in front of it and adjacent to Pescadero Creek Road where parking for approximately 25 cars exists. The farm stand would be open daily from 10:00 a.m. to 6:00 p.m. year-round. A proposed floor plan for the farm stand is attached to this amended Supplemental Statement (Attachment 12).

Conversion of Agricultural Well:

An existing agricultural well is proposed for conversion to a domestic well. No physical modifications are needed for the proposed conversion, so no environmental or visual impact will result from it. There is existing underground infrastructure that is currently used to carry water from the agricultural well to the existing storage tank as shown on the attached existing site plan. New underground infrastructure will be added to carry domestic water from the new water treatment shed and water storage tanks to the new FLH units as shown on the attached proposed site plan.

New Five Thousand-Gallon Water Storage Tank and Water Treatment Shed:

As shown on the proposed site plan, a new five thousand-gallon water storage tank will be required along with a water treatment shed, approximately 110 square feet in size, to house the treatment equipment for the domestic water supply. There is an existing five thousand-gallon water storage tank on the site currently, so the additional tank will bring the total water storage capacity up to the required ten-thousand gallons. The existing tank, new tank, and water treatment shed will be located south of the existing buildings on the site and will only be minimally visible from Pescadero Creek Road. The tanks and shed will not be located within any setback area but will be within the FEMA/County flood plain. They will be constructed to be at or above the base flood elevation of 36'.

Informational Signs:

The intent of two of the proposed informational signs is to inform the general public that the agricultural uses on the site are protected in perpetuity by POST. Each sign would be visible from Pescadero Creek Road, would be 24" x 36" in size, would be earth tones, and would show the POST logo. A picture of the proposed sign is attached to this Supplemental Statement (Attachment 13). The signs would be informational only and would not be used for advertising products grown or sold on the site.

The intent of the other two informational signs would be to identify the name of the farm. The sign located closest to the agricultural warehouse would be 80" tall and 80" wide and the sign at the northwestern corner of the agricultural field would be 100" tall and 74" wide. Pictures of the signs are attached to this Supplemental Statement (Attachment 14).

Site Access and Parking:

The site is accessed directly from Pescadero Creek Road by two wide curb cuts at the east and west ends of the farm center. The farm center includes a "U" shaped drive-through access that can be used for fire and emergency vehicles, as shown on the proposed site plan. Although there is no on-site parking requirement for FLH, there is room for four vehicles for the units, as shown on the proposed site plan,

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which would be located within the existing paved area. There is also room for approximately 25 cars to park in front of the agricultural warehouse and farm stand adjacent to Pescadero Creek Road.

Grading and Drainage:

The site is essentially flat with an approximately 2% slope, which slopes and drains southward. The attached C.3/C.6 Development Review Checklist verifies that the proposed project is not a C.3 regulated project because only 1,978 square feet of total impervious surface is being replaced and created (Attachment 15). A Storm Drainage Report has been prepared and attached to this Supplemental Statement (Attachment 16).

Fire Suppression Requirements:

In compliance with Cal Fire requirements, all development and fire suppression facilities will be installed in accordance with NFPA 1142 water supply standards. There will be two 5,000-gallon water storage tanks located on site for fire suppression and domestic water storage purposes. The applicant will continue to coordinate with the County Fire Marshal on the location of the on-site hydrant which is expected to be located close to the water storage tanks as shown on the proposed site plan.

Compliance with Zoning Regulations:

Applicants proposing development on sites within the County's Planned Agricultural District are required to address the Substantive Criteria for a Planned Agricultural Permit (Sections 6350, 6355 and applicable portions of Chapter 20A.2 of the County Zoning Ordinance), and on sites over twenty acres, the criteria for an Agricultural Land Management Plan must also be addressed (Section 6364(c) of the County Zoning Ordinance). These criteria are addressed below.

Substantive Criteria – General Criteria (Sections 6355A.1-2 and 6350 of the County Ordinance):

The two FLH units, septic system, farm stand, new water storage tank, small water treatment shed, and conversion of an agricultural well, proposed on this site further the purpose of the Planned Agricultural District (PAD) because the development would not encroach upon or reduce the agricultural resources on the site (Section 6350) and would enhance the agricultural uses on the site. The FLH, septic system, and farm stand are proposed within a well-established and clearly defined two-acre farm center which clusters the operational and FLH functions and therefore minimizes the impacts on the productivity of the area used to grow crops. Clustering operational and FLH also facilitates efficient access to the site from Pescadero Creek Road and minimizes the amount of pavement that is required to access the farm center.

The proposal is consistent with the General Criteria found in Section 6355.A.1-2 of the County Zoning Ordinance in that, as stated above, the encroachment on prime agricultural land is minimized and 23 acres of the 25-acre leased area remain available for growing crops (Section 6355.A.1). The proposed uses are clustered within the two-acre farm center immediately adjacent to Pescadero Creek Road for efficient access to the center which further reduces potential impacts on the site by minimizing the area used for vehicles (Section 6355.A.2).

Substantive Criteria – Section 6355.A.3:

General Criteria Section 6355.A.3 requires every project to conform to the applicable Development Criteria found in Chapter 20A.2 of the County Zoning Ordinance.

Chapter 20A.2 – Applicable Development Review Criteria:

The Development Review Criteria that specifically apply to this proposal are found in the following Sections of Chapter 20A.2: Section 6324.1, Environmental Quality Criteria; 6324.2, Site Design Criteria; 6324.3, Utilities; 6324.4, Water Resources; 6325.1, Primary Scenic Resources; and 6325.3, Primary Agricultural Resources.

Environmental Quality Criteria – Section 6324.1:

The proposed development complies with the environmental quality criteria stated in Section 6324.1(a-i) of the County Zoning Ordinance in that the farm labor units would be clustered within the existing two-acre farm center to reduce paving, grading and runoff, and would meet all standards for emission of air pollutants. The proposed farm labor units, septic system, legalized farm stand, and agricultural well conversion will not introduce significant levels of noxious odors into the environment and because much of the farming that is done on the site is certified organic, pesticides and other chemicals used will not have significant or persistent adverse effects on the environment or interrupt or destroy the primary biological network or threaten endangered species as is documented in the attached biological assessment prepared by Jim Robins, Senior Ecologist, with Alnus Ecological (Attachment 17). An extensive change in vegetative cover is not proposed and the minimal amount of soil disturbance that would occur because of the farm labor units would have no impact on wildlife or the riparian corridor located on the opposite side of Pescadero Creek Road as documented in the biological assessment.

Site Design Criteria – Section 6324.2:

The proposed development complies with the site design criteria stated in Section 6324.2(a-m) in that the two trailers have been sited in the southern portion of the farm center and in such a manner that they would be subordinate to the primary agricultural uses on the site and would be substantially screened from Pescadero Creek Road by the existing farm shed and agricultural warehouse. In addition, a native, drought-resistant hedgerow will be planted along the property line to the west of the existing buildings and adjacent to Pescadero Creek Road which will further reduce any visual impact when it reaches its expected height of 6' at maturity. The existing access to the site follows the natural topography and minimizes the amount of grading that would be needed to access the farm labor units. The parking area associated with the farm labor units would be located on an existing paved area and would be small and distinct from the parking area used for farm equipment and other parking. The trailers would have foundations that meet the FEMA and County requirements for construction within a flood plain and the units will be painted a neutral earth tone which will blend in with the surrounding soil and vegetation. Exterior lighting is not proposed on the site and significant trees and vegetation are not proposed for removal. The proposed development will not adversely impact any riparian habitat in that the closest creek is located across Pescadero Creek Road as documented in the biological assessment prepared by Jim Robins, Senior Ecologist, Alnus Ecological. The informational signs which would be visible from Pescadero Creek Road use a simple uncluttered format with the standard POST logo shown in earth tones and the two additional informational signs would show the name of the farm.

Utilities Criteria – Section 6324.3:

The proposed project meets the utilities criteria stated in Section 6324.3(a-d) in that the farm labor units would be served by a domestic well on-site, which is located in the western portion of the site. A septic system with required leach fields and expansion trenches will be installed and will have sufficient capacity to serve the proposed development. No laundry facilities will be located on the site which will help minimize water usage. Upgraded electric utilities will also be provided.

Water Resources Criteria – Section 6324.4:

The project complies with the water resources criteria stated in Section 6324.4(a-i) in that no solid or liquid waste discharge or disposal is proposed or will occur on the site because of the project. On-site water will be available from a domestic well and domestic water storage will be located on site in accordance with Environmental Health requirements.

Primary Scenic Resources Criteria – Section 6325.1:

The proposed project complies with the primary scenic resources criteria stated in Section 6325.1(a-n) in that, as stated above in the Site Design Criteria section, the farm labor units have been sited in the southern portion of the farm center and in such a location that they would be subordinate to the primary agricultural uses on the site. The FLH would be located approximately 115 feet from the front property line, well out of the required 100-foot setback along the County Scenic Corridor. In addition, a drought-resistant hedgerow will be planted along the property line adjacent to Pescadero Creek Road which is expected to grow to 6' in height at maturity and will further reduce any visual impact, as shown on the proposed site plan. The existing access to the site fits the natural topography and minimizes the amount of grading that would be needed to access the farm labor units. The parking area associated with the farm labor units would be located on existing pavement and would be small and distinct from the parking area used for farm equipment and other parking. The trailers would have foundations designed to minimize the amount of grading on the site and would be designed in compliance with flood plain requirements. They will be painted a neutral earth tone which will blend in with the surrounding soil and vegetation. Exterior lighting is not proposed on the site and significant trees and vegetation are not proposed for removal. The proposed development would not adversely impact any riparian habitat because the closest creek is across Pescadero Creek Road as documented in the biological assessment prepared by Jim Robins, Senior Ecologist, Alnus Ecological. The informational signs which would be visible from Pescadero Creek Road would use a simple uncluttered format with the POST logo in earth tones.

Primary Agricultural Resources Criteria – Section 6325.3:

The proposed project complies with the primary agricultural resources criteria as stated in Section 6325.3(a-c) in that the proposed farm labor units, septic system, and legalized farm stand will promote and enhance the existing agricultural uses on the site. Clustering the farm labor units in the existing two-acre farm center prevents those uses from encroaching on the existing acreage currently in row crop production. There are no alternative locations for the proposed farm labor units and septic system because the remainder of the site is actively used for agricultural production and therefore any other location would have an adverse impact on land currently used for growing crops. The proposed location within the existing two-acre farm center prevents any adverse impacts on currently active agricultural uses.

Substantive Criteria – Water Supply (Section 6355.B.1-3):

The proposal is consistent with the water supply criteria found in Section 6355.B.1-2 of the County Zoning Ordinance in that an existing on-site agricultural well would be converted to a domestic well to provide potable water for the FLH units. The flow tests for the well demonstrate that it meets domestic water supply capacity and quality standards as required by Section 6355.B.1.(a). Attachment 18, from the Soil Control Lab, demonstrate the water quality derived from the well.

Adequate and sufficient water supplies for agricultural production and sensitive habitat protection will not be reduced by the project proposal because the water used for existing and future agricultural production will be provided by a 15-acre foot agricultural reservoir which will be built in the summer/fall of 2018. In the meantime, POST has water rights to use water from Pescadero Creek for irrigation purposes. The construction of the agricultural reservoir will reduce impacts on the creek. The domestic well will draw ground water and will not interfere or conflict with Pescadero Creek or the riparian corridor located across the street (Section 6355.B.2).

Section 6355.B.3 does not apply as the proposal does not include creating a new non-agricultural parcel.

Substantive Criteria – Conversion of Prime Agricultural Lands (Section 6355.D.1.a-d):

The Criteria for the Conversion of Prime Agricultural Lands has been met (Section 6355.D.1.a-d) in that no on-site alternatives exist for the proposed uses because the majority of the farm center is mapped as prime agricultural land and the rest of the site is used for agricultural production. Locating the FLH units, septic system, or legalized farm stand anywhere else on the site would have a greater adverse impact on existing agricultural resources. Locating the proposed uses on land that is in current crop production and other agricultural uses would result in those uses being disrupted and diminished whereas locating the proposed uses in the existing farm center prevents the crop land from being diminished (Section 6533.D.1.a&c). Clearly defined buffers of thirty feet are provided between the proposed FLH units and the closest row crops (Section 6355.D.1.b). These boundaries will be maintained at all times because once the structures have been put in place, they will not be moved. The proposed uses will not impair agricultural viability on the site but rather will increase that viability by providing better water quality for people working and living on the site and will keep the vast majority of the leased area (23 of 25 acres) in active agricultural production (Section 6533.D.1.d).

Agricultural Land Management Plan - (Section 6364.C of the County Zoning Ordinance):

An Agricultural Land Management Plan is required for all PAD parcels of 20 acres or more prior to conversion. Although this proposal is not converting prime agricultural land that had been used for agricultural purposes to non-agricultural use, it is using land that is mapped as prime soils for new FLH and farm stand because as explained above, there is no alternative location for these uses on the site. Therefore, Section 6364.C of the County Ordinance is applicable, and an Agricultural Land Management Plan is required.

The County Ordinance requires this type of plan to demonstrate how agricultural productivity will be fostered and preserved in accordance with the requirements of Sections 6350 and 6355 of the County Ordinance. These sections of the ordinance are those which have been discussed extensively above. The Agricultural Land Management Plan for this site is therefore to adhere to the project as described and discussed above. Locating the FLH units, septic system and farm stand within the well-defined on-site farm center will foster agricultural productivity on the site by clustering operational functions and FLH in a small area with easy access to Pescadero Creek Road. Clustering uses in this manner minimizes pavement needed on the site and allows 23 of the 25-acre leased area to be used for growing crops.

Mixed row crops will continue to be grown either as currently described or in some other combination that is suitable for the highest and best agricultural use of the site.

POST currently owns the site and leases the land long-term and is exploring transferring the 25 acres to the current leaseholder subject to an affirmative agricultural easement to ensure that it is kept in agricultural production in perpetuity.



