

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

DATE: June 12, 2024

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Planned Agricultural District Permit, After-the-Fact Grading Permit, and Architectural Review Permit, and adoption of a Mitigated Negative Declaration, to construct a new 2,750-sq. ft. single-story, pre-manufactured affordable housing unit with a 360-sq. ft. detached two-car carport, and supporting improvements, on a legal 17.4-acre parcel. A total of 1,250 cubic yards (c.y.) of grading is associated with the project, including 630 c.y. of cut and 620 c.y. of fill, and no tree removal. The property is located within the Cabrillo Highway State Scenic Corridor at 12850 Cabrillo Highway in the unincorporated Pescadero area of San Mateo County. The Coastal Development Permit is appealable to the California Coastal Commission.

County File Number: PLN2018-00168 (Jahns)

PROPOSAL

The applicant is seeking a Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit, After-the-Fact Grading Permit, and Architectural Review Permit to construct a new 2,750-sq. ft., single-story, detached pre-manufactured affordable housing unit, a 360-sq. ft. detached two-car carport, septic system, and two 5,000 gallon water tanks, in an undeveloped area of the 17.4-acre parcel at 12850 Cabrillo Highway in Pescadero. An existing agricultural well located in the rear yard of the property is proposed to be converted for domestic use to serve the new unit. The project includes 1,250 c.y. of grading, of which 1,240 c.y. of grading (620 c.y. of cut and 620 c.y. of fill) were previously completed to reduce the 9% slope of the site area in preparation for the proposed development. Ten (10) additional c.y. of cut are proposed to accommodate the foundation for the proposed residential unit. No tree removal is proposed.

The project will constitute the third single-family residential unit, and second affordable housing unit, on the property. The proposed affordable unit and supporting improvements will utilize an existing paved driveway and gravel road for access.

RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Coastal Development Permit, Planned Agricultural District Permit, After-the-Fact Grading Permit, and Architectural Review Permit, County File Number PLN2018-00168, by making the required findings and adopting the conditions of approval in Attachment A.

SUMMARY

The project site is located adjacent to, and east of, Cabrillo Highway (State Route 1), south of Pescadero Creek Road and north of Bean Hollow State Beach. The 17.4-acre property has a gentle downslope from east to west, is largely undeveloped and primarily supports grasses and shrubs with several fenced pasture areas in the front half of the property. Existing development on the property consists of two single-family residences (including one affordable unit) located near the center of the property and miscellaneous structures (i.e., barns, stables). Surrounding properties are of relatively similar size and primarily support agricultural crop fields.

The project as proposed and conditioned conforms with the applicable development policies of the General Plan and Local Coastal Program (LCP), including but not limited to policies for ridgeline protection, visual quality preservation along the Highway 1 scenic corridor, minimizing land impacts by clustering development, avoiding conflicts with adjacent and nearby agricultural uses, avoiding adverse impacts on coastal resources, and furthering the goal of increasing the affordable housing supply within the coastal zone area of the County. The proposed affordable unit will be the 24th affordable unit in the south coast, thus, below the 30-unit limit pursuant to LCP Policy 3.24.

Furthermore, the project conforms with the zoning standards and criteria of the applicable PAD, including the General Criteria, Water Supply Criteria and Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands as water supply will not be diminished by the project given the project's low intensity use and the project will not adversely impact the agricultural viability of the remaining property being retained with fenced paddock areas and open grasslands.

The project was considered by the Agricultural Advisory Committee (AAC) at their May 13, 2024 meeting. The AAC recommended approval of the project.

An Initial Study/Mitigated Negative Declaration were prepared and circulated for the project (State Clearinghouse Number 2024040198). The public comment period commenced on April 4, 2024, and ended on April 23, 2024. One comment letter was received during the 20-day comment period from Caltrans who identified their requirements for any potential increased stormwater runoff to State drainage systems or facilities and the requirement for a Caltrans encroachment permit for any temporary or permanent work encroachment within the Caltrans right-of-way (ROW). These requirements have been included as conditions of approval in Attachment A to the staff report dated June 12, 2024.

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

DATE: June 12, 2024

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, Planned Agricultural District Permit, After-the-Fact Grading Permit, and Architectural Review Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, Section 9283 of the County Ordinance Code, and Section 261 of the California Streets and Highways Code, respectively, and adoption of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to construct a new 2,750-sq. ft. single-story, pre-manufactured affordable housing unit with a 360-sq. ft. detached two-car carport, and supporting improvements, on a legal 17.4-acre parcel. A total of 1,250 cubic yards (c.y.) of grading is associated with the project, including 630 c.y. of cut and 620 c.y. of fill, and no tree removal. The property is located within the Cabrillo Highway State Scenic Corridor at 12850 Cabrillo Highway in the unincorporated Pescadero area of San Mateo County. The Coastal Development Permit is appealable to the California Coastal Commission.

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BACKGROUND

Report Prepared By: Summer Burlison, Senior Planner; sburlison@smcgov.org

Owner/Applicant: Debbie Jahns

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation on June 1, 2024.

Location: 12850 Cabrillo Highway, Pescadero

APN: 086-142-010

Size: 17.4 acres

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: Not contracted

Existing Land Use: Residential, pastures

Water Supply: The project proposes to convert an existing agricultural well to domestic use to serve the new residential unit.

Sewage Disposal: The project includes a new septic system to support the proposed development.

Flood Zone: Flood Zone X (area of minimal flood hazard), FEMA Panel No. 06081C0431F and 0681C0368F; effective August 2, 2017.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were prepared and circulated from April 4, 2024, to April 23, 2024, pursuant to the California Environmental Quality Act (CEQA) Guidelines. One comment letter was received during the 20-day public review period from Caltrans (Attachment G) and their comments have been included as conditional of approval in Attachment A. See also staff report Section C.

Setting: The 17.4-acre project parcel is located adjacent to, and east of, Cabrillo Highway (State Route 1), south of Pescadero Creek Road and north of Bean Hollow State Beach. The property is largely undeveloped, primarily supports grasses and shrubs, contains several pasture areas, and gently slopes east to west. The property is accessed by an existing paved driveway and developed with an existing single-family residence and detached affordable housing unit towards the north and central portions of the property.

Chronology:

<u>Date</u>	<u>Action</u>
March 21, 1991	- Building Permit finalized for the construction a single-family residence and three-car garage (BLD 90-1309; PAD 90-1; CDP 90-3; ARC90-01).
January 13, 1992	- PAD Permit and CDP approved for a detached single-story affordable housing unit, attached garage, and fire turnaround (PAD 92-0013; CDP 92-0047; ARC 92-0018; ENV 93-0031).
May 17, 1993	- Building Permit finalized for the construction of a single-story affordable housing unit (BLD 92-131).
May 7, 2018	- Subject application submitted for the construction of a second, single-story affordable housing unit (PLN2018-00168).
April 4, 2024	- Application deemed complete.
April 4-April 23, 2024	- Circulation of Initial Study and Mitigated Negative Declaration.
May 13, 2024	- Agricultural Advisory Committee meeting.
June 12, 2024	- Planning Commission hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the project and found it to be in conformance with the applicable General Plan policies as follows:

a. Soil Resources

Policy 2.17 (Regulate Development to Minimize Soil Erosion and Sedimentation), Policy 2.20 (Regulate Location and Design of Development in Areas With Productive Soil Resources), and Policy 2.23 (Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion) seek to regulate development to minimize soil erosion and sedimentation; ensure stabilization of disturbed areas; and regulate location and design of development to protect productive soil resources, including but not limited to, measures requiring clustering of structures.