County of San Mateo - Planning and Building Department

ATTACHMENT D



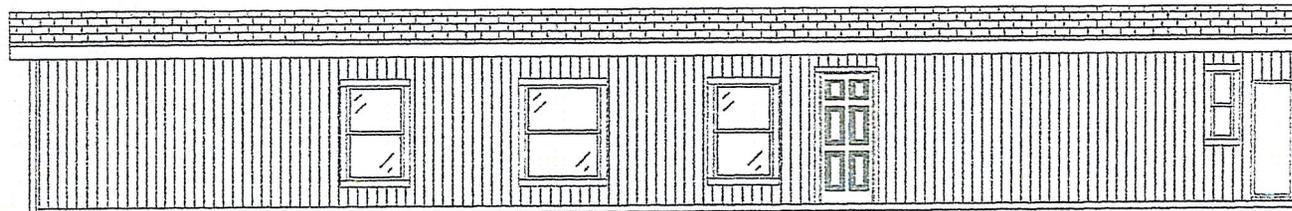
County of San Mateo - Planning and Building Department

ATTACHMENT E

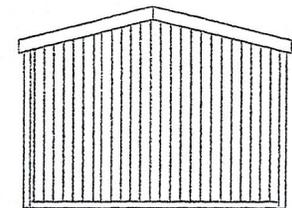
DRAFT # 1

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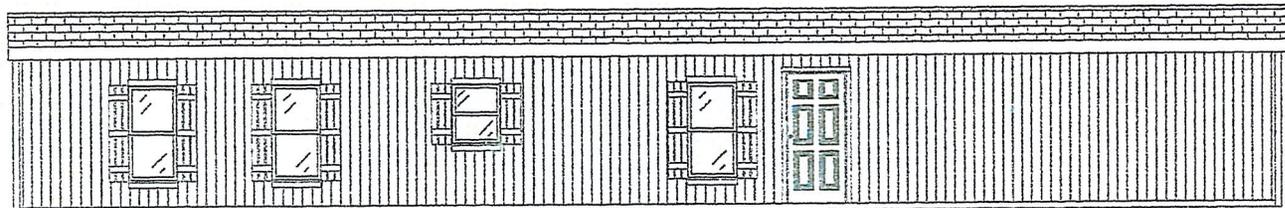
APPLICABLE MODEL #



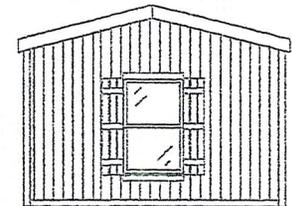
BACK ELEVATION



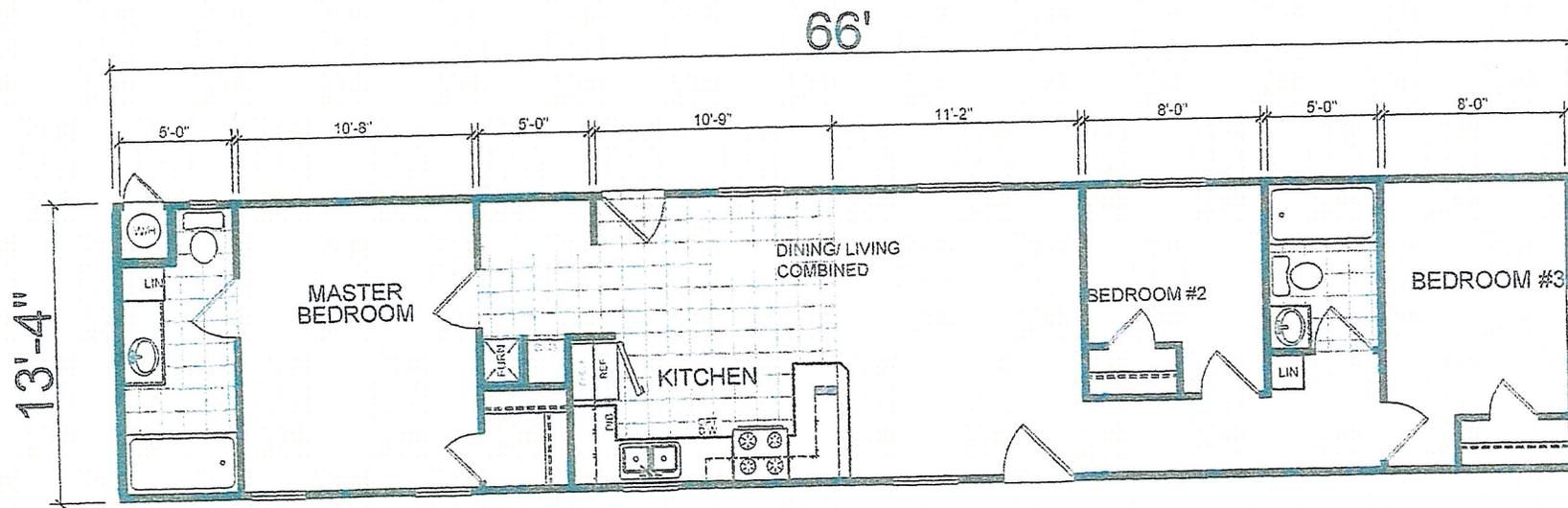
REAR ELEVATION



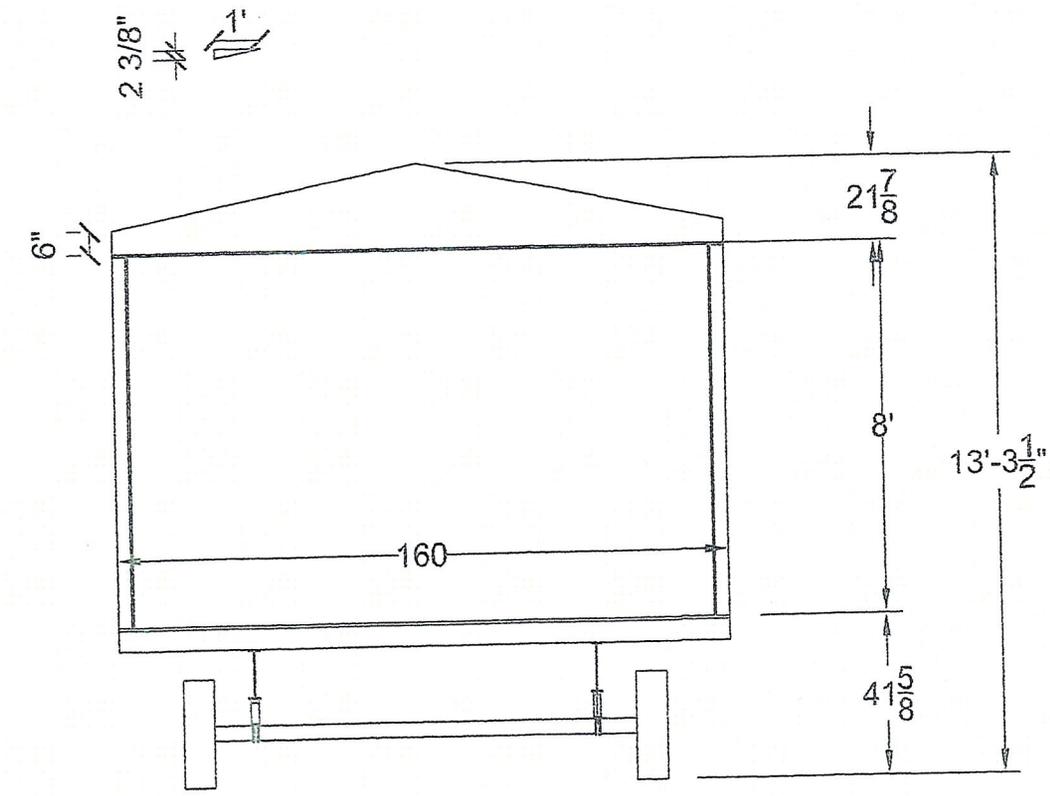
FRONT ELEVATION



HITCH END ELEVATION



APPLICABLE MODEL #



8' SIDEWALLS

ALL DIMENSIONS ARE APPROXIMATE. AND MAY BE SUBJECT TO CHANGES BY CHAMPION HOME BUILDERS CO. LINDSAY, CA



840 PALM AVE. P.O. BOX 429 LINDSAY, CA 93247

DAPIA SEAL

MODIFICATIONS	
PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION. COPYRIGHT © 1976-2003 BY CHAMPION	

MODEL: 000-0000 Model Description
TITLE: FLOOR PLAN
DRAWN BY: J.SERPAS DATE: 7/5/12
SCALE: 1/4" = 1'-0"

SHEET:
AP-101





County of San Mateo - Planning and Building Department

ATTACHMENT F



Memorandum

Date: December 1, 2017
To: Laura O’Leary, Peninsula Open Space Trust
Cc:
From: Jim Robins, *Senior Ecologist/Principal*
Subject: ***Biological Site Assessment for New Mobile Homes and Septic Field at 2310 Pescadero Creek Rd in Pescadero, CA.***

This memorandum summarizes findings and analysis of the biological resources observed at the proposed development sites on the Peninsula Open Space Trust’s (POST) Front Field of Butano Farms, in Pescadero, California. The proposed development sites include: (a) an area for two new mobile homes that will be used for farmworker housing and (b) a related area for a new septic field. The goals of this memo are threefold and include: describing the biological resources on-site and adjacent to the proposed development areas; determining whether any of the proposed development sites are within any of the County’s established riparian buffers; and ascertaining if any construction or operations related to the proposed development would impact rare or protected species and/or sensitive stream resources. In order to protect wetland and riparian resources, the County’s Local Coastal Program requires a 50’ buffer from either the top of bank or the outboard dripline of the riparian corridor for perennial streams like Pescadero Creek and a 30’ buffer for intermittent drainages. In addition, the County’s Environmental Health Division requires a 100’ setback from the **top of bank** to the nearest drain field and septic tank.

Through this project and others, POST is working with the County of San Mateo to create additional farm labor housing and, in accordance with the County’s LCP, is seeking a Coastal Development Permit for development for the housing and associated septic. POST has identified the preferred locations for the improvements and are all within either an existing agricultural field or the farm’s corporation yard. As such, all areas of direct impact are outside of any native habitat areas and the areas of proposed development are already heavily disturbed. Figure 1 shows the parcel and the development footprint.

Methodology

Methods for developing this biological site assessment included field analysis and desktop analysis.

The field analysis components were performed by Jim Robins of *Alnus Ecological* on November 21st, 2017 between 9:10am and 10:20am. The weather during the field analysis was sunny with winds of between 5-7 mph and temperature was 64 degrees Fahrenheit at the onset.

Field supplies included: Iphone 6S with camera and integrated handheld GPS (Motion X- GPS); supplemental Dual model XGPS5150A GPS antenna; 200-yard spool-type measuring tape; machete; shovel; and paper site maps prepared by POST staff. The outboard dripline of the riparian corridor was GPS'd and drawn onto the paper maps. Observations of native or natural vegetation types and wildlife were noted and mapped. In addition to noting biotic resources, distance from the riparian outboard dripline to the closest area of potential impact was hand measured in the field to determine exact distance to the riparian corridor. Representative photos were taken and can be found in the photo plates in the back of the memo.

Desktop analysis included aerial photo analysis of the site and its proximity to watercourses, wetlands, and areas of biological interest. This was performed by Jim Robins. POST staff performed a number of GIS analyses with relevant spatial layers including the Department of Fish and Wildlife's California Natural Diversity Database (CNDDDB), FEMA floodplain data, and SURGO soils data. The latter two data sources were purely used for setting the biological context, directing field work, and determining if the site contained unusual or rare soils that would be relevant to rare plants. That said, due to the level of recent and on-going farming activities, proposed development sites do not currently appear to support any rare plants or any unique habitats.

Results

Desktop Analysis

Results from the desktop analysis/spatial analysis indicated that outboard dripline of Pescadero Creek's riparian corridor was approximately 100 ft. from the fence line that delineates the extent of the proposed septic area. The LCP requires a development buffer of 50', which the proposed project exceeds. Due to the potential error of approximately +/- 5 ft. associated with measuring in distances in Google Earth and the inability to determine the location of top of bank through the desktop analysis, field verification was required to confirm the 100' buffer for required for septic areas.

The most up-to-date version of CDFW's CNDDDB was utilized to conduct a spatial analysis of rare and protected species and rare and unique habitats in close proximity to the project site. The CNDDDB data used for this analysis were downloaded on 11/27/17 and updated by POST on 11/3/17. A 1 mile buffer around the potential development locations was used to focus the CNDDDB query. This includes portions of the following USGS Quad Maps: Franklin Point, San Gregorio, La Honda, and Pigeon Point. Figure 2 displays all of the point and

polygon data the 1 mile radius database search. Table 1 displays the summary of the findings in tabular form. Please note that while 4 species are included in the CNDDDB map, they are not discussed in the table below because they are either presumed extirpated or there are no known occurrences within the past 50 years. These four species are Myrtle's silverspot butterfly (*Speyeria zerene myrtleae*), round-leaved filaree (*California macrophylla*), western bumblebee (*Bombus occidentalis*) and obscure bumblebee (*Bombus caliginosus*).

Table 1. CNDDDB Outputs					
Scientific NAME	Common NAME	ESA Status	CESA status	OTHER	Notes:
<i>Astragalus pycnostachyus</i> var. <i>pycnostachyus</i>	coastal marsh milk-vetch	None	None	CNPS 1B.1	No impact; no coastal marsh in or near project site
<i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i>	Choris' popcornflower	None	None	CNPS 1B.2	No impact; found in wetlands; no habitat within proposed footprint of development
<i>Rana draytonii</i>	California red-legged frog	Threatened	None	Ca Species of Special Concern	Highly unlikely, but possible impact; known from relic pond within 150ft of proposed septic area and 5 other sites within 1 mile, but movement through the proposed work area highly unlikely due to lack of cover or natural movement corridor nearby.
<i>Oncorhynchus mykiss irideus</i>	steelhead - central California coast DPS	Threatened	None	None	No impact; no work within the wetted channel or riparian corridor; no suitable habitat in disturbance area

<i>Spirinchus thaleichthys</i>	Longfin smelt	Candidate	Threatened	None	No impact; no work within the wetted channel or riparian corridor, no suitable habitat in disturbance area, data from CNDDDB incomplete.
<i>Thamnophis sirtalis tetrataenia</i>	San Francisco garter snake	Endangered	Endangered	Ca Fully Protected	Highly unlikely, but possible impact; known from 29 observations within 1 mile of the site.

This table represents ALL CNDDDB occurrence's that fall within 1 mile radius of the proposed development sites at 2310 Pescadero Creek Rd.

Of the six special status-species currently known from within 1 mile of the development sites, the California red-legged frog (CRLF) and San Francisco garter snake (SFGS) are the only two that could potentially be observed during construction. Impacts to either of these species would be highly unlikely at this site due to the lack of natural vegetation/habitat in close proximity to the proposed work area and a lack of cover preferred for movement. While both the snake and frog are associated with ponds and slow-moving water, especially during the warm and dry summer months, they are known to use areas of dense cover to forage and hide from predators. Typically, these areas are either moist riparian areas, emergent wetlands along pond margins or grasslands with sufficient cover. While the riparian corridor of Pescadero Creek is within 100-500 ft of the proposed development areas, field observations suggest that it would be unlikely for either of these species to be moving through the development area in the summer (construction season) due to the lack of cover and lack of an obvious protected movement corridor through the site. Moreover, frogs and snakes moving from Pescadero Creek would need to traverse Pescadero Creek Rd to access the proposed development site. This type of movement would create significantly more risk to individuals than any of the actions related to the proposed development. Finally, while frogs and snakes may have historically moved between the relic pond to the east of the proposed development area and Pescadero Creek to forage or seek refuge, the relic pond no longer holds water - further reducing the probability of frogs or snakes using that habitat feature during the dry season. While the potential for impacts is very small, simple measures could be implemented to further reduce the risk of any potential impacts to either of these listed species resulting from implementation of the proposed improvements. The recommendations section below provides some avoidance and minimization measures that could be implemented before and during construction.

Field Analysis

The field analysis findings are organized around the mobile home site, the septic area and then around the adjacent natural habitats. Photo plates accompany each description and can be found at the back of the memo. Figure 3 shows locations of each photo. Figure 4 displays the outboard dripline of the riparian corridor as well as other key habitat features/habitats within close proximity to the proposed development areas.

No special status plant or wildlife were observed during the surveys. The eucalyptus stand adjacent to the proposed septic area was surveyed for nests and none were noted. There were no other nesting trees or shrubs within the proposed development area to survey. Approximately 5-7 ground squirrel burrows were noted in the proposed mobile home area. Two of these burrows showed recent activity. Aside from a flock of red winged blackbirds, no other wildlife was observed during the survey window.

Mobile Home Site:

This site does not contain habitat to support any special status species. This site is well beyond the 50' buffer from Pescadero Creek. Photo 1 and Photo 2 illustrate the current conditions within the proposed disturbance zone for the mobile home site. This area is currently used for equipment and material storage and is heavily disturbed. The ground cover ranges from bare dirt with intermittent pockets of ruderal (non-native) herbaceous vegetation to areas dominated by gravel. Ruderal species observed in this area include: bristly ox-tongue (*Picris echioides*), filaree (*Erodium sp.*), cheeseweed (*Malva parviflora*), and curly doc (*Rumex crispus*).

Septic Area Site:

This site contains two pastures, one which is dominated by bare ground and the other that supports an assemblage of recently bolting annual forage species. The northeastern corner of the proposed septic is slightly within the 100' buffer from outboard dripline of Pescadero Creek (96.4'). That said, field verification indicates that the fence line is approximately 110' from the top of bank (perhaps greater, depending on exactly where you determine top of bank is). Photo 3 shows the proposed septic area that supports recently bolting annual grasses and non-native forbs. In addition to unidentified annual grasses, filaree and cheeseweed were also observed in this area. In the portion of the proposed septic area depicted in Photo 4, which is closer to the warehouse, small and sparse pockets of curly doc and annual grasses appear to be bolting. Due to the proximity of the septic area to the relic pond, chaparral, and Pescadero Creek, this area may have a marginally higher likelihood of being used for movement across the landscape by California red legged frogs or San Francisco garter snakes. That said, with heavy use by domestic animals and limited cover, these species are still high unlikely to utilize this area for movement or foraging during the dry season.

Adjacent Natural Habitats:

Figure 4 shows the location of each of the natural habitat types described below.

Pescadero Creek's riparian corridor is dense and between 100-150' wide in areas adjacent to the proposed development sites (Photo 5). The corridor on the Pescadero Creek Rd side has a maximum width of 74' from low flow channel to the outboard dripline of the riparian canopy. The canopy is dominated by willow (*Salix sp*) and Alder (*Alnus sp*). The understory is composed of a mix of native and non-native plants such as poison oak (*Toxicodendron diversilobum*), Himalayan blackberry (*Rubus armeniacus*), cape ivy (*Delairea odorate*), and poison hemlock (*Conium maculatum*). In addition to supporting this riparian corridor, Pescadero Creek is known to support a run of steelhead (Central California Coast DPS) and a wealth of other aquatic species and riparian species. While no construction work will occur near or in the wetted channel or riparian corridor (e.g. no direct impacts to steelhead), we used FEMA data to determine if the development areas would be within the 100-year floodplain to identify potential for indirect impacts related to septic issues or flood damage after installation. Figure 5 shows the FEMA 100-year floodplain and identifies portions of the proposed development area that are within Pescadero Creeks FEMA floodplain.

To the east and south of the proposed development are hills dominated by coyote brush chaparral. This habitat type supports a wide range of birds, mammals, and reptiles. In addition to coyote brush (*Baccharis pilularis*), the coastal chaparral that borders the farm on 2 sides also support poison oak, Himalayan blackberry, and sagebrush (*Artemesia sp.*). This intact chaparral is directly adjacent to the proposed septic area along its southeastern border. The chaparral is not directly adjacent to the proposed mobile home area. While this intact vegetation community is in close proximity to the proposed work areas, wildlife species that utilize dense chaparral are unlikely to move into the proposed work areas due to the high level of disturbance and the complete lack of cover. This habitat can be seen in the background of photos 1-4.

The relic pond that exists approximately 100' to east of the eastern boundary of the proposed septic area is known to have supported California red-legged frogs in the past. It is not clear whether this was a breeding population or individual(s) moving through the associated drainage either toward Pescadero Creek or to the ponds and wetland to the south adjacent to Butano Creek. That said, the visual observation on November 21st, 2017 demonstrated that the pond outlet has been cleaned and is functional. The outlet shows signs of recent flow, as does the drainage channel below the outlet (Photo 6). The outlet appears to be located at or near the base of the relic pond and, as such, will result in the pond not holding water or providing high quality habitat for

the red-legged frog or garter snake. The pond still supports a small stand of arroyo willows and is heavily used by cattle for shade.

Recommendations

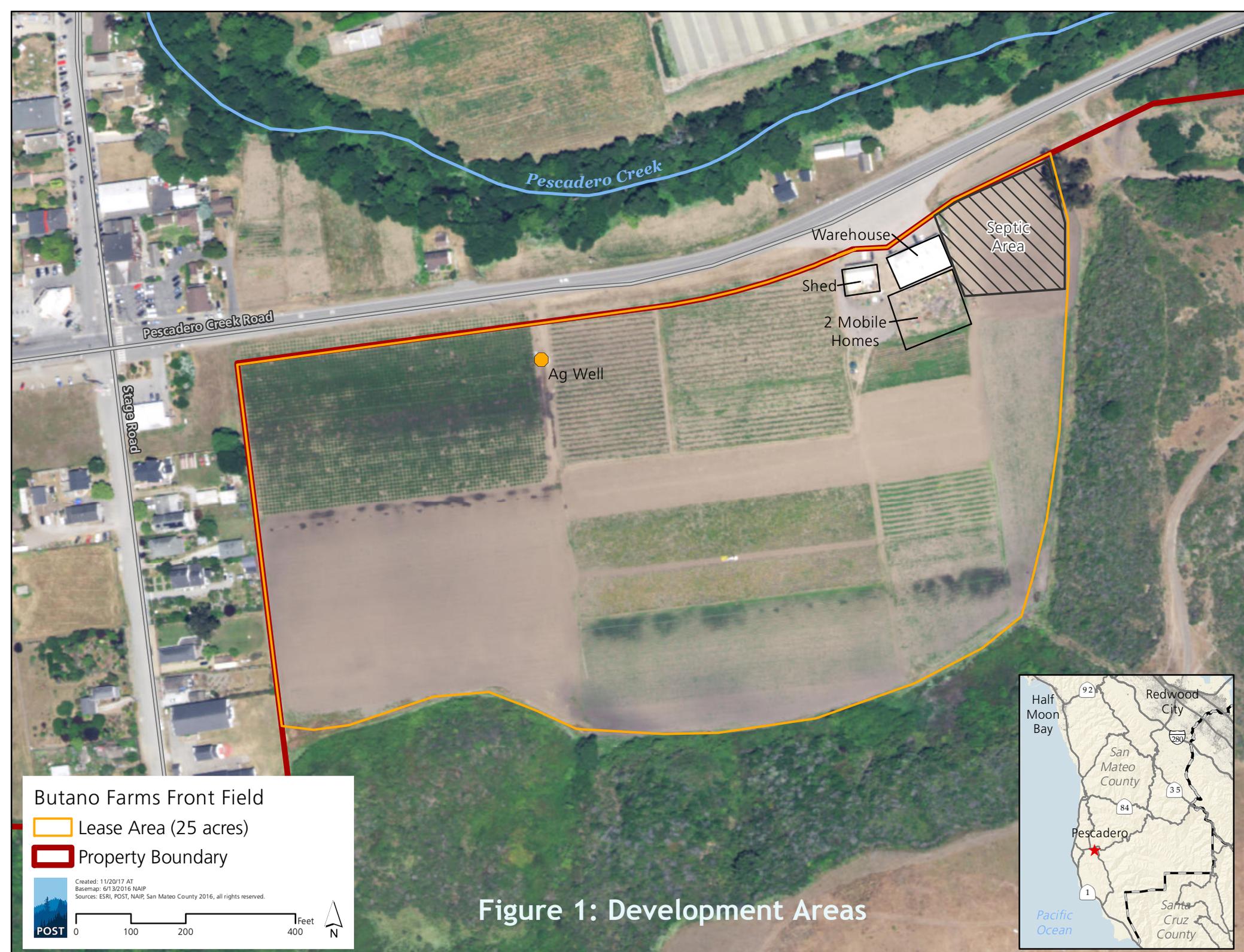
Due to the fact that development will be occurring in either existing agricultural fields, heavily utilized pasture, and the current farm storage area, a few minimization measures could be put in place prior to and during construction to further reduce the potential for any impacts to either the San Francisco garter snake or California red-legged frog.

1. Maintain the agricultural fields, pasture and corporation yard in their current use to avoid habitat developing in the proposed work areas, which might attract various wildlife species or provide cover to facilitate movement through these areas.
2. Have a qualified resource professional or biologist on-call during construction to provide as-needed monitor for wildlife prior to any construction activities and during any clearing, grubbing, or grading.
3. In the unlikely event that a listed species is encountered, the monitor or POST staff will submit the occurrence data to the CNDDDB. In the unlikely event that a listed species is encountered and cannot be avoided (and does not leave the site on its own volition) the biological monitor will contact both local DFW representatives and USFWS staff before proceeding.

Sincerely,



James D. Robins



Butano Farms Front Field

 Lease Area (25 acres)

 Property Boundary



Created: 11/20/17 AT
 Basemap: 6/13/2016 NAIP
 Sources: ESRI, POST, NAIP, San Mateo County 2016, all rights reserved.



Figure 1: Development Areas



Butano Farms Front Field CNDDB

- Plant
- Animal
- Aquatic Community
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Aquatic Comm. (specific)
- Aquatic Comm. (non-specific)
- Multiple (circular)
- Sensitive EO's (Commercial only)
- 1 Mile Buffer
- Lease Area (25 acres)
- Property Boundary



Created: 11/20/17 AT
Sources: ESRI, POST, CNDDB (11/3/2017),
San Mateo County 2016, all rights reserved.

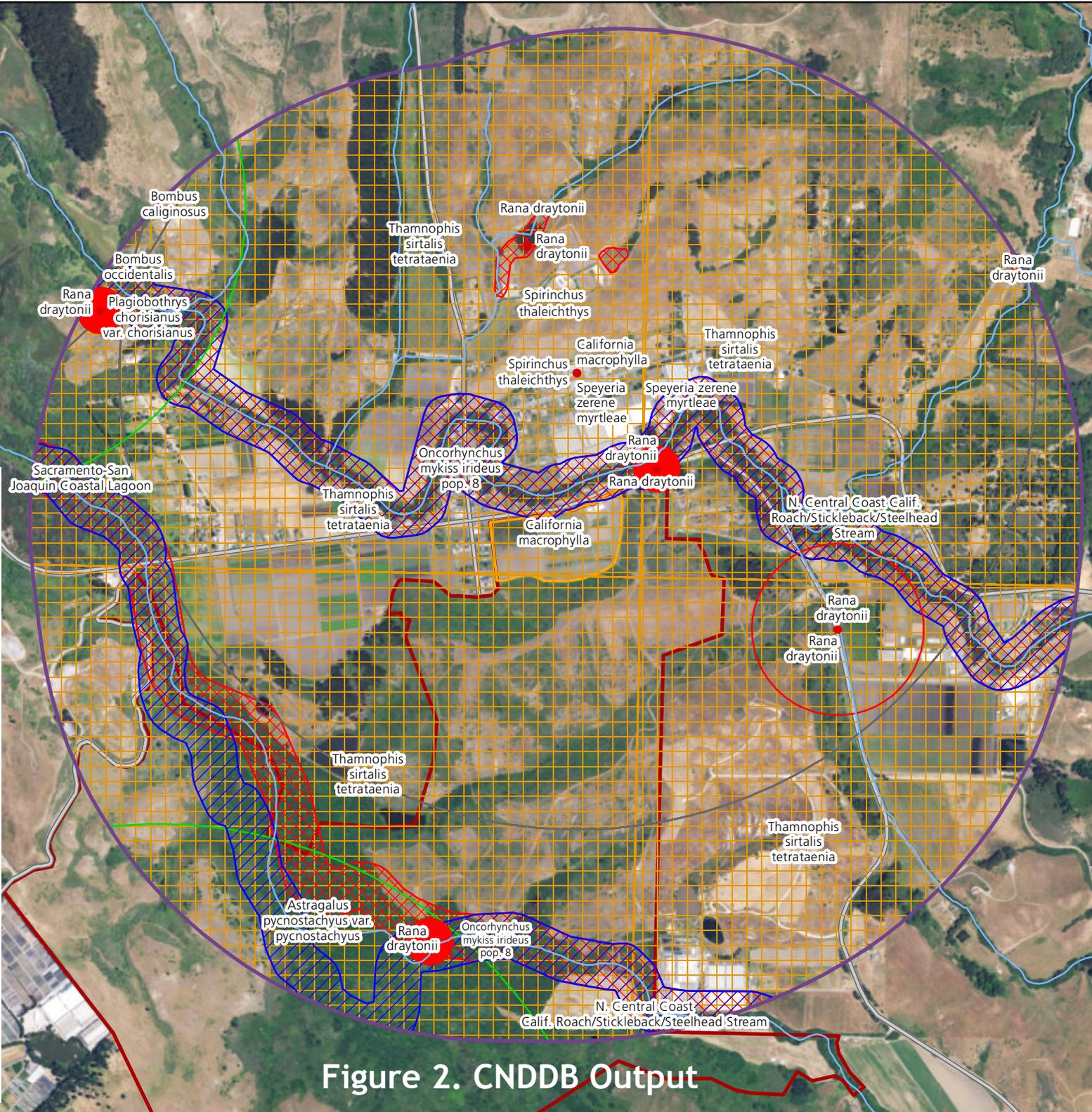
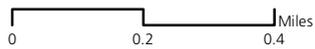
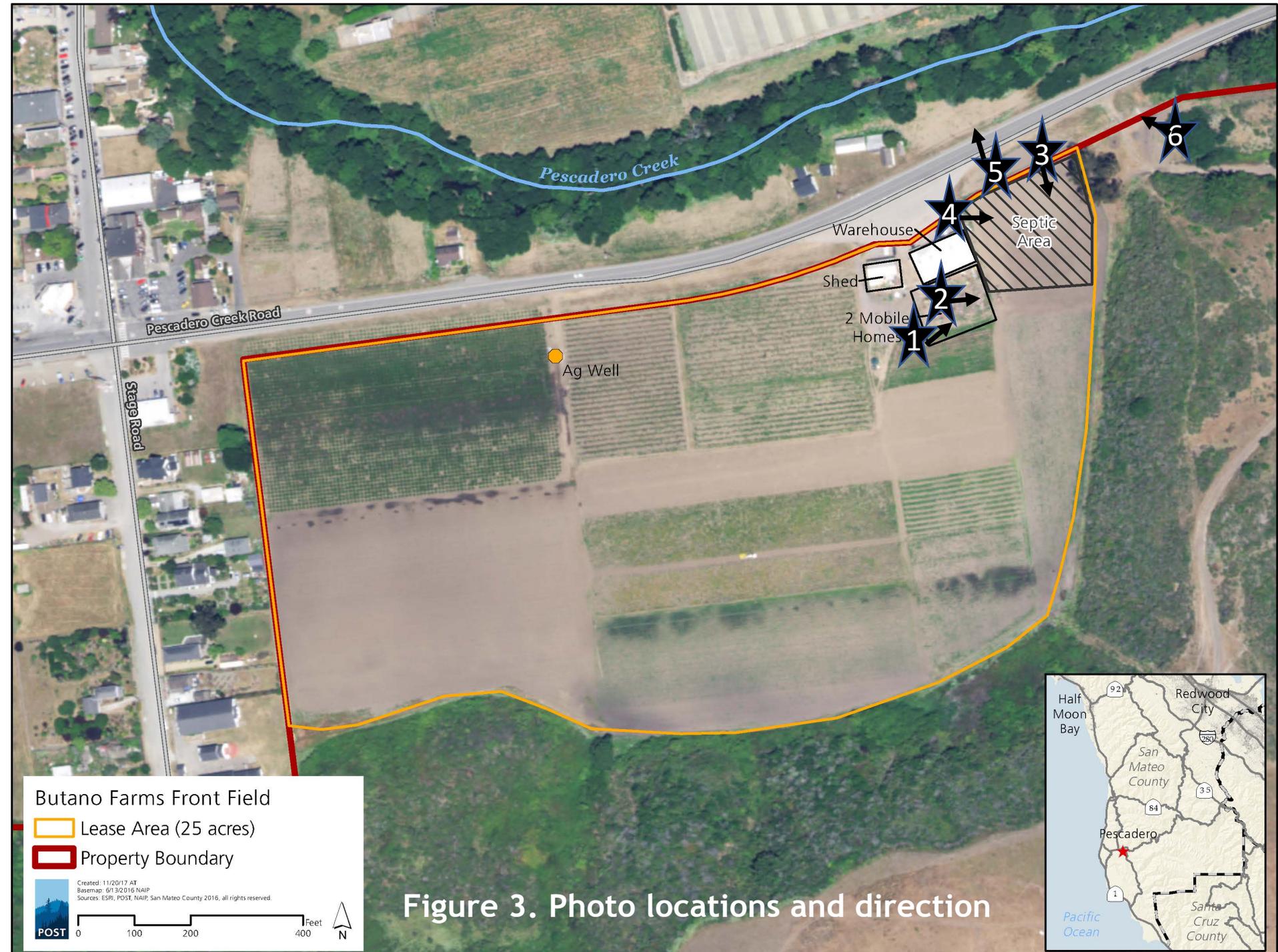