According to the Productive Soil Resource with Agricultural Capability General Plan Map, most of the project parcel, including the site location for the proposed second affordable unit, is considered to contain prime soils (i.e., Class III soils capable of growing artichokes or Brussels sprouts).

During the 1992 permitting of the existing affordable unit on site, the applicant successfully contested this determination of prime soils by submitting a site-specific soils survey. The 1992 soils survey concluded that the Class III soils on site cannot be considered prime soils capable of supporting the cultivation of artichokes and/or Brussels sprouts if the site gradient is greater than 9% due to soil erodibility from necessary irrigation. The NRCS (formally the Soils Conservation Service) reviewed the submitted work and concurred with the conclusion that the 1992 project site did not qualify as containing prime soils.

The location of the proposed affordable unit is 300 feet away from the soil sampling locations that were taken in 1992. Regarding soils composition, though no specific soils testing was performed for this application, Sigma Prime Geoscience, Inc. has confirmed that the soil types throughout the property are of similar texture and composition with little variation.

Though the existing conditions on site show that the project site is located in an area of the parcel with a less than 9% slope, a 2019 site visit revealed that grading work had occurred without permits in preparation for the proposed modular affordable unit. This grading included 620 c.y. of cut and 620 c.y. of fill and leveled out the project area such that the topography of the project site was reduced to a less than 9% slope. However, a grading plan with the original topography of the site (prior to the grading work) illustrates that the original project site had a greater than 9% average slope.

Based on a soil composition of the project site similar to that tested in the 1992 soils survey, and a site location that had a greater than 9% slope, the conclusions of the 1992 challenge to the prime soil's designation for the first affordable housing unit also applies to the current proposal. As such, the proposed affordable unit is considered to be located on Class III non-prime agricultural soils that are not capable of supporting artichokes or Brussels sprouts due to its slope and associated soil erodibility.

b. Visual Quality

Policy 4.15 (*Appearance of New Development*), Policy 4.22 (*Scenic Corridors*), and the *Architectural Design Standards and Site Planning for Rural Scenic Corridors* seek to regulate development to promote good design, site relationships, and to protect and enhance the visual quality of development within designated scenic corridors.

The project site is within the Cabrillo Highway State Scenic Corridor and will be minimally visible from Highway 1 (Cabrillo Highway) as the project parcel fronts Highway 1 along its west property line. The project site is approximately 40 feet higher in elevation than, and 650 feet away from, the highway. A line of existing trees and vegetation along a majority of the front property line that abuts Highway 1 helps to screen the project site. However, there is a break in screening vegetation along the left front property line to accommodate a driveway and pasture area. The proposed development would be visible while traveling south on Highway 1 due to this gap.

The proposed affordable housing unit is single-story and will be located near the right side property line. Its proposed location on the property and setback from Highway 1, use of existing access driveway, and use of earth-toned colors and materials will help to blend the development into the natural rural setting of the area and minimize development impacts to the scenic highway.

c. Rural Lands

Policy 9.23 (*Land Use Compatibility in Rural Lands*) and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) encourage compatibility of land uses in order to promote the health, safety, and economy of rural lands, seek to maintain the scenic and harmonious nature of rural lands, and seek to: (1) promote land use compatibility by encouraging the location of new residential development immediately adjacent to existing developed areas, and (2) cluster development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural, and other resources.

The project parcel has a land use designation of “Agriculture” and is dominated by open grasslands. Compared to the size of the parcel, the existing and proposed residential development and road infrastructure constitute 7.5 % of the land area with the remainder of the parcel dedicated to fenced pasture fields, open space, grasslands, and stables.

The rural residential use of this parcel is compatible with the rural residential structures located on site and on adjacent properties. The project will not be located on the rear ridgeline, preserves the open space in the front of the parcel, is of similar scale and size to other residential development on site, will utilize existing road infrastructure, and will employ natural colors and materials to further blend into the landscape.

d. Water Supply and Wastewater

Water Supply Policy 10.15 (*Water Suppliers in Rural Areas*) considers wells as an appropriate method of water supply in rural areas. Additionally, Wastewater Policy 11.10 (*Wastewater Management in Rural Areas*) considers individual sewage disposal systems as an appropriate method of wastewater management in rural areas.

The project site is located in a rural area with no public water or sewage system. The applicant proposes to convert an existing agricultural well in the eastern portion of the property for domestic use to serve the new affordable unit. Additionally, the applicant proposes to construct an on-site septic system to meet the project’s needs. The proposed well conversion and septic system’s location, size, and design have been reviewed and conditionally approved by the County’s Environmental Health Services.

e. Climate Element

The Climate Element and the County's 2022 Community Climate Action Plan (CCAP) identify key opportunities to achieve the State's updated goal of 40% reduction of greenhouse gas (GHG) emissions over 1990 levels by 2030. To achieve this goal, the Climate Element and CCAP are structured to focus on: Building Energy, Transportation, Waste, and Working Lands.

The project will not conflict with these applicable climate focus areas as the project will be required to comply with state and local energy codes for efficiency. The project is a low intensity use that will not generate significant traffic; increased traffic during construction would be temporary and required to adhere to Bay Area Air Quality Management District's basic construction mitigation measures for dust and vehicle emissions. Additionally, the project would be required to comply with the County's Construction and Demolition Waste Recycling requirements including that up to 65% of nonhazardous construction and demolition debris be recycled and/or salvaged for reuse.

2. Conformance with the Local Coastal Program

Staff has reviewed the project and found it to be in conformance with the applicable Local Coastal Program policies as follows:

a. Locating and Planning New Development

Policy 1.8 (*Land Use and Development Densities in Rural Areas*) allows new development in the rural areas if it demonstrates that it will not have significant adverse impacts on coastal resources or diminish the ability to keep prime agricultural land and other land suitable for agriculture in agricultural production and excludes affordable housing units from density credit requirements.

As discussed throughout this staff report and evaluated in the Initial Study and Mitigated Negative Declaration (Attachment F), the project as proposed and conditioned will not have any significant adverse impacts on coastal resources or diminish the agricultural productivity of land.

b. Housing

Policy 3.1 (*Sufficient Housing Opportunities*) encourages the provision of housing opportunities for persons of low and moderate income who reside, work, or can be expected to work within the Coastal Zone while Policy 3.24 (*Density Bonus for Affordable Housing in Rural Areas*) allows 30 affordable units of housing in the rural areas of the South Coast.