Figure 2. CNDDB Output



Butano Farms Front Field

Lease Area (25 acres)

Property Boundary

Created: 11/20/17 AT
 Basemap: 6/13/2016 NAIP
 Sources: ESRI, POST, NAIP, San Mateo County 2016, all rights reserved.

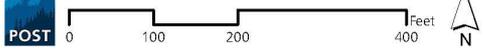
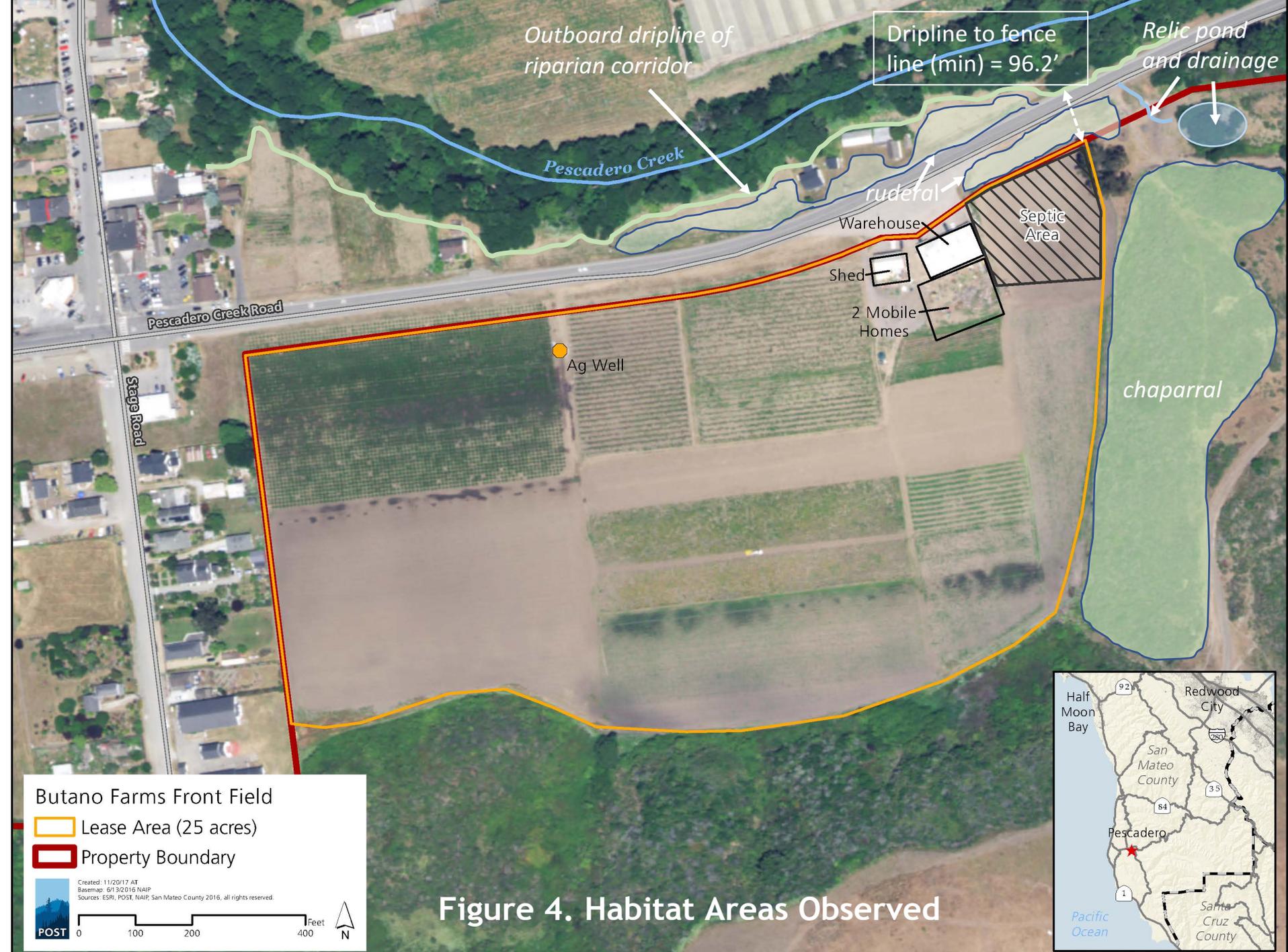
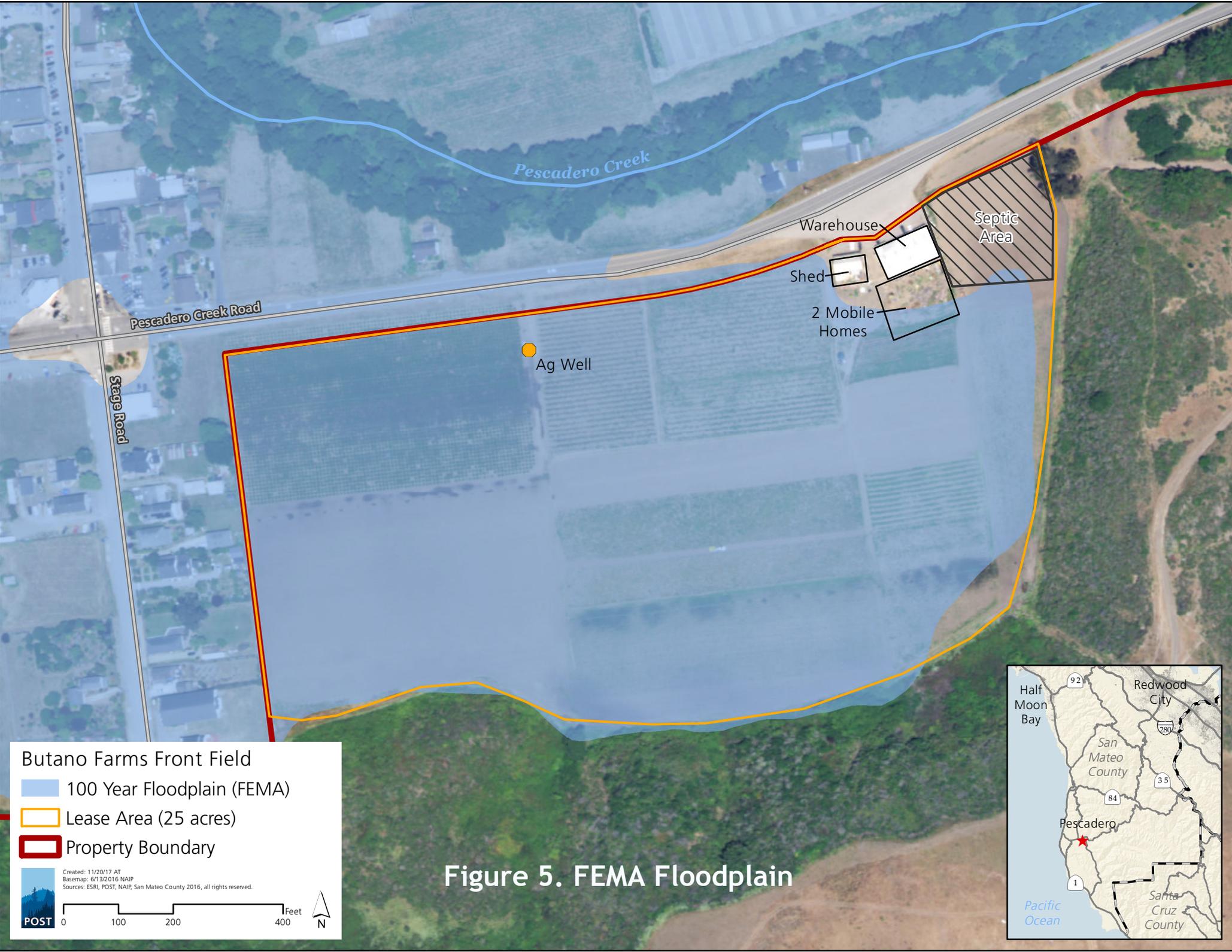


Figure 3. Photo locations and direction







Butano Farms Front Field

- 100 Year Floodplain (FEMA)
- Lease Area (25 acres)
- Property Boundary

Created: 11/20/17 AT
 Basemap: 6/13/2016 NAIP
 Sources: ESRI, POST, NAIP, San Mateo County 2016, all rights reserved.

POST

0 100 200 400 Feet

N

Figure 5. FEMA Floodplain





Photo 1. From the southwestern corner of the mobile home area looking northeast. The proposed development area is currently used to store equipment, pipes, etc. This area does not support any native vegetative community, but does support a number of ruderal species and significant bare ground. Occasional ground squirrel burrows were observed in the areas with exposed soil.



Photo 2. From the center of the proposed mobile home area looking north-northeast toward the chaparral covered hillside. This section of the development area is covered in loose gravel and barely supports any vegetative development and no useable habitat for native wildlife.



Photo 3. From Pescadero Creek Rd at the eastern corner of the proposed septic area looking south. This area is currently used for grazing of goats and ducks. This years vegetation has just bolted and it dominated by annual grasses and non-native herbs.



Photo 4. From adjacent to the existing warehouse, east toward the proposed septic area. This area is dominated by bare ground and is currently used for various types of animal production. Existing habitat for native wildlife species or rare plants is non-existent in this area.



Photo 5. Looking from 2310 Pescadero Creek Rd, across the road to Pescadero Creek's riparian corridor. The maximum width of the corridor on this side of the creek measured 74 ft. Woody canopy species are dominated by willow and alder with an understory of Himalayan blackberry, cape ivy, and hemlock.



Photo 6. Looking from the relic pond to the east of the proposed development site to the west at the working drainage outlet. The pond no longer holds water and this "drainage" feature is more than 30ft from the proposed development.



County of San Mateo - Planning and Building Department

ATTACHMENT G

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

FILE NOS.: PLN 2018-00108 and PLN 2018-00109

OWNER: Peninsula Open Space Trust

APPLICANT: Lisa Grote for Peninsula Open Space Trust

ASSESSOR'S PARCEL NO.: 086-080-040

LOCATION: 2310 Pescadero Creek Road, unincorporated Pescadero

PROJECT DESCRIPTION

The applicant is proposing to construct two new Farm Labor Housing (FLH) units, each 890 sq. ft. in size with three bedrooms, with an associated septic system, installation of a 5,000 gallon water storage tank and 110 sq. ft. water treatment shed, and conversion of an agricultural well to a domestic well (PLN 2018-00108). The project also includes legalization of the conversion of a 1,344 sq. ft. agricultural storage shed into a permanent farm stand (PLN 2018-00109). The proposed project construction of the new FLH units, septic system, and legalization of the farm stand will be located in the disturbed area around the existing farm center on the property.

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.

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

Mitigation Measure 1: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.
- i. Replant vegetation in disturbed areas as quickly as possible.

Mitigation Measure 2: The following avoidance and minimization measures are recommended to avoid impacts to California red-legged frog (CRLF) and San Francisco garter snake (SFGS) and their habitat:

- a. Maintain the agricultural fields, pasture, and corporation yard in their current use to avoid habitat developing in the proposed work areas, which might attract various wildlife species or provide cover to facilitate movement through these areas.
- b. Have a qualified resource professional or biologist on call during construction to provide as-needed monitoring for wildlife prior to any construction activities and during any clearing, grubbing, or grading to reduce the potential for any impacts to wildlife species.
- c. In the event that a listed species is encountered, the monitor or Peninsula Open Space Trust (POST) staff will submit the occurrence data to the California Natural Diversity Database. If a species is encountered and cannot be avoided work shall cease, the biological monitor will contact both California Department of Fish and Game and U.S. Fish and Wildlife Service staff prior to the continuation of work.

Mitigation Measure 3: In the event that cultural, paleontological or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director 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.

Mitigation Measure 4: Prior to the commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.

- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- m. No erosion or sediment control measures will be placed in vegetated areas.
- n. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- o. Control of fuels and other hazardous materials, spills, and litter during construction.
- p. Preserve existing vegetation whenever feasible.

Mitigation Measure 5: The applicant shall implement the following basic construction measures at all times:

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

Mitigation Measure 6: 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).

Mitigation Measure 7: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 8: 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 9: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: Project Plans; Project Location, Native American Heritage Council, California Assembly Bill 52. California Historical Resources Information System.

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

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

REVIEW PERIOD: February 8, 2019 - February 28, 2019

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., February 28, 2019.**

CONTACT PERSON

Angela Chavez
Project Planner, 650/599-7217
achavez@smcgov.org



Angela Chavez, 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:** Farm Labor Housing and Farm Stand
2. **County File Numbers:** PLN 2018-00108 and PLN 2018-00109
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:** Angela Chavez, 650/599-7217
5. **Project Location:** 2310 Pescadero Creek Road, unincorporated Pescadero
6. **Assessor's Parcel Number and Size of Parcel:** 086-080-040 (135 acres)
7. **Project Sponsor's Name and Address:** Lisa Grote for Peninsula Open Space Trust 720 Newport Circle, Redwood City, CA 94065
8. **General Plan Designation:** Agricultural Rural
9. **Zoning:** PAD/CD (Planned Agricultural District/Coastal Development)
10. **Description of the Project:** The applicant is proposing to construct two new Farm Labor Housing (FLH) units, each 890 sq. ft. in size with three bedrooms, with an associated septic system, installation of a 5,000 gallon water storage tank and 110 sq. ft. water treatment shed, and conversion of an agricultural well to a domestic well (PLN 2018-00108). The project also includes legalization of the conversion of a 1,344 sq. ft. agricultural storage shed into a permanent farm stand (PLN 2018-00109). The proposed project construction of the new FLH units, septic system, and legalization of the farm stand will be located in the disturbed area around the existing farm center on the property.
11. **Surrounding Land Uses and Setting:** The project site is located on a 135 acres parcel of which 25 acres is leased for the subject farming operation (APN 086-080-040). The project parcel is accessed via an existing driveway directly off of Pescadero Creek Road. The property has a developed area that consists of a farm center. The 25-acre site supports a mix of row crops including berries, rosemary, fava beans, pumpkins, and peas. The developed farm center includes an agricultural warehouse, shed, poultry shed, shipping container storage structure, and uncovered parking for vehicles and farm equipment. The parcels to the north, east south, west, of the subject property are used for agriculture uses.
12. **Other Public Agencies Whose Approval is Required:** None.
13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section**

21080.3.1? If so, has consultation begun?: (NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (see Public Resources Code Section 21083.3.2.). Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality). The County of San Mateo has not received any requested consultations pursuant to Public Resources Code section 21080.1.1.

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		Hazards and Hazardous Materials		Recreation
	Agricultural and Forest Resources		Hydrology/Water Quality		Transportation/Traffic
X	Air Quality		Land Use/Planning	X	Tribal Cultural Resources
X	Biological Resources		Mineral Resources		Utilities/Service Systems
X	Cultural Resources		Noise		Mandatory Findings of Significance
X	Geology/Soils		Population/Housing		
	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	
Discussion: The subject property is located within the Pescadero Creek County Scenic Corridor. The proposed Farm Labor Housing (FLH) units will be placed at the rear of the existing agricultural warehouse which will provide partial visible screening from the public right-of-way. The farm stand is completely visible from Pescadero Creek Road as it is located at the front of the parcel. However,				

no significant alterations are proposed to the exterior of the unit which would result in additional impacts. The proposed FLH units are to be located within the existing farm center on the property which is developed with an agricultural warehouse, agricultural storage shed (to be legalized as a farm stand), poultry shed, shipping container storage structure, and uncovered parking for vehicles and farm equipment. The shed to be legalized as a farm stand is setback 22 feet from the front property line and the FLH units will be located greater than 100 feet from the front property line. The proposed water storage tank will be clustered with the existing storage tank and is also well over 100 feet from Pescadero Creek Road.

To further minimize visual impacts the FLH units will be painted a natural color to match the existing vegetation. A native drought-resistant hedgerow made up of 20 plant species has recently been planted to provide additional screening between the development and public viewpoints. The new FLH units will be located in a way that will not require the alteration of the existing topography of the site and will be located at a similar elevation as the surrounding development. The proposed utilities to the new FLH units will be installed underground. The proposed water tank location is clustered with existing water storage tanks and will have minimal visual impact. The proposed project site is indistinguishable from the development on the property and is typical of development in the rural areas of San Mateo County.

Source: Project Plans, San Mateo County Maps.

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
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Discussion: There are no rock outcroppings to be disturbed nor are there any trees proposed for removal. There are no historic structures located on the property.

Source: San Mateo County Maps, Project Plans.

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	
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Discussion: See the discussion provided to Question 1.a. above.

Source: Project Plans, Project Location.

1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
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Discussion: The proposed FLH units would not create a new source of significant light or glare. The project, as proposed, does not include exterior lighting. The units will be screened by the existing development on the site, so any light produced from the habitation of these units will be minimal. However, to further reduce any potential impacts the following mitigation is recommended:

Source: Project Description, Project Plans.

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 the Pescadero Creek County Scenic Corridor. As discussed in Question 1.a. above, the project poses no significant impacts to the scenic corridor. Further, the proposed development adheres to the setbacks as required by the County's General Plan as they apply to scenic corridors.</p> <p>The FLH units will be located over 100 feet from the property line, and the farm stand will be located 22 feet from the front property line. The proposed water tank location is well over 100 feet from Pescadero Creek Road.</p> <p>Source: Project Plans, San Mateo County Maps.</p>				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p>Discussion: The subject site is not located in a Design Review District and does not conflict with applicable General Plan or Zoning Ordinance provisions.</p> <p>Source: Project Plans, San Mateo County Zoning Regulations.</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: Project Plans, Project Location.</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				X

California Resources Agency, to non-agricultural use?				
<p>Discussion: The parcel on which the project is proposed is located within the Coastal Zone.</p> <p>Source: Project Location, San Mateo 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 project site is located in a Planned Agricultural District. FLH units and permanent farm stands are allowed uses with the issuance of a Planned Agricultural Permit. The property is not covered by a Williamson Act Contract or Open Space Easement. The project will not impact the existing agricultural activities. The area that is proposed to be converted for the Farm Labor Housing units, farm stand, septic system, and water storage tank locations are prime soils, but have never been used for agricultural uses and are part of the farm center on the property. The majority of the area is already disturbed and is separated from the agricultural activities on the property by farm roads and some exclusion fences. The area for the project is in close proximity to the existing road and farm center and will not impact the farming operation on the property. The existing agricultural activities on the property include a poultry operation along with row crops growing berries, rosemary, fava beans, pumpkins, and peas.</p> <p>Source: Project Location, Zoning Maps, Williamson Act Index, NRCS Soil Survey.</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, biodiversity, water quality, recreation, and other public benefits." The farm center area proposed for the proposed development does not meet the definition of forestland and no trees are proposed for removal as part of this project.</p> <p>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 Land Classification rating of Class I (where Class I is prime). The total area that comprises the farm center is approximately 2 acres. The area of where the proposed development is proposed has not historically been utilized for growing activities and is located in a disturbed area within the existing farm center on the property. The farm center is separated from the agriculture operations by farm roads and some fencing. Therefore, while the project would result in the conversion of Farmland (containing prime soils), the area is small, is within the developed farm center area, has clear delineation from the on agricultural operations, and would not impact the on-going agricultural operations on the property.</p> <p>Source: San Mateo County Zoning Regulations, Department of Conservation San Mateo County Important Farmland 2006 Map.</p>				

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 project site as containing soils that have a Land Classification rating is Class I (where Class I is prime). The area of prime soils covers the majority of the 25-acre lease area. The area that is proposed to be converted for the proposed development has not historically been used for agricultural uses and is currently part of the farm center on the property. The area is already disturbed and is separated from the agricultural activities on the property by farm roads. The farm center, where the septic system, FLH units, and farm stand are, is in close proximity to the road and will not impact the farming operation on the property. The new development will be located in a disturbed area with in the farm center where agricultural activities are not present. The farm roads and deer fences surrounding the farm center provides for a clearly defined buffer between agricultural uses and the proposed development. The project will reserve the bulk of the acreage of the property of the property for agricultural activities. 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 Land Classification rating of Class I (where Class I is prime). The Farm Labor Housing units, greenhouses, farm stand, and associated utilities will be located in a disturbed area where agricultural activities are not present. The farm center located within a clearly defined area which is adjacent to but separate from the agricultural crops. The new development will be clustered with the existing development on the property. There is no expectation that the project would result in any damage to soil capability or loss of agricultural land outside of the area proposed to be converted for the new development.

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

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))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				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 Planned Agricultural District (PAD). Farm Labor Housing units, permanent farm stands, septic systems, domestic wells, and associated supporting structures are an

allowed use in the PAD Zoning District subject to the approval of a Planned Agricultural Permit and any other 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) during its construction. The impact from the occasional and brief duration of such emissions would not conflict with or obstruct the Bay Area Air Quality Plan. Regarding emissions from construction vehicles (employed at the site during the project's construction) the following mitigation measure is recommended to ensure that the impact from such emissions is less than significant:

Mitigation Measure 1: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.
- i. Replant vegetation in disturbed areas as quickly as possible.

<p>Please also see the discussion to Question 7.1. (<i>Climate Change; Greenhouse Gas Emissions</i>), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.</p> <p>Source: BAAQMD, Sustainable San Mateo Indicators Project.</p>					
3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		
<p>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. See the discussion provided to Question 3.a. and Mitigation Measure 1 above.</p> <p>Source: BAAQMD, Sustainable San Mateo Indicators Project.</p>					
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 is still classified non-attainment for PM2.5 until such time the area is re-designated by the Environmental Protection Agency. Mitigation Measure 1 is designed to mitigate the impact of this project's construction phase on regional air quality to a less than significant level.</p> <p>The impact of the two new FLH units or associated utilities would not result in a significant impact to air quality in the immediate area or the air basin. The farm stand that is proposed for the site is currently in operation. The farm stand is proposed to be open from 10:00 a.m. to 6:00 p.m. daily year-round. It is not anticipated that the operation of the farm stand would result in a significant impact to air quality in the immediate area or the air basin.</p> <p>Source: Project Plans, 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 rural area with no sensitive receptors, such as schools, located within the project vicinity. Therefore, the project would not expose sensitive receptors to pollutant concentrations.</p> <p>Source: Project Location, San Mateo County 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 project has the potential to generate odors associated with construction activities. However, any such odors would be temporary and would be expected to be minimal. Construction-related odors would not</p>					

have a significant impact on large numbers of people over an extended duration of time. Thus the impact would be less than significant.

Source: Project Description.

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		
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Discussion: During project construction, dust could be generated for a short duration. To ensure that project impact will be less than significant, see Mitigation Measure 1 described in 3.a.

Source: BAAQMD.

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	

Discussion: The proposed project will be located on an existing disturbed portions of the parcel. The proposed FLH units are located within the existing farm center on a portion of the property that is already disturbed. The area for the proposed FLH units and farm stand is located in an area that has not been farmed and instead, has been at least partially used as a parking and staging area for the on-going agriculture operations on the site. The septic system will be located in area that is currently utilized as a yarding area for a poultry operation being conducted on the site. Once installation of the septic system is complete the area will be able to continue to support the poultry operation. The well to be converted to domestic service is existing and located adjacent to an existing farm road on the property.

A biological report was submitted by the applicant as part of the permit application. It notes that the project site has the potential to support six special status species which are known to occur within 1 mile of the property. Of the six special status species only the California Red Legged Frog (CRLF) and the San Francisco Garter Snake (SFGS) were identified as having the potential to occur during construction. Pescadero Creek is located to the north of the project site. While, no riparian vegetation is present on the site the proposed location of the septic system is within approximately 100' feet of the Pescadero Creek riparian corridor. However, Pescadero Creek Road runs between the subject property and the Pescadero Creek providing a large buffer between the two.

To ensure that there are no impacts to wildlife species such as the San Francisco garter snake and California red-legged frog mitigation measures be incorporated into the approval of the project:

Mitigation Measure 2: The following avoidance and minimization measures are recommended to avoid impacts to California red-legged frog (CRLF) and San Francisco garter snake (SFGS) and their habitat:

- a. Maintain the agricultural fields, pasture, and corporation yard in their current use to avoid habitat developing in the proposed work areas, which might attract various wildlife species or provide cover to facilitate movement through these areas.
- b. Have a qualified resource professional or biologist on call during construction to provide as-needed monitoring for wildlife prior to any construction activities and during any clearing, grubbing, or grading to reduce the potential for any impacts to wildlife species.
- c. In the event that a listed species is encountered, the monitor or Peninsula Open Space Trust (POST) staff will submit the occurrence data to the California Natural Diversity Database. If a species is encountered and cannot be avoided work shall cease, the biological monitor will contact both California Department of Fish and Game and U.S. Fish and Wildlife Service staff prior to the continuation of work.

Source: California Natural Diversity Database, California Department of Fish and Game, U.S. Fish and Wildlife Service, Biological Site Assessment for New Mobile Homes and Septic Field at 2310 Pescadero Creek Road in Pescadero, California by Jim Robins, from Alnus Ecological (dated December 1, 2017).

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	
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Discussion: The project parcel does not support riparian habitat. Pescadero Creek is located on the north side of Pescadero Creek Road, opposite the project parcel. The farm stand is to be located within an existing building and the FLH units are located within previously disturbed areas. Based on the biologist's assessment there is no habitat present within the project area. The proposed septic system is sufficiently buffered from the Pescadero Creek riparian corridor as it largely adheres to the 100 feet setback and with Pescadero Creek Road acting as a physical buffer between the two properties. The FLH units are located well over 100 feet from required 50-foot riparian buffer. In addition, the units are buffered from the riparian corridor by the existing development on the subject parcel, Pescadero Creek Road, and the development on the opposite side of Pescadero Creek Road. 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. See the discussion provided to Question 4.a. above

Source: San Mateo County Maps.

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
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<p>Discussion: The site does not contain any wetlands.</p> <p>Source: San Mateo County Maps, Project Location.</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, Project Location.</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: There are no trees in the direct proximity of the project site, nor does the project require any such removal. Thus, the project poses no impact.</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: Project Location, San Mateo 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: San Mateo County Maps, Project Location.</p>					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: The project area 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:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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. However, the following mitigation measure is recommended to provide guidance in the unlikely event resources are encountered and to ensure that the impact is less than significant:</p> <p>Mitigation Measure 3: In the event that cultural, paleontological or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director 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.</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 a 1/2-mile from the project site. In</p>				

case of accidental discovery, Mitigation Measure 3 is recommended.

Source: Project Location, 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
Discussion: The site is not within the area delineated on the Alquist-Priolo Earthquake Fault Zoning Map. Source: Alquist-Priolo Earthquake Fault Zoning Map.				
ii. Strong seismic ground shaking?			X	
Discussion: The project area is located within the Violent shaking scenario for a high intensity (Modified Mercalli Intensity (MMI) > 9) earthquake within the San Gregorio fault area. 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 unmanned facility. Therefore, impacts related to strong seismic ground shaking would be less than significant. Source: ABAG Earthquake Shaking Potential Map.				
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 moderate to low susceptibility for liquefaction during a seismic event.				

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: ABAG Resilience Program GIS, San Mateo County Landslide Risk Map.				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
Discussion: The site is not on a coastal bluff or cliff. The project site is located approximately 2 miles from the coast. Source: Project Location, Planning Maps.				
6.b. Result in significant soil erosion or the loss of topsoil?		X		
<p>Discussion: The project would incur only minor land vegetation removal within the project area and associated trenching to accommodate associated infrastructure. Relative to potential erosion during project construction activity, the following mitigation measure is recommended to ensure that the impact is less than significant:</p> <p>Mitigation Measure 4: Prior to the commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:</p> <ol style="list-style-type: none"> Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place. Minimize the area of bare soil exposed at one time (phased grading). Clear only areas essential for construction. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling. 				

- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- m. No erosion or sediment control measures will be placed in vegetated areas.
- n. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- o. Control of fuels and other hazardous materials, spills, and litter during construction.
- p. Preserve existing vegetation whenever feasible.

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
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Discussion: The site is not located in an identified landslide or liquefaction risk area. All construction will be reviewed by the County Geologist.

Source: ABAG Resilience Program GIS.