The subject proposal furthers the goal of constructing more affordable housing units within the Coastal Zone. To ensure that the unit will be available to those of greatest need within the County, approval of this project will require a deed restriction and be conditioned to maintain required rent and tenant income levels at low income or below, as set by the Department of Housing. Approval of this unit would constitute the twenty-fourth affordable unit in the South Coast, thus falling within the thirty-unit-limit.

Policy 3.13 (*Maintenance of Community Character*) requires that new development providing housing opportunities for low- and moderate-income persons contribute to maintaining a sense of community character by being of compatible scale, size, and design. Policy 3.13 further limits the height of affordable units to two stories to mitigate impacts of development on surrounding neighborhoods and to mitigate as much as possible potential negative traffic impacts from the development.

Existing residential development on site consists of a single-story main residence and detached single-story affordable housing unit. The main residence, built in 1990-1991, is approximately 3,020 sq. ft. in size and contains a 1,250 sq. ft. three-car garage. The existing affordable housing unit was built approximately a year later and consists of 2,188 sq. ft. of living space and a 616 sq. ft. two-car garage. The proposed four-bedroom, three-bathroom, single-story, 2,750 sq. ft. second affordable unit with 360 sq. ft. two-car carport is comparable in size and scale to existing development. Furthermore, the unit will utilize the existing road and driveway infrastructure and is not expected to generate a significant amount of traffic such that negative traffic impacts are expected.

c. Agriculture

Policy 5.1 (*Definition of Prime Agricultural Lands*) defines prime agricultural lands as all lands which contain soils rated Class I, Class II, as well as Class III soils rated capable of growing artichokes or Brussels sprouts.

See staff's discussion in Section A.1.a. (*Soils Resources*).

d. Visual Resources

Policy 8.5 (*Location of Development*), Policy 8.17 (*Alterations of Landforms; Roads and Grading*), Policy 8.18 (*Development Design*), Policy 8.19 (*Colors and Materials*), Policy 8.20 (*Scale*), Policy 8.22 (*Utilities in State Scenic Corridors*), and Policy 8.31 (*Regulation of*

Scenic Corridors in Rural Areas) seek to ensure new development is least visible from State and County Scenic Roads and least likely to significantly impact views from public viewpoints through regulations including but not limited to controlling grading and access roads, design, colors and materials, scale, undergrounding of utilities, and setbacks.

See staff’s discussion in Section A.1.a. – b. (*Soils Resources and Visual Quality*), Section A.2.b. (*Housing*), and Section A.3.b.(1)(c) (*General Criteria*).

3. Conformance with the Zoning Regulations

a. Conformity with the Planned Agricultural District (PAD) Development Standards

As shown in the table below, the proposed residential unit complies with Sections 6358 and 6359 of the San Mateo County Zoning Regulations, which regulates the height and required setbacks of structures in the PAD Zoning District.

	PAD Development Standards	Proposed
Minimum Lot Size	N/A	17.4 acres (existing)
Minimum Front Setback	50 feet	661 feet
Minimum Side Setbacks	20 feet	25 feet (right) 520 feet (left)
Minimum Rear Setbacks	20 feet	675 feet
Maximum Building Height	36 feet	15 feet

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

In order to approve and issue a PAD Permit, the project must comply with the substantive criteria for the issuance of a PAD Permit, as outlined in Section 6355 of the Zoning Regulations. As proposed, the project complies with the following applicable policies.

(1) General Criteria

- (a) *The encroachment of all development upon land which is suitable for agriculture shall be minimized.*

The project site for the subject affordable housing unit will be located on land suitable for agriculture and other lands as determined pursuant to Section A.1.a. (*Soil Resources*)

above. The location of the proposed unit and associated structures have been clustered towards the central portion of the property, similar to existing residential development, to maintain the front half of the property free from development obstructions to best preserve the existing fenced paddock/grazing areas in the front half of the parcel. The proposed development will utilize the existing road and driveway infrastructure onsite. Also, see staff's discussion in Section A.1.c. (*Rural Lands*) above.

- (b) *All development permitted on a site shall be clustered.*

The location of the proposed unit and associated structures have been clustered towards the central portion of the property to maintain the front half of the property free from development obstructions. The unit will be located approximately 275 feet from the nearest residential unit on site to preserve an existing fenced paddock/grazing area but will be clustered near an existing gravel driveway and will not require the construction of additional road infrastructure. Furthermore, all existing and proposed residential development is located near the foothills associated with a ridge at the back of the property to preserve the flatter open spaces at the front of the property as grasslands for grazing and open space.

- (c) *Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.*

The project has been reviewed under and found to comply with the Development Review Criteria in Chapter 20A.2 of the County Zoning Regulations. Specifically, the project complies with the Site Design, Scenic, Utilities, and Water Resources Criteria by not introducing noxious odors, chemical agents, or long-term noise levels, retaining the rural nature of the parcel, installing utilities underground, not involving the removal of significant amounts of vegetation, and clustering nearest existing development and road infrastructure, thereby reducing grading necessary to access the site.

(2) Water Supply Criteria

- (a) *The existing availability of water shall be demonstrated for all non-agricultural uses. Each existing parcel developed with non-agricultural uses shall demonstrate a safe and adequate well water source located on that parcel.*

The proposed project will constitute the second affordable unit on site and proposes to convert an existing agricultural well at the rear of the property for potable water to serve the new unit. This proposal has been reviewed and conditionally approved by Environmental Health Services (EHS). As a part of the conditional approval, EHS will require final confirmation of the quality and quantity of the water provided by the well on site to ensure that it meets the minimum domestic standards for the proposed residential unit prior to building permit final.

- (b) *Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.*

The project proposes to convert an existing agricultural well onsite and does not rely upon surface water for potable use. In addition to the agricultural well proposed for conversion, there are two existing wells – one agricultural well and one domestic well - that will continue serving the needs of the two existing residential units and existing agricultural use on the property. In addition to residential use, the property supports the keeping of donkeys, goats, chickens, pigs, and ducks; however, the property does not support high water demand activities or agricultural operations. Furthermore, the occupation of the proposed residential unit is not expected to reduce the water supplies available for adjacent agricultural production or habitat purposes.

(3) Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands

Conversion of lands suitable for agriculture and other lands is permitted in the PAD when the following can be demonstrated:

- (a) *All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.*

The majority of the parcel is comprised of grasslands, not under agricultural production, and utilized as grazing/pasture areas for small farm animals. The rear of the parcel contains a ridge line and the most agriculturally unsuitable lands on site due to its slope and eroded soils. Locating the residential unit further towards the rear property line is not encouraged, however, as this action would place the unit on a ridge line in conflict with General Plan and Local Coastal Program (LCP) policies, result in development not clustered near existing development, and require the construction of additional road infrastructure and grading. Locating the structure closer to the front property line is similarly not encouraged as it would also result in increased visual impacts from Cabrillo Highway, unclustered development, and necessitate the construction of additional road infrastructure and increased grading.

The proposed location of the project is the most suitable location onsite when considering ridgeline protection policies, Highway 1 scenic corridor policies, and clustering of development policies. Furthermore, the proposed location of the project protects the agricultural capability of the parcel by preserving the flatter undeveloped area in the front of the parcel for potential agricultural production in the future.