6.d. Be located on expansive soil, as noted in the 2016 California Building Code, creating significant risks to life or property?			X	
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<p>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 be required to implement any recommendations identified (or would implement comparable measures). Therefore, impacts related to expansive soils would be less than significant.</p> <p>Source: California Building Code.</p>					
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	
<p>Discussion: The project will require a septic system for the new FLH units. The proposed septic system plan has been submitted to the San Mateo County Environmental Health Services for their review. The design for the system has been preliminarily approved by the Environmental Health Services. The applicant will be required to submit plans during the building permit stage. Therefore, the impact would be less than significant.</p> <p>Source: Project Description.</p>					

<p>7. CLIMATE CHANGE. Would the project:</p>					
		<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		
<p>Discussion: Greenhouse Gas Emissions (GHE) includes CO₂ emissions from vehicles and machines that are fueled by gasoline. The new FLH units, farm stand, and associated utilities would involve some vehicles during construction and residents in vehicles making traveling to and from the project site.</p> <p>Project-related minor grading and construction, and installation will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 5 is recommend for the project.</p> <p>Mitigation Measure 5: The applicant shall implement the following basic construction measures at all times:</p> <p>a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control</p>					

<p>Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <p>b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.</p> <p>c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</p> <p>Source: Project Scope.</p>					
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
<p>Discussion: This project does not conflict with the County of San Mateo Energy Efficiency Climate Action Plan (EECAP).</p> <p>Source: EECAP.</p>					
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 lease area does not contain 10% percent of tree cover and no trees are proposed for removal. While other areas of the parcel may meet this threshold, no conversion of these areas is occurring.</p> <p>Source: Project Location, Project Plans, 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 coastal bluff and would not expose structures or infrastructure to accelerated coastal cliff/bluff erosion due to sea level rise. The project site is located approximately 2 miles inland from the Pacific Ocean. Thus, the project poses no impact.</p> <p>Source: Project Location.</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 39 feet above sea level and is located over 2 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 Location, 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
<p>Discussion: The majority of the parcel is located in a FEMA Flood Zone X, which is considered a minimal flood hazard. These areas have a 0.2% annual chance of flooding, with areas of 1% annual chance of flooding with average depths of less than 1-foot. However, there are portions of the lease area which are located in FEMA Flood Zone AE, which is a designated Special Flood Hazard Area with an established base flood elevation (BFE) of 36 feet. The existing well to be converted to domestic use, the water storage tank and treatment shed, and a small portion of one of the FLH units will fall into this area. Given that the structures are not habitable, are existing, or are to be located next to existing structures no potential impacts expected. A flood hazard assessment was completed by the applicant's engineer to evaluate the flood hazard at the site and to provide recommendations to ensure conformity with applicable regulations. Based on this assessment the FLH units have been designed and located so as to protect the structures.</p> <p>Source: FEMA Community FIRM Panel 06081C0369E, effective October 16, 2012; Flood Hazard Assessment, completed by Timothy C. Best, CEG, dated March 13, 2018.</p>					
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: See discussion in Section 7.f. above.</p> <p>Source: FEMA Community FIRM Panel 06081C0369E, effective October 16, 2012.</p>					

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 fire hazards severity zone. Cal-Fire has reviewed the project and conditional approved the structures.</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: See discussion under 7.f.</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 discussion under 7.f.</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 parcel is not located in a mapped dam inundation area.</p>					

Source: Contour Maps, FEMA Community FIRM Panel 06081C0369E, effective October 16, 2012.					
8.I.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: The site is not in a seiche, tsunami, or mudflow hazard zone.					
Source: Flood Insurance Rate Map, Landslide Map.					

9. HYDROLOGY AND WATER QUALITY. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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))?				X
Discussion: The project is required to treat all runoff on-site. A preliminary drainage analysis of the proposed project has submitted and conditionally approved by the Department of Public Works. The project will be required to comply with the County's Municipal Regional Permit regarding stormwater requirements.					
Source: Project Plans.					
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)?				X
Discussion: The potential demand for groundwater would be limited to the use of the new Farm Labor Housing units. The well and supporting infrastructure is existing. In addition, the site has existing water rights to use water from Pescadero Creek for irrigation. In addition, an agricultural reservoir is currently under construction in partnership with the San Mateo County Resource Conservation District to provide an additional water source for the agricultural production. The project will not entail the creation of impermeable surface significant enough to affect the water table. Thus, the project poses no impact.					

Source: Project Description, Project Plans, Project Location.					
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 improvements (1,978 sq. ft. of new and/or replaced impervious surface for the new FLH units) 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 Plans.</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. While the project proposed 1,978 sq. ft. of impervious surface, only 368 sq. ft. of that number is new impervious surface with the remainder just replacement of existing area. No significant grading is proposed as part of the project. The Department of Public Works has reviewed and conditionally approved the project plans and will review the site's drainage plan upon submittal of a building permit for the project.</p> <p>Source: Project Description, San Mateo County Drainage Policy.</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.c and 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.b and 9.d. above.</p> <p>Source: Project Description.</p>					

9.g. Result in increased impervious surfaces and associated increased runoff?				X
Discussion: See the discussion provided to Question 9.d. above.				
Source: Project Description.				

10. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Physically divide an established community?				X
Discussion: The project is located within established community. It is located on a property that is currently developed with an existing farm center. There is no land division or development that would result in the division an established community. Thus, the project poses no impact.				
Source: Location Maps.				
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
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 PAD zoning regulations. Staff concludes that the discussion in response to questions under Sections 1, 2, 4 and 6 of this document speaks to conformance with applicable and respective LCP "Visual Resources," "Agriculture," and "Sensitive Habitats" Components policies. Likewise, the discussion under Sections 1, 2 and 9 of this document concludes compliance with the PAD zoning regulations, specifically the District's "Substantive Criteria for Issuance of a Planned Agricultural Permit," which this project requires. 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's "Visual Quality," "Soil Resources," "Vegetative, Water, Fish and Wildlife Resources," "Historical and Archaeological Resources," and "Water Supply" Elements policies. Thus, the project poses no significant impact.				
Source: Project Plans.				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: The site is not within a habitat conservation plan (HCP) or conservation plan area.				

Source: Project Location, County HCP Maps.				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
Discussion: The project would not result in a congregation of more than 50 people on the site on a regular basis. Thus, the project poses no such impact. Source: Project Description.				
10.e. Result in the introduction of activities not currently found within the community?				X
Discussion: The project and surrounding properties are used for agricultural and residential activities. The farm stand building and its operation are existing. This type of use is a permitted use on PAD zoned property with the issuance of a PAD permit. Thus, the project poses no such impact. Source: Project Description.				
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
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 increase the development intensity of surrounding developed areas. Thus, the project poses no such impact. Source: Project Description.				
10.g. Create a significant new demand for housing?				X
Discussion: The project is meeting a demand for housing for farm laborers at the property. Thus, the project poses no impact. Source: Project Description.				

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 use plan?				X
<p>Discussion: See discussion of 11.a, above.</p> <p>Source: Project Location, County General Plan Mineral Resources Map.</p>				

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: During project construction, excessive noise could be generated, particularly during grading and excavation activities. The following Mitigation Measure, as described below, is proposed to reduce the construction noise impact to a less than significant level.</p> <p>Once construction is complete, the project is not expected to generate significant amounts of noise.</p> <p>Mitigation Measure 6: 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).</p> <p>Source: Project Plans, San Mateo 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: Some ground-borne vibration is expected during the construction of the FLH units and associated infrastructure; 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 addition of two FLH units and the legalization of the existing Farm Stand are not expected to create a significant permanent increase in ambient noise levels in the project vicinity above levels as these uses are existing throughout the area.</p> <p>Source: Project Scope.</p>				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<p>Discussion: See the discussion provided to Question 12.a. above.</p> <p>Source: Project Scope.</p>				
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
<p>Discussion: The project site is not located within an area covered by an airport land use plan nor is it located with 2 miles of a public airport or public use airport. Thus, the project poses no impact.</p> <p>Source: Project Location, Half Moon Bay Airport Land Use Compatibility Plan.</p>				
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
<p>Discussion: The project is not located within the proximity of a private airstrip. Thus, the project poses no impact.</p> <p>Source: Project Location, Aerial Photography.</p>				

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: All of the proposed improvements are completely within the subject parcel's boundaries and are sufficient only to serve the parcel itself. While the proposal does involve the construction of a two new FLH units there are no municipal service extensions associated with the project which could trigger significant population growth in the area.</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 will create two housing units for farm laborers and their families. No housing units will be removed and no residents 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 two new FLH units and a farm stand in an area characterized by, agricultural uses, single-family houses, and FLH units. This addition is marginal and will not require the construction of any new municipal facilities. 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: Project Plans, Project Location, 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	
<p>Discussion: The project will result in two new dwelling units and a permanent farm stand which are located completely within the confines of the subject property. These are uses commonly found throughout this community and there is no indication that their addition would result in increases to the use of existing neighborhood or regional parks or other recreational facilities resulting in physical deterioration.</p> <p>Source: Project Plans, Project Location.</p>				
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
<p>Discussion: The project does not include the construction or expansion of recreational facilities.</p> <p>Source: Project Plans.</p>				

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			X	

transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, 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. Therefore, 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., Highway 1 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), pose no safety impact to vehicles, pedestrians or bicycles. The farm stand is proposed to be open daily (year round), 10:00 a.m. to 6:00 p.m. The entrance to the property is wide at both the east and west sides and there is a large shoulder in front of the property allowing for clear and unobstructed access to and from the site. Thus, the project poses a less than significant impact.</p> <p>Source: Project Plans, Project Location, 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 Plans, Project Location.</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 introduce any incompatible uses to the site.</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. The project is accessed via an existing driveway from Pescadero Creek Road. Thus, the project poses no impact.</p> <p>Source: Coastside Fire Protection District.</p>				
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 addition of the two FLH units will result in new residents however given the small number of units being added there is no expectation that their addition would result in impacts to the area's walkways or 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 site has adequate parking and turnaround capacity for residents of the new FLH units. The site also has adequate space to accommodate the temporary parking for vehicles associated with the construction of the FLH units, farm stand, and associated utilities. Parking for the farm stand will be provided at the front of the farm stand where a large existing paved area exists.</p> <p>Source: Project Plans.</p>				

17. 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:				
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)		X		
<p>Discussion: A referral was sent to the California Historical Resources Information System (CHRIS) to determine whether the project could adversely affect cultural resources. Previous studies of the site cover approximately 85% of the site. Given that the areas proposed development areas have previously been disturbed for both structures and farming activity and no resources have been encountered the likelihood of encountering resources is low. Further, compliance with Mitigation Measures 3 and 6-8 will ensure protection of resources in the unlikely event they are encountered. The project site is not listed in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).</p> <p>Source: Project Location, State Parks, Office of Historic Preservation, Listed California Historical Resources, County General Plan, Background, Historical and Archaeological Resources Appendices.</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.)		X		

Discussion: The project site is currently developed. Currently undeveloped areas which are proposed for development as part of this proposal are all located in areas which have previously been disturbed for either agricultural activities or in accessory functions to the day to day operation of the agricultural production. Previous development on the project site did not encounter any resources which could be considered significant to a California Native American tribe. A Sacred Lands file search of the project vicinity, conducted by the Native American Heritage Council (NAHC), resulted in no found records. Therefore, the project is not expected to cause a substantial adverse change to any potential tribal cultural resources.

The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, in following the NAHC's recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

Mitigation Measure 7: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 8: 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 9: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: Project Plans; Project Location, Native American Heritage Council, California Assembly Bill 52. California Historical Resources Information System.

18. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
Discussion: The project will require that a new septic system be installed to serve the new FLH units. The proposed septic system plan has been submitted and reviewed by the San Mateo County Environmental Health Services. The Environmental Health Services has provided a preliminary approval of the system. The applicant will be required to submit plans during the building permit stage and adhere to the requirements of the San Mateo County Onsite Wastewater Treatment System Ordinance and the State Water Resources Control Board's Water Quality Control Policy for				

Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems.				
Source: Project Description, San Mateo County Environmental Health Services, State Water Resources Control Board.				
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: A new septic system will be required for the FLH units. The system will be placed in an area that is already disturbed. The septic system tank and leach field adhere to the minimum 100 foot setback as the system will be located approximately 220 feet from the top of the bank of Pescadero Creek. The impact of construction of the new septic system would be less than significant.</p> <p>Source: Project Description, Project Location.</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: In order to comply with San Mateo County's drainage policies on-site stormwater measures must be installed in association with the proposed project. In accordance with these policies, issuance of a building permit will require that a drainage analysis of the property be completed by a registered civil engineer to be submitted, reviewed, and approved. Given the small area of new disturbance, there is no indication that the installation of these measures will cause any significant environmental effects.</p> <p>The proposed project will require that a drainage analysis be completed by a registered civil engineer for the construction a new stormwater drainage facility for the new impervious surface that will be created by the construction of the new FLH units. The project includes 1,978 sq. ft. of new and or replaced impervious surface which will be added to the site as part of this project. The Department of Public Works has reviewed and conditionally approved the project plans and will review the site's drainage plan upon submittal of a building permit for the project. The new structures will be located within the existing developed area on the site.</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 FLH units propose to utilize an existing agricultural well that will be converted for domestic use so that no new wells will need to be created. The agricultural operations are served by water from Pescadero Creek, an adjudicated water source for which the property has rights. In addition, currently under construction at the site, is an agricultural water reservoir which will provide additional water supply to the agricultural operation. The project will be conditioned to meet required Environmental Health Services standards for the conversion of the existing well in order to ensure water quality and quantity.</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 FLH units will be served by a private septic system and would not have any impacts on wastewater treatment capacities of an outside provider. 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 FLH units and a permanent farm 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 significant solid waste outside of what is customarily associated with residential development.</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 proposed residential development will be required to comply with all currently applicable efficiency standards (i.e., Title-24, CALGreen, etc.), and is located in an area that could support solar or alternative energy sources (none are proposed at this time).</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 Questions 18.a-18.h of 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.					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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, Biological Report.</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	
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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 FLH units, farm stand, well conversion, septic system, or associated utilities, 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.

Source: Project Plan.

19.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
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Discussion: As discussed previously, the project will add two new Farm Labor Housing units, a farm stand, a well conversion from agricultural to domestic, a septic system, and associated utilities. The construction will be regulated by State Codes. The project does not result in visual impacts. Construction air quality impacts will be mitigated by Mitigation Measure 1. Construction stormwater impacts will be mitigated by Mitigation Measure 4. Construction noise impacts will be mitigated by Mitigation Measure 6.

Source: Project Plans.

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	

AGENCY	YES	NO	TYPE OF APPROVAL
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	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p>Mitigation Measure 1: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:</p> <ol style="list-style-type: none"> Water all active construction areas at least twice daily. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour. Install sandbags or other erosion control measures to prevent silt runoff to public roadways 		

and water ways.

- i. Replant vegetation in disturbed areas as quickly as possible.

Mitigation Measure 2: The following avoidance and minimization measures are recommended to avoid impacts to California red-legged frog (CRLF) and San Francisco garter snake (SFGS) and their habitat:

- a. Maintain the agricultural fields, pasture, and corporation yard in their current use to avoid habitat developing in the proposed work areas, which might attract various wildlife species or provide cover to facilitate movement through these areas.
- b. Have a qualified resource professional or biologist on call during construction to provide as-needed monitoring for wildlife prior to any construction activities and during any clearing, grubbing, or grading to reduce the potential for any impacts to wildlife species.
- c. In the event that a listed species is encountered, the monitor or Peninsula Open Space Trust (POST) staff will submit the occurrence data to the California Natural Diversity Database. If a species is encountered and cannot be avoided work shall cease, the biological monitor will contact both California Department of Fish and Game and U.S. Fish and Wildlife Service staff prior to the continuation of work.

Mitigation Measure 3: In the event that cultural, paleontological or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director 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.

Mitigation Measure 4: Prior to the commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently

maintained to prevent erosion and to control dust.

- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- m. No erosion or sediment control measures will be placed in vegetated areas.
- n. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- o. Control of fuels and other hazardous materials, spills, and litter during construction.
- p. Preserve existing vegetation whenever feasible.

Mitigation Measure 5: The applicant shall implement the following basic construction measures at all times:

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

Mitigation Measure 6: 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).

Mitigation Measure 7: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 8: 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 9: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: Project Plans; Project Location, Native American Heritage Council, California Assembly Bill 52. California Historical Resources Information System.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

X

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

February 7, 2019

Date



(Signature)

Planner III

(Title)

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Elevations
- D. Biological Report

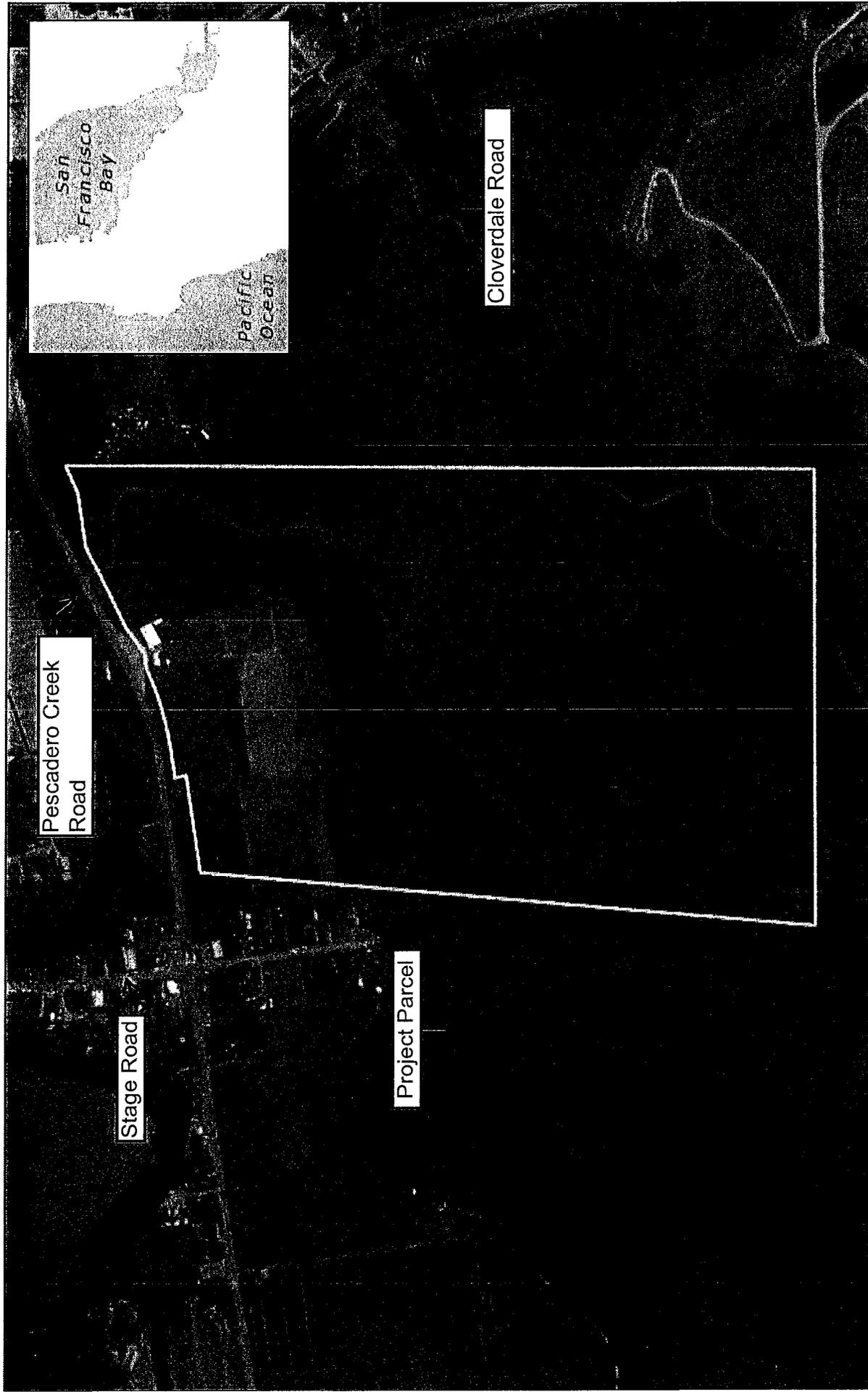
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San Mateo County

Vicinity Map

ATTACHMENT B

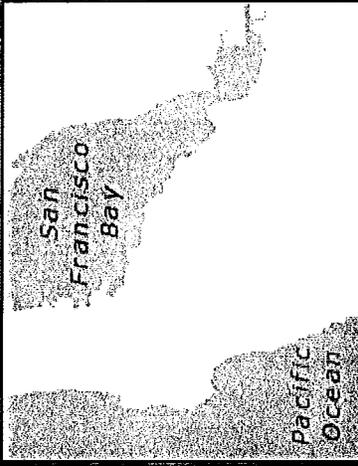


Pescadero Creek Road

Stage Road

Project Parcel

Cloverdale Road



0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

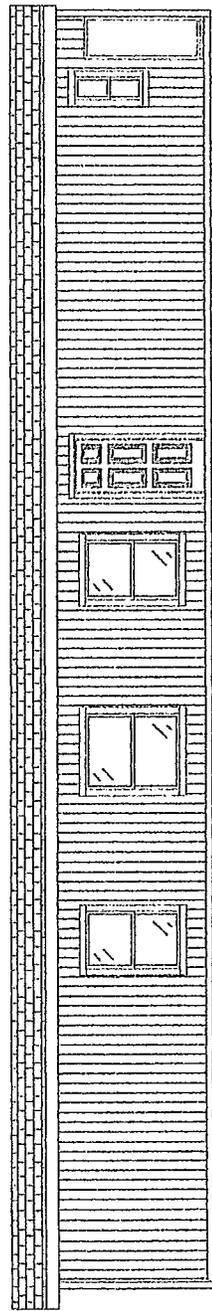
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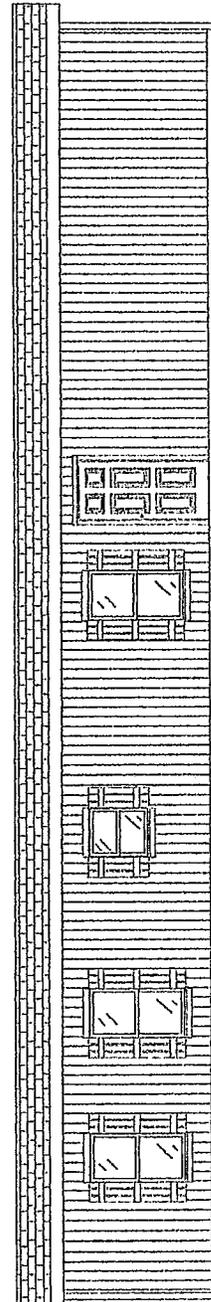
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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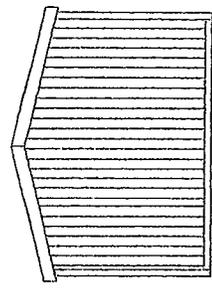
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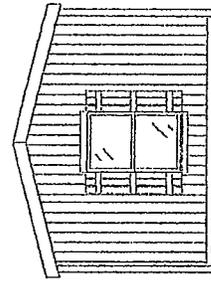
BACK ELEVATION



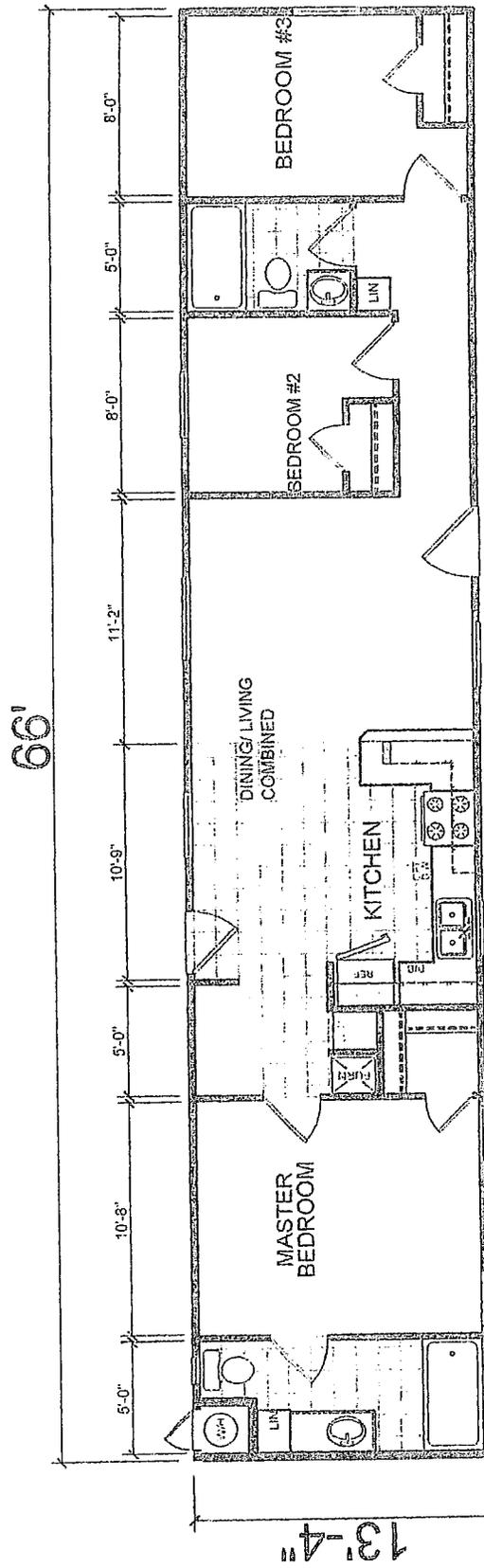
FRONT ELEVATION



REAR ELEVATION

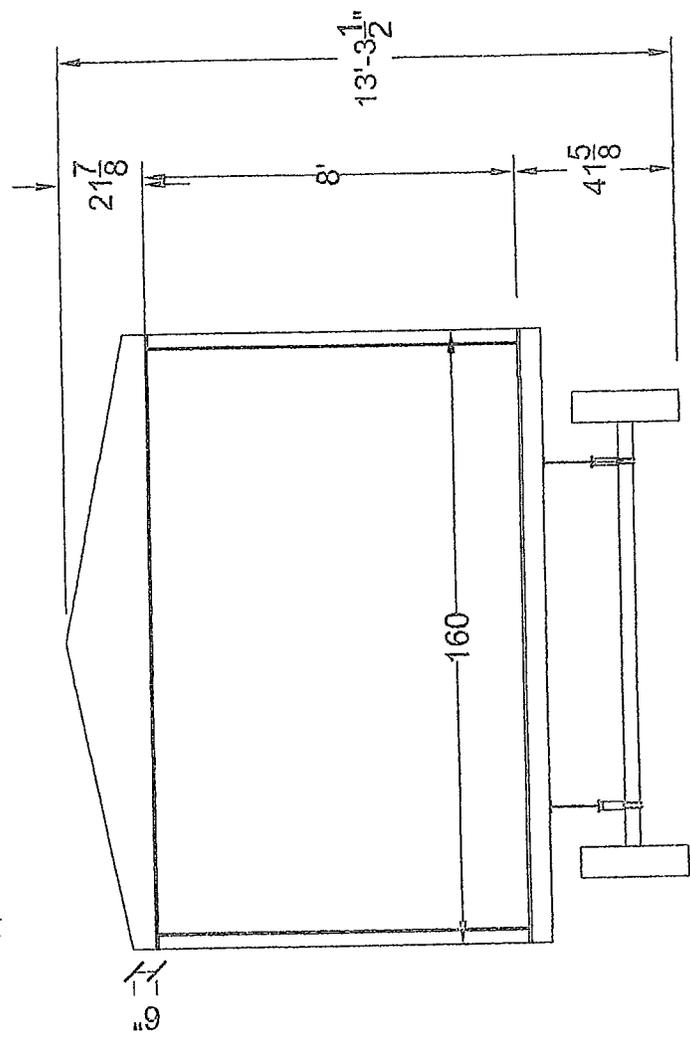


HITCH END ELEVATION



APPLICABLE MODEL #

2 3/8"

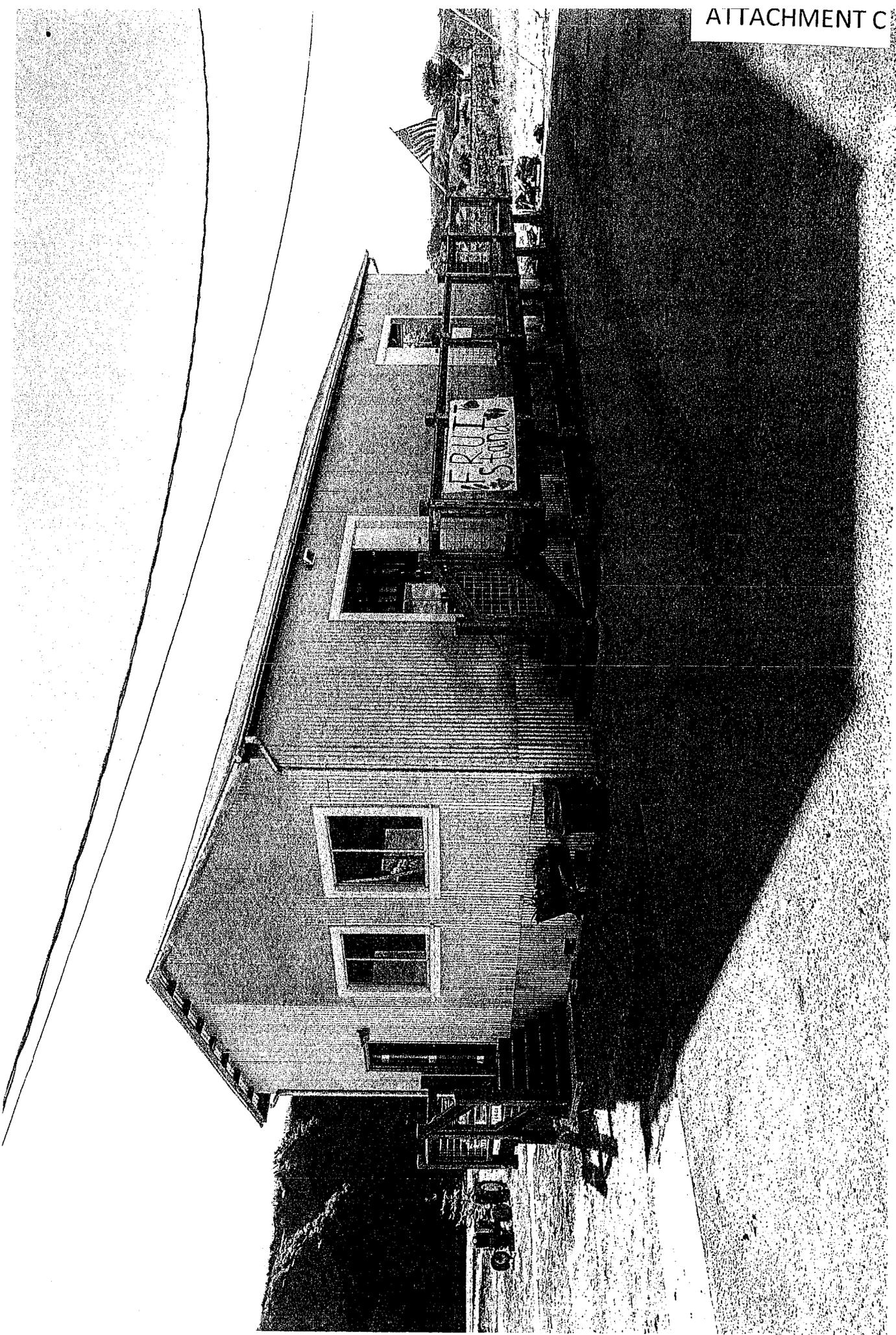


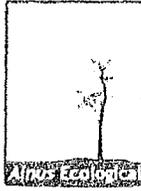
8' SIDEWALLS

ALL DIMENSIONS ARE APPROXIMATE. AND MAY BE SUBJECT TO CHANGES BY CHAMPION HOME BUILDERS CO. LINDSAY, CA

<p>MODEL: 000-0000 Model Description</p>		<p>SHEET: AP-101</p>	
<p>TITLE: FLOOR PLAN</p>		<p>DATE: 7/5/12</p>	
<p>MODIFICATIONS</p>		<p>DRAWN BY: J.SERPAS</p>	
<p>DAPIA SEAL</p>		<p>SCALE: 1/4" = 1'-0"</p>	
<p>PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CHAMPION HOME BUILDERS CO. LINDSAY, CA COPYRIGHT © 1976-2012 BY CHAMPION</p>			