- (b) *Continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.*

No active commercial agriculture is present on site and at 17.4 acres in size, the subject parcel is not large enough to support a commercial grazing and/or cattle raising operation. Though surrounding parcels do contain active agriculture (i.e., crops) and/or grasslands suitable for grazing they are held under separate ownership. There are no plans to combine and lease the land for either cattle rearing/grazing and/or for a commercial agriculture operation. Furthermore, the applicant has stated that they do not farm the area where the proposed residential unit will be due to the poor and eroded soils.

- (c) *Clearly defined buffer areas are developed between agriculture and non-agricultural uses.*

The proposed unit will be located 78 feet from a paddock to the west, 113 feet from a paddock to the north, and 30 feet from agricultural activities (row crop farming) on the adjacent parcel to the south. Staff believes that these setbacks provide an adequate buffer between the agricultural vs. non-agricultural uses adjacent to and on the subject property.

- (d) *The productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing.*

The project parcel is located between two actively farmed parcels to the north and south. The parcel to the north is undeveloped while the parcel to the south contains residential use associated to an onsite agricultural operation. The subject affordable unit is located near the southern property line of the project parcel, will be approximately 275 feet from the nearest development on site, and 350 feet from the nearest development located on the southern adjacent parcel. Furthermore, the project site will be 25 feet from the southern property line and approximately 50 feet from crop fields on the adjacent property to the south. There is no expectation that the construction and occupation of the subject residential unit and associated infrastructure would impact the productivity of the adjacent agricultural lands. Additionally, staff has included a condition of approval requiring a right-to-farm disclosure be recorded on the property to advise future owners/residents of the inconveniences and discomfort from adjacent agricultural operations (e.g., dust, odors, noise from machinery).

- (e) *Public service and facility expansions and permitted uses do not impair agricultural viability either through increased assessment costs or degraded air and water quality.*

The proposed development will be served by a private well and onsite septic system and does not necessitate the expansion of a public service. All new utility lines will be installed underground as required by the Zoning. It is not expected that the agricultural viability on the subject parcel and/or adjacent parcels would be impaired by the

construction of a second affordable unit as the subject parcel will retain several large paddocks and a majority of its grassland vegetation open for grazing.

4. Conformance with the Grading Ordinance

Previous grading activities have occurred on site in preparation for the subject development. These grading activities involved 1,240 c.y. of grading comprised of 620 c.y. of cut and 620 c.y. of fill (spread out on site as fill to provide a level area on which to locate the proposed development). An additional 10 c.y. of cut are proposed to accommodate the foundation of the modular unit. The following findings must be made pursuant to Section 9290 of the San Mateo County Grading Ordinance:

- a. *The granting of the permit will not have a significant adverse effect on the environment.*

An Initial Study and Mitigated Negative Declaration (MND) have been prepared and circulated for public review in compliance with California Environmental Quality Act Guidelines for the project. Staff has concluded that the project, with the recommended mitigation measures, will not have a significant adverse impact on the environment. All mitigation measures from the MND have been included as recommended conditions of approval. In addition, the County's Geotechnical Section and Drainage Section have reviewed and approved the project with conditions.

- b. *The project conforms to the criteria of Chapter 8, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 9296.*

The project, as proposed and conditioned, conforms to standards in the Grading Ordinance, including those relative to an erosion and sediment control plan, dust control plan, fire safety, and the timing of grading activity. The project plans have been reviewed and recommended for approval by the Geotechnical Section and Drainage Section. Conditions of approval have been included in Attachment A to ensure compliance with the County's Grading Ordinance.

- c. *The project is consistent with the General Plan.*

The project has been reviewed against the applicable policies of the San Mateo County General Plan and found to be consistent with its goals and objectives. See Section A.1 of this report for a detailed discussion regarding the project's compliance with applicable General Plan Policies.

B. AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee considered this project at their May 13, 2024 meeting and recommended approval.

C. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared and circulated for the project (State Clearinghouse Number 2024040198). The public comment period commenced on April 4, 2024, and ended on April 23, 2024. Mitigation measures have been included as conditions of approval in Attachment A.

One comment letter was received during the 20-day public review period from Caltrans (Attachment G) and are summarized below.

Caltrans Comment 1: Any increases in stormwater runoff to State drainage systems or facilities shall be treated, contained on the project site, and metered to preconstruction levels and any floodplain impacts shall be documented and mitigated.

Staff's Response: The proposed development is located over 600 feet from Cabrillo Highway, across open pasture fields onsite. Stormwater runoff resulting from the proposed project is not expected to runoff to State drainage systems or facilities, and the project parcel is not in a floodplain; however, a condition of approval has been included for this comment.

Caltrans Comment 2: Any temporary traffic control or permanent work that encroaches onto the Caltrans' right-of-way (ROW) requires a Caltrans-issued encroachment permit.

Staff's Response: The project proposes to utilize an existing driveway off Highway 1 with no proposed changes. Nonetheless, a condition of approval has been included for this comment.

D. REVIEWING AGENCIES

San Mateo County Building Inspection Section
San Mateo County Geotechnical Section
San Mateo County Drainage Section
San Mateo County Environmental Health Services
San Mateo County Department of Housing
San Mateo County Fire Department
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. 1992 Prime Soils Challenge
- E. 2021 Sigma Prime Geosciences, Inc. Review of Soils Classification
- F. Initial Study/Mitigated Negative Declaration (IS/MND) - attachments excluded here but available at: <https://www.smcgov.org/planning/mitigated-negative-declaration-jahns-affordable-housing-unit-12850-cabrillo-highway>)
- G. IS/MND Comment Letter from Caltrans, dated April 23, 2024

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN2018-00168

Hearing Date: June 12, 2024

Prepared By: Summer Burlison,
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from April 4, 2024 to April 23, 2024.
2. That, on the basis of the Initial Study, comments received, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration identify potentially significant impacts to aesthetics, air quality, climate change, cultural resources, geology/soils, hydrology/water quality, and tribal cultural resources. The mitigation measures contained in the Mitigated Negative Declaration have been imposed as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.
3. That the mitigation measures identified in the Mitigated Negative Declaration have been agreed to by the applicant and imposed as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

Regarding the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County LCP, specifically with regard to the Locating and Planning New

Development, Housing, Agriculture, and Visual Resources Components of the Local Coastal Program.

6. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
7. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to the Locating and Planning New Development, Housing, Agriculture, and Visual Resources Components. Specifically, as proposed and conditioned, the project will not have any significant adverse impacts on coastal resources or diminish the agricultural productivity of land; the proposed affordable housing unit furthers the goal of increasing the affordable housing supply within the coastal zone; and the development is designed to minimize visual impacts to the area through location, scale, colors and materials, among other design considerations.
8. That the number of affordable housing units in the rural South Coast area does not exceed the 30-unit limit pursuant to LCP Policy 3.24 as approval of the proposed unit constitutes the 24th affordable unit in the South Coast.

Regarding the Planned Agricultural District Permit, Find:

General Criteria

9. That the encroachment of all development upon land which is suitable for agriculture is minimized as the project area is determined to not consist of prime soils; that development on the site is clustered in the center of the parcel similar to other existing development; and that the project complies with the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code for avoiding the introduction of noxious odors, chemical agents, long-term noise levels; retraining the rural nature of the parcel, undergrounding of utilities, and minimizing vegetation removal.

Water Supply Criteria

10. That a safe and adequate well water source will be provided for the project by the conversion of an existing agricultural well to domestic use subject to final well certification by Environmental Health Services, and that adequate and sufficient water supplies for agricultural production and sensitive habitat protection in the watershed will not be diminished by the project given the project's low intensity use and water demand.

Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands

11. That all agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable as the proposed project area is the most suitable location onsite when considering LCP policies for ridgeline protection, visual quality preservation along the Highway 1 scenic corridor, and minimizing land impacts by clustering development; that continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors as no active commercial agriculture is present on site and the project area does not support farming due to poor and eroded soils; that clearly defined buffer areas are provided between agriculture and non-agricultural uses and that the productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing given the proposed development setbacks from nearby agricultural uses on adjacent properties; and that public service and facility expansions and permitted uses will not impair agricultural viability either through increased assessment costs or degraded air and water quality as public service expansions are not required for the development and the project will not adversely impact the agricultural viability of the remaining property being retained with fenced paddock areas and open grasslands.

Regarding the Grading Permit, Find:

12. That the granting of the permit will not have a significant adverse effect on the environment based on an Initial Study and Mitigated Negative Declaration (MND) prepared for the project that concluded any potentially significant environmental impacts can be reduced to a less-than-significant level with the implementation of mitigation measures that have been included as recommended conditions of project approval; that the project conforms to the criteria of Chapter 8, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 9296 as the project will conform to standards in the Grading Ordinance relative to erosion and sediment control, dust control, fire safety, and timing of grading activity; and that the project is consistent with the General Plan as discussed in Section A.1 of the associated staff report dated June 12, 2024.

Regarding the Architectural Review Permit, Find:

13. That the project is in compliance with the architectural design standards for the Cabrillo Highway State Scenic Corridor as regulated by the policies and criteria within the General Plan Visual Quality Policies, Local Coastal Program Visual Resources Component, and Planned Agricultural District General Criteria. As discussed in the associated staff report dated June 12, 2024, visual impacts from Cabrillo Highway will be minimized due to the proposed setback from Cabrillo

Highway, intervening vegetation, the use of earth-toned colors and materials, and undergrounding of utilities.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on June 12, 2024. The Director of Planning and Building 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. These permits shall be valid for one (1) year from the date of final approval, in which time a building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within one year of issuance. Any extension of the permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The applicant shall submit the following to the Current Planning Section: Within **four (4) working days of the final approval date for this project**, the applicant shall pay an environmental filing fee of \$2,916.75, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the **total amount of \$2,966.75**, made payable to “San Mateo County Clerk”, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2025). The fee amount due is based on the date of payment.
4. Prior to the issuance of a building permit, the applicant shall execute an agreement with the County, and record a deed restriction to the satisfaction of the Director of Planning and Building, binding current and future property owners to comply with income and rent controls for affordable housing units, as follows: rented by and at a rental rate that is affordable to a household that qualifies as low income or below as defined by the California Department of Housing and Community Development and determined by the San Mateo County Housing Department. The agreement shall include adequate monitoring and enforcement mechanisms to ensure continued compliance with income/rent restrictions and shall be in place for the life of the project.
5. Prior to the issuance of a building permit, the applicant shall record the following right-to-farm disclosure on the property that informs future owners/residents of the inconveniences or discomfort from lawful adjacent agricultural operations: “This property is adjacent to property utilized for agricultural purposes. Residents may be subject to inconvenience or discomfort arising from the use of agricultural

chemicals, including herbicides, pesticides, and fertilizers, and from the pursuit of agricultural operations, including plowing, spraying, pruning and harvesting, which occasionally generate dust, smoke, noise, and odor. San Mateo County has established agriculture as a priority use on productive agricultural lands, and residents of adjacent property should be prepared to accept such inconvenience or discomfort from normal, necessary farm operations.”

6. The applicant shall include a copy of the approval letter with conditions of approval on the top pages of the building plans.
7. Prior to the issuance of a building permit, the applicant shall submit color samples for all the proposed structures, including the water tanks. All structures shall be painted in earth-toned colors to blend with the existing rural setting. Paint colors shall be subject to the review and approval by the Current Planning Section. Color verification by the Current Planning Section shall occur in the field after the applicant has painted the structures the approved color, but before the applicant schedules a final building inspection.
8. All new utilities shall be installed underground from the nearest existing pole. No new poles are permitted to be installed.
9. The applicant shall include an erosion and sediment control plan to comply with the County’s Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
10. No site disturbance shall occur, including any grading, until a building permit has been issued.
11. The provisions of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Per San Mateo County Grading Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
12. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.2 of the Grading Ordinance. The engineer’s responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
13. Erosion and sediment control during the course of grading work shall be installed and maintained according to a plan prepared and signed by the engineer of record and approved by the Drainage Section and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared

and signed by the engineer and must be reviewed and approved by the Drainage Section and the Current Planning Section.

14. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Mitigation Measures from the Initial Study/Mitigated Negative Declaration (IS/MND):

15. **Mitigation Measure 1:** The proposed development shall employ natural exterior colors and materials to further blend in with, rather than contrast with, the grasslands, and vegetative cover on site. Proposed colors and materials shall be submitted for review and approval to the Planning Department prior to the issuance of a building permit. Prior to final building permit inspection, the Planning Department shall verify the approved colors and materials have been implemented.
16. **Mitigation Measure 2:** The finishes of all exterior materials and/or colors shall be non-reflective.
17. **Mitigation Measure 3:** All proposed exterior lighting shall be designed and located to confine direct rays to the subject property and prevent glare to the surrounding area. All proposed exterior lighting fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the premises. Manufacture cut sheets of any proposed exterior lighting fixtures shall be submitted for review and approval to the Planning Department prior to the issuance of a building permit. Prior to final building permit inspection, the Planning Department shall verify that the approved light fixtures have been installed.
18. **Mitigation Measure 4:** 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. 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.
 - c. Sweep daily all paved adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

- d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
 - e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand etc.) that can be blown by the wind.
 - h. Replant vegetation in disturbed areas as quickly as possible.
 - i. Install erosion control measures to prevent silt runoff to public roadway and/or waterways.
 - j. All haul trucks transporting soil, sand, or other loose material on and off site shall be covered.
 - k. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - l. A publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints shall be posted. This person 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.
19. **Mitigation Measure 5:** 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 Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interiors' Professional Qualification Standards 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 Director of Planning and Building for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the

Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

20. **Mitigation Measure 6:** If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.
21. **Mitigation Measure 7:** In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).
22. **Mitigation Measure 8:** The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.
23. **Mitigation Measure 9:** During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, adhere to Best Management Practices to minimize the transport and discharge of stormwater runoff from the construction site by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater and watercourses.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.

- d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth moving activities only during dry weather.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the Construction Best Management Practices.
24. **Mitigation Measure 10:** 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.
25. **Mitigation Measure 11:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

26. **Mitigation Measure 12:** 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.

Building Inspection Section

27. The project shall be designed and constructed according to the currently adopted and locally amended California Building Standards Code.

Geotechnical Section

28. Any foundation plan will be subject to review at the building permit stage.

Drainage Section

The following will be required at the time of building permit submittal:

29. Final Drainage Report stamped and signed by a registered Civil Engineer.
30. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer.
31. Updated C.3 and C.6 Checklist (if changes to the impervious areas have been made during the design phase).

Environmental Health Services (EHS)

32. The well must be certified by EHS as a domestic source prior to Building final inspection.
33. Post treatment water sample analysis and a final inspection of the well, water treatment system, and storage tanks are required prior to Building final inspection.
34. The septic system shall be designed to comply with the County's Onsite Wastewater Treatment Systems Ordinance and Onsite Systems Manual for individual sewage disposal systems.

San Mateo County Fire Department

The project shall adhere to the below requirements, or currently adopted and locally amended Fire Codes at the time of building permit application.

35. 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. 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. 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.
36. Building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMPUSTIBLES BEING PLACED ON SITE). 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 background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/Letters similar to Hy-Ko 911 or equivalent placed at the entrance from the nearest public road.
37. A Wet Draft Hydrant with a 4 1/2-inch 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.
38. Any LP-gas equipment shall be installed in accordance with the California Fire and Mechanical Codes and NFPA 58.
39. 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.
40. An approved Automatic Fire Sprinkler System meeting the requirements of NFPA-13D shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.
41. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

42. All dead-end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter.
43. 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.
44. 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 of 72 hours notice to the Fire Department at 650/ 573-3846.

Caltrans

45. Any increase in stormwater runoff to State Drainage Systems or Facilities shall be treated, contained on the project site, and metered to preconstruction levels. Any floodplain impacts must be documented and mitigated.
46. Any temporary traffic control or permanent work that encroaches onto the Caltrans' right-of-way (ROW) requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The checklist TR-0416 is used to determine the appropriate Caltrans review process for encroachment projects. The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits (<https://dot.ca.gov/programs/traffic-operations/ep>). Your application package may be emailed to D4Permits@dot.ca.gov.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



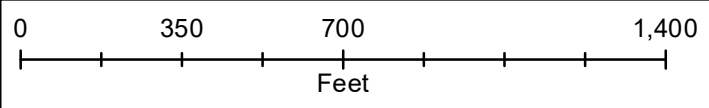
PAD/CD

STATE HIGHWAY 1

086142010

HILL

Project Site



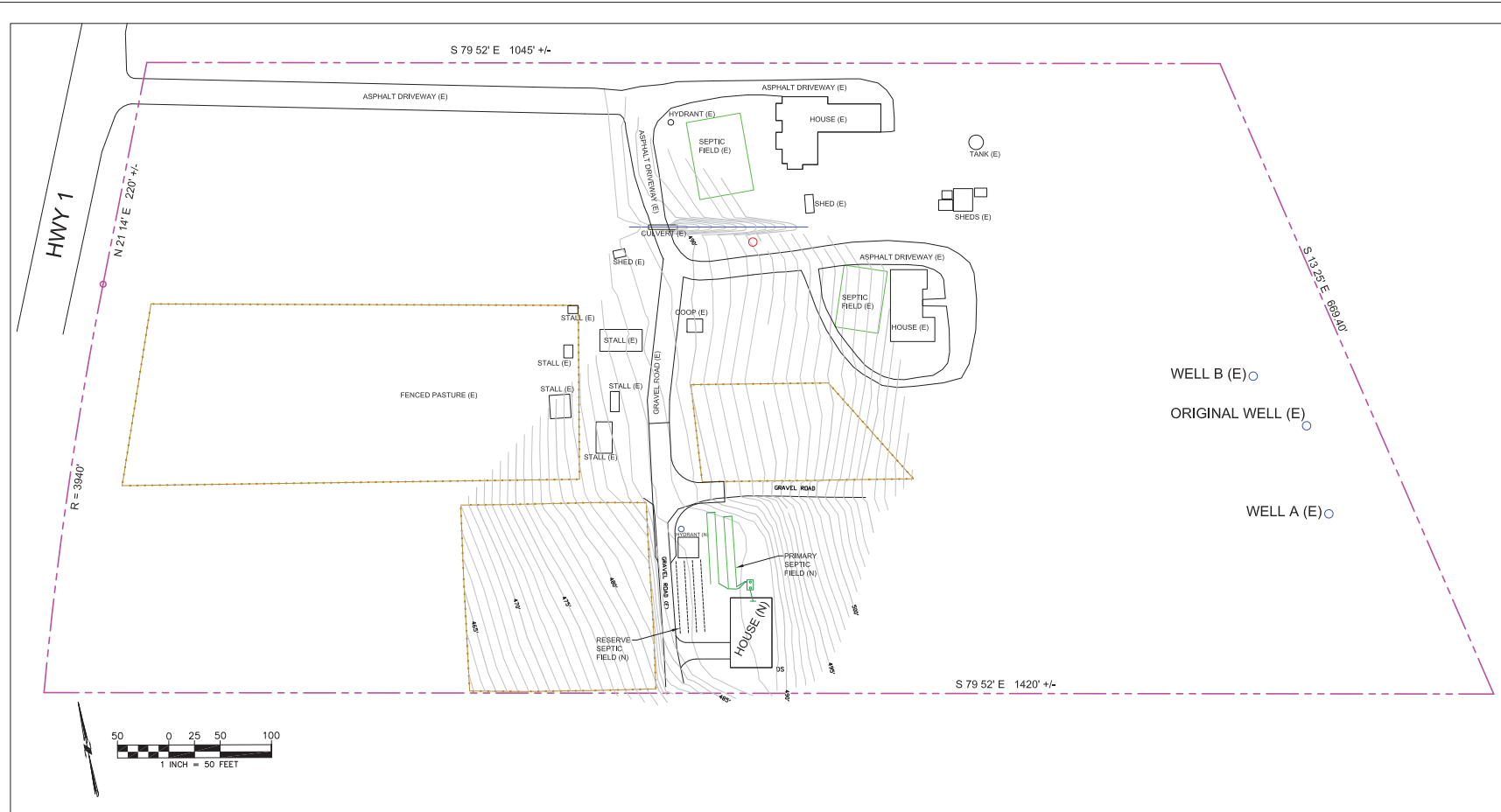
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN,

VICINITY MAP
Golden Gate National Parks Conservancy and San Mateo County



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



PROJECT INFORMATION

OWNER: DEBBIE JAHNS

LOT AREA: 757,944 SF = 17.4 ACRES
 EXISTING LOT COVERAGE INCLUDING ACCESSORY BUILDINGS: 10,536 SQ FT
 PROPOSED TOTAL LOT COVERAGE INCLUDING ACCESSORY BUILDINGS: 13,290 SQ FT (1.75%)
 FRONT SETBACKS: 50'
 SIDE SETBACKS: 20'
 MAXIMUM HEIGHT PERMITTED: 36'
 PROPOSED HEIGHT: SINGLE-STORY MANUFACTURED HOME

GENERAL INFORMATION

OWNER: DEBBIE JAHNS
 12850 CABRILLO HIGHWAY
 PESCADERO, CA 94060
 PHONE: (650) 619-9785
 EMAIL: DEBBIEJAHNS@ATT.NET
 SITE ADDRESS: 12850 CABRILLO HIGHWAY
 PESCADERO, CA 94060
 PROJECT: NEW 1-STORY MANUFACTURED AFFORDABLE HOUSING UNIT

BUILDING INFORMATION

OCCUPANCY: RESIDENTIAL
 CODE: 2019 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, FIRE, ELECTRICAL CODES, & CALIFORNIA TITLE 24 ENERGY CODE AND CALGREEN.
 BUILDING AREA: 2754 SF
 LIVING SPACE: 2754 SF

SITE INFORMATION

JURISDICTION: COUNTY OF SAN MATEO
 ASSESSOR'S PARCEL NO.: 086-142-010
 ZONE: PLANNED AGRICULTURAL DISTRICT (PAD)
 WATER: WELL
 SEWAGE DISPOSAL: SEPTIC

CIVIL SHEET INDEX

C-0: COVER SHEET
 C-1: GRADING AND DRAINAGE PLAN
 C-2: EROSION AND SEDIMENT CONTROL PLAN
 BMP SHEET

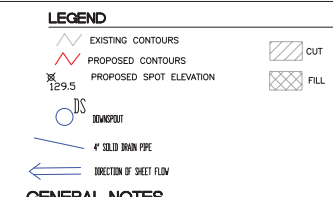
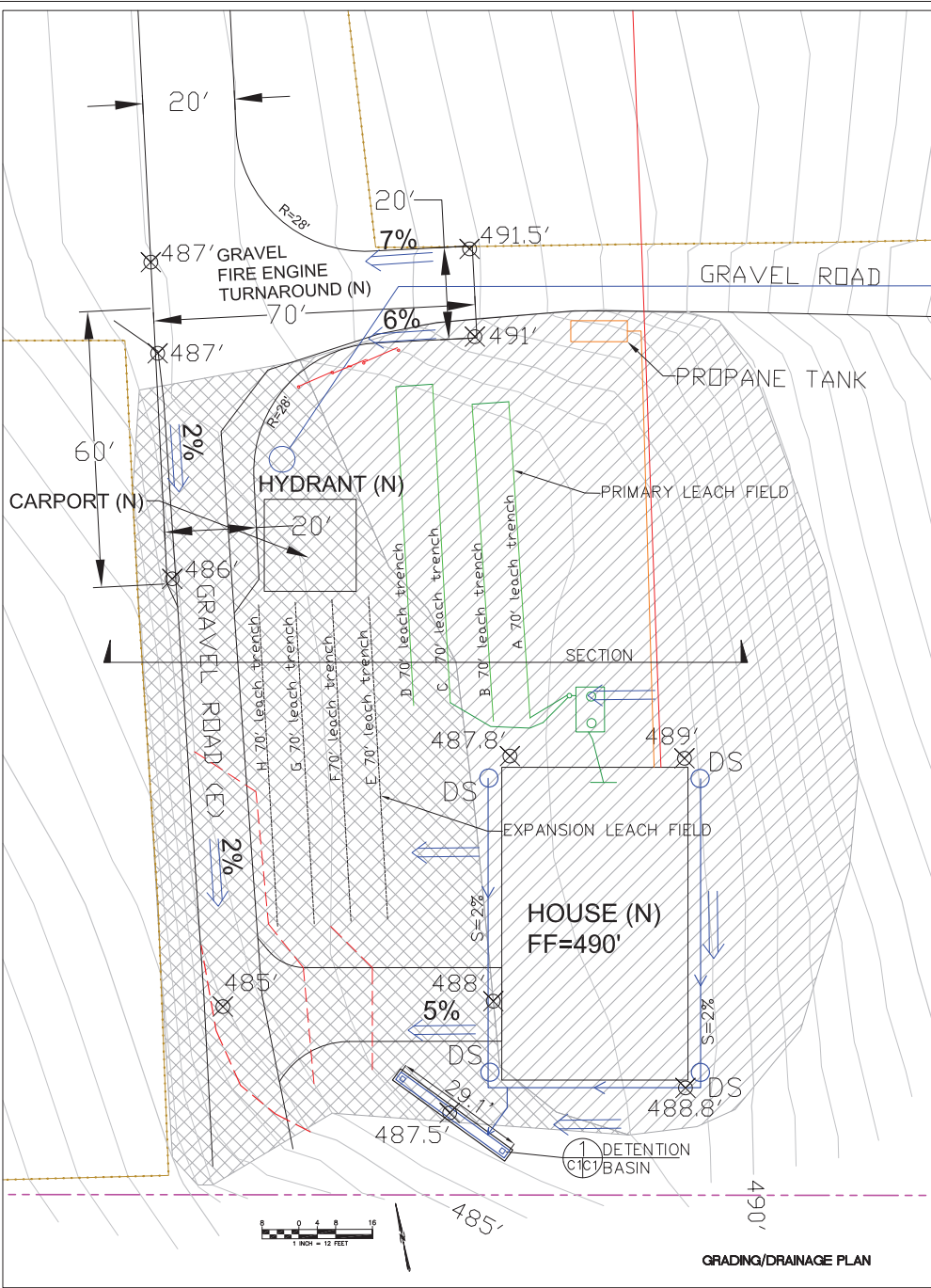


DATE: 1-28-20
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 12/22/20
 REV. DATE: 04/15/21
 REV. DATE: 1-4-24

Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 3322 PRINCETON AVENUE
 HAYWARD, CALIFORNIA 94541
 TEL: 729-3583 FAX: 729-3583

COVER SHEET
 JAHNS PROPERTY
 12850 CABRILLO HIGHWAY
 PESCADERO, CALIFORNIA
 APN: 086-142-010

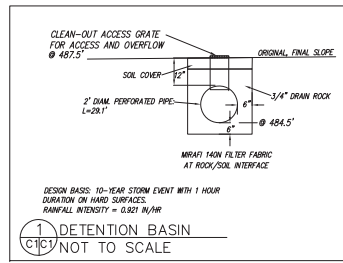
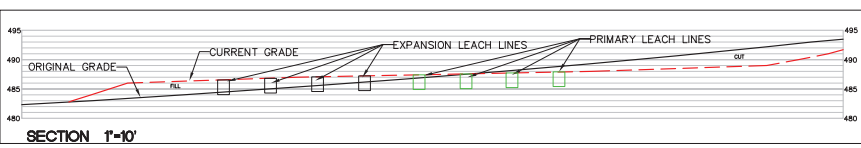
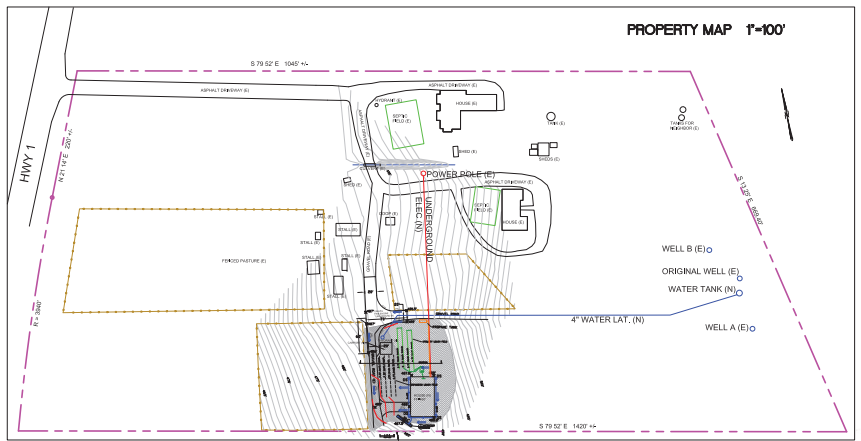
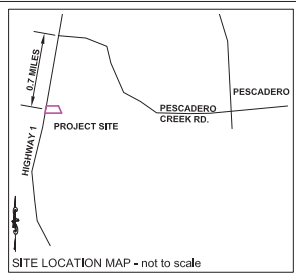
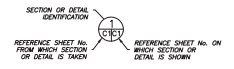
SHEET
 C-0



GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: DEBBIE JAHNS, PROPERTY OWNER.
- TOPOGRAPHY SURVEYED BY SIGMA PRIME, NOVEMBER, 2010.
- PROPERTY LINES ARE APPROXIMATE. THIS IS NOT A BOUNDARY SURVEY.

SECTION AND DETAIL CONVENTION



DRAINAGE NOTES

- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
- ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DETENTION BASIN, AS SHOWN.
- ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN ENERGY DISSIPATOR TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

GRADING NOTES

CUT VOLUME: 10 CY (FOR FOUNDATION)
 FILL VOLUME: 0 CY
 VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

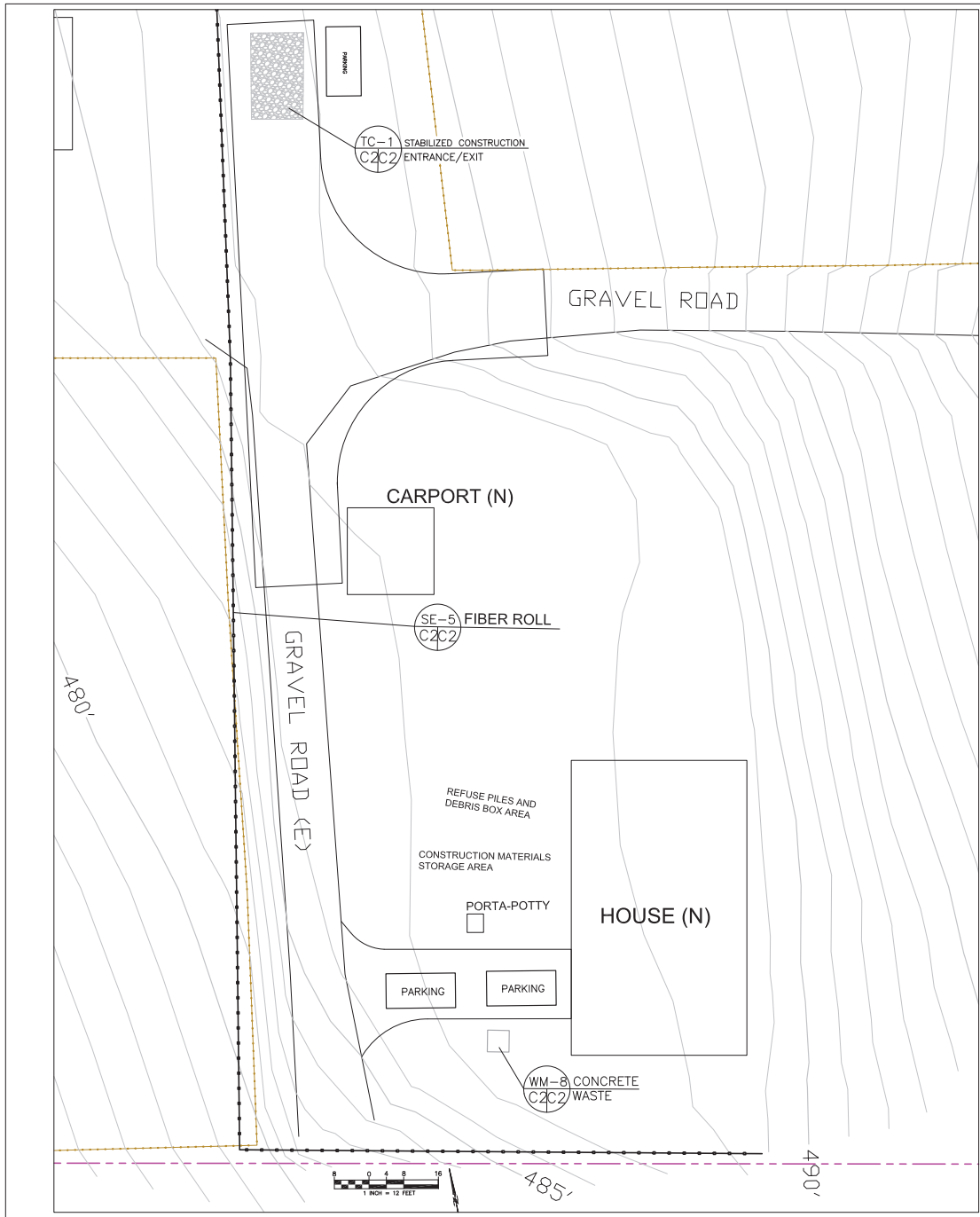
GRADING AND DRAINAGE PLAN

JAHNS PROPERTY
 12850 CABRILLO HIGHWAY
 PESCADERO, CALIFORNIA
 APN: 086-142-010

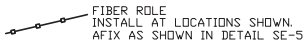
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DATE: 2-4-2020
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE: 10/20/20
 REV. DATE: 1/4/24
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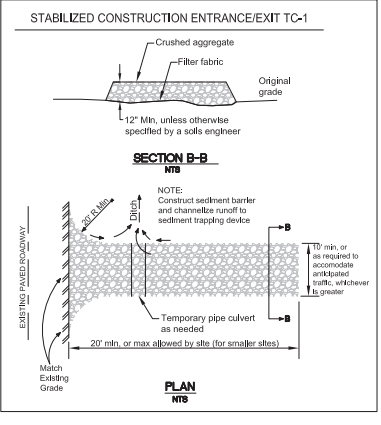