Memorandum

Date: December 1, 2017
To: Laura O'Leary, Peninsula Open Space Trust
Cc:
From: Jim Robins, *Senior Ecologist/Principal*
Subject: *Biological Site Assessment for New Mobile Homes and Septic Field at 2310 Pescadero Creek Rd in Pescadero, CA.*

This memorandum summarizes findings and analysis of the biological resources observed at the proposed development sites on the Peninsula Open Space Trust's (POST) Front Field of Butano Farms, in Pescadero, California. The proposed development sites include: (a) an area for two new mobile homes that will be used for farmworker housing and (b) a related area for a new septic field. The goals of this memo are threefold and include: describing the biological resources on-site and adjacent to the proposed development areas; determining whether any of the proposed development sites are within any of the County's established riparian buffers; and ascertaining if any construction or operations related to the proposed development would impact rare or protected species and/or sensitive stream resources. In order to protect wetland and riparian resources, the County's Local Coastal Program requires a 50' buffer from either the top of bank or the outboard dripline of the riparian corridor for perennial streams like Pescadero Creek and a 30' buffer for intermittent drainages. In addition, the County's Environmental Health Division requires a 100' setback from the top of bank to the nearest drain field and septic tank.

Through this project and others, POST is working with the County of San Mateo to create additional farm labor housing and, in accordance with the County's LCP, is seeking a Coastal Development Permit for development for the housing and associated septic. POST has identified the preferred locations for the improvements and are all within either an existing agricultural field or the farm's corporation yard. As such, all areas of direct impact are outside of any native habitat areas and the areas of proposed development are already heavily disturbed. Figure 1 shows the parcel and the development footprint.

Methodology

Methods for developing this biological site assessment included field analysis and desktop analysis.

The field analysis components were performed by Jim Robins of *Alnus Ecological* on November 21st, 2017 between 9:10am and 10:20am. The weather during the field analysis was sunny with winds of between 5-7 mph and temperature was 64 degrees Fahrenheit at the onset.

Field supplies included: Iphone 6S with camera and integrated handheld GPS (Motion X- GPS); supplemental Dual model XGPS5150A GPS antenna; 200-yard spool-type measuring tape; machete; shovel; and paper site maps prepared by POST staff. The outboard dripline of the riparian corridor was GPS'd and drawn onto the paper maps. Observations of native or natural vegetation types and wildlife were noted and mapped. In addition to noting biotic resources, distance from the riparian outboard dripline to the closest area of potential impact was hand measured in the field to determine exact distance to the riparian corridor. Representative photos were taken and can be found in the photo plates in the back of the memo.

Desktop analysis included aerial photo analysis of the site and its proximity to watercourses, wetlands, and areas of biological interest. This was performed by Jim Robins. POST staff performed a number of GIS analyses with relevant spatial layers including the Department of Fish and Wildlife's California Natural Diversity Database (CNDDDB), FEMA floodplain data, and SURGO soils data. The latter two data sources were purely used for setting the biological context, directing field work, and determining if the site contained unusual or rare soils that would be relevant to rare plants. That said, due to the level of recent and on-going farming activities, proposed development sites do not currently appear to support any rare plants or any unique habitats.

Results

Desktop Analysis

Results from the desktop analysis/spatial analysis indicated that outboard dripline of Pescadero Creek's riparian corridor was approximately 100 ft. from the fence line that delineates the extent of the proposed septic area. The LCP requires a development buffer of 50', which the proposed project exceeds. Due to the potential error of approximately +/- 5 ft. associated with measuring in distances in Google Earth and the inability to determine the location of top of bank through the desktop analysis, field verification was required to confirm the 100' buffer for required for septic areas.

The most up-to-date version of CDFW's CNDDDB was utilized to conduct a spatial analysis of rare and protected species and rare and unique habitats in close proximity to the project site. The CNDDDB data used for this analysis were downloaded on 11/27/17 and updated by POST on 11/3/17. A 1 mile buffer around the potential development locations was used to focus the CNDDDB query. This includes portions of the following USGS Quad Maps: Franklin Point, San Gregorio, La Honda, and Pigeon Point. Figure 2 displays all of the point and

polygon data the 1 mile radius database search. Table 1 displays the summary of the findings in tabular form. Please note that while 4 species are included in the CHODDB map, they are not discussed in the table below because they are either presumed extirpated or there are no known occurrences within the past 50 years. These four species are Myrtle's silverspot butterfly (*Speyeria zerene myrtleae*), round-leafed filaree (*California macrophylla*), western bumblebee (*Bombus occidentalis*) and obscure bumblebee (*Bombus caliginosus*).

Table 1. CNDDDB Outputs						
Scientific NAME	Common NAME	ESA Status	CESA status	OTHER	Notes:	
<i>Astragalus pycnostachyus</i> var. <i>pycnostachyus</i>	coastal marsh milk-vetch	None	None	CNPS 1B.1	No impact; no coastal marsh in or near project site	
<i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i>	Choris' popcornflower	None	None	CNPS 1B.2	No impact; found in wetlands; no habitat within proposed footprint of development	
<i>Rana draytonii</i>	California red-legged frog	Threatened	None	Ca Species of Special Concern	Highly unlikely, but possible impact; known from relic pond within 150ft of proposed septic area and 5 other sites within 1 mile, but movement through the proposed work area highly unlikely due to lack of cover or natural movement corridor nearby.	
<i>Oncorhynchus mykiss irideus</i>	steelhead - central California coast DPS	Threatened	None	None	No impact; no work within the wetted channel or riparian corridor; no suitable habitat in disturbance area	

<i>Spirinichus thaleichthys</i>	Longfin smelt	Candidate	Threatened	None	No impact; no work within the wetted channel or riparian corridor, no suitable habitat in disturbance area, data from CNDDDB incomplete.
<i>Thamnophis sirtalis tetrataenia</i>	San Francisco garter snake	Endangered	Endangered	Ca Fully Protected	Highly unlikely, but possible impact; known from 29 observations within 1 mile of the site.
<p><i>This table represents ALL CNDDDB occurrence's that fall within 1 mile radius of the proposed development sites at 2310 Pescadero Creek Rd.</i></p>					

Of the six special status-species currently known from within 1 mile of the development sites, the California red-legged frog (CRLF) and San Francisco garter snake (SFGS) are the only two that could potentially be observed during construction. Impacts to either of these species would be highly unlikely at this site due to the lack of natural vegetation/habitat in close proximity to the proposed work area and a lack of cover preferred for movement. While both the snake and frog are associated with ponds and slow-moving water, especially during the warm and dry summer months, they are known to use areas of dense cover to forage and hide from predators. Typically, these areas are either moist riparian areas, emergent wetlands along pond margins or grasslands with sufficient cover. While the riparian corridor of Pescadero Creek is within 100-500 ft of the proposed development areas, field observations suggest that it would be unlikely for either of these species to be moving through the development area in the summer (construction season) due to the lack of cover and lack of an obvious protected movement corridor through the site. Moreover, frogs and snakes moving from Pescadero Creek would need to traverse Pescadero Creek Rd to access the proposed development site. This type of movement would create significantly more risk to individuals than any of the actions related to the proposed development. Finally, while frogs and snakes may have historically moved between the relic pond to the east of the proposed development area and Pescadero Creek to forage or seek refuge, the relic pond no longer holds water - further reducing the probability of frogs or snakes using that habitat feature during the dry season. While the potential for impacts is very small, simple measures could be implemented to further reduce the risk of any potential impacts to either of these listed species resulting from implementation of the proposed improvements. The recommendations section below provides some avoidance and minimization measures that could be implemented before and during construction.

Field Analysis

The field analysis findings are organized around the mobile home site, the septic area and then around the adjacent natural habitats. Photo plates accompany each description and can be found at the back of the memo. Figure 3 shows locations of each photo. Figure 4 displays the outboard dripline of the riparian corridor as well as other key habitat features/habitats within close proximity to the proposed development areas.

No special status plant or wildlife were observed during the surveys. The eucalyptus stand adjacent to the proposed septic area was surveyed for nests and none were noted. There were no other nesting trees or shrubs within the proposed development area to survey. Approximately 5-7 ground squirrel burrows were noted in the proposed mobile home area. Two of these burrows showed recent activity. Aside from a flock of red winged blackbirds, no other wildlife was observed during the survey window.

Mobile Home Site:

This site does not contain habitat to support any special status species. This site is well beyond the 50' buffer from Pescadero Creek. Photo 1 and Photo 2 illustrate the current conditions within the proposed disturbance zone for the mobile home site. This area is currently used for equipment and material storage and is heavily disturbed. The ground cover ranges from bare dirt with intermittent pockets of ruderal (non-native) herbaceous vegetation to areas dominated by gravel. Ruderal species observed in this area include: bristly ox-tongue (*Picris echioides*), filaree (*Erodium sp*), cheeseweed (*Malva parviflora*), and curly doc (*Rumex crispus*).

Septic Area Site:

This site contains two pastures, one which is dominated by bare ground and the other that supports an assemblage of recently bolting annual forage species. The northeastern corner of the proposed septic is slightly within the 100' buffer from outboard dripline of Pescadero Creek (96.4'). That said, field verification indicates that the fence line is approximately 110' from the top of bank (perhaps greater, depending on exactly where you determine top of bank is). Photo 3 shows the proposed septic area that supports recently bolting annual grasses and non-native forbs. In addition to unidentified annual grasses, filaree and cheeseweed were also observed in this area. In the portion of the proposed septic area depicted in Photo 4, which is closer to the warehouse, small and sparse pockets of curly doc and annual grasses appear to be bolting. Due to the proximity of the septic area to the relic pond, chaparral, and Pescadero Creek, this area may have a marginally higher likelihood of being used for movement across the landscape by California red legged frogs or San Francisco garter snakes. That said, with heavy use by domesticated animals and limited cover, these species are still high unlikely to utilize this area for movement or foraging during the dry season.

Adjacent Natural Habitats:

Figure 4 shows the location of each of the natural habitat types described below.

Pescadero Creek's riparian corridor is dense and between 100-150' wide in areas adjacent to the proposed development sites (Photo 5). The corridor on the Pescadero Creek Rd side has a maximum width of 74' from low flow channel to the outboard dripline of the riparian canopy. The canopy is dominated by willow (*Salix sp*) and Alder (*Alnus sp*). The understory is composed of a mix of native and non-native plants such as poison oak (*Toxicodendron diversilobum*), Himalayan blackberry (*Rubus armeniacus*), cape ivy (*Delairea odorata*), and poison hemlock (*Conium maculatum*). In addition to supporting this riparian corridor, Pescadero Creek is known to support a run of steelhead (Central California Coast DPS) and a wealth of other aquatic species and riparian species. While no construction work will occur near or in the wetted channel or riparian corridor (e.g. no direct impacts to steelhead), we used FEMA data to determine if the development areas would be within the 100-year floodplain to identify potential for indirect impacts related to septic issues or flood damage after installation. Figure 5 shows the FEMA 100-year floodplain and identifies portions of the proposed development area that are within Pescadero Creeks FEMA floodplain.

To the east and south of the proposed development are hills dominated by coyote brush chaparral. This habitat type supports a wide range of birds, mammals, and reptiles. In addition to coyote brush (*Baccharis pilularis*), the coastal chaparral that borders the farm on 2 sides also support poison oak, Himalayan blackberry, and sagebrush (*Artemesia sp.*). This intact chaparral is directly adjacent to the proposed septic area along its southeastern border. The chaparral is not directly adjacent to the proposed mobile home area. While this intact vegetation community is in close proximity to the proposed work areas, wildlife species that utilize dense chaparral are unlikely to move into the proposed work areas due to the high level of disturbance and the complete lack of cover. This habitat can be seen in the background of photos 1-4.

The relic pond that exists approximately 100' to east of the eastern boundary of the proposed septic area is known to have supported California red-legged frogs in the past. It is not clear whether this was a breeding population or individual(s) moving through the associated drainage either toward Pescadero Creek or to the ponds and wetland to the south adjacent to Butano Creek. That said, the visual observation on November 21st, 2017 demonstrated that the pond outlet has been cleaned and is functional. The outlet shows signs of recent flow, as does the drainage channel below the outlet (Photo 6). The outlet appears to be located at or near the base of the relic pond and, as such, will result in the pond not holding water or providing high quality habitat for

the red-legged frog or garter snake. The pond still supports a small stand of arroyo willows and is heavily used by cattle for shade.

Recommendations

Due to the fact that development will be occurring in either existing agricultural fields, heavily utilized pasture, and the current farm storage area, a few minimization measures could be put in place prior to and during construction to further reduce the potential for any impacts to either the San Francisco garter snake or California red-legged frog.

1. Maintain the agricultural fields, pasture and corporation yard in their current use to avoid habitat developing in the proposed work areas, which might attract various wildlife species or provide cover to facilitate movement through these areas.
2. Have a qualified resource professional or biologist on-call during construction to provide as-needed monitor for wildlife prior to any construction activities and during any clearing, grubbing, or grading.
3. In the unlikely event that a listed species is encountered, the monitor or POST staff will submit the occurrence data to the CNDDDB. In the unlikely event that a listed species is encountered and cannot be avoided (and does not leave the site on its own volition) the biological monitor will contact both local DFW representatives and USFWS staff before proceeding.

Sincerely,



James D. Robins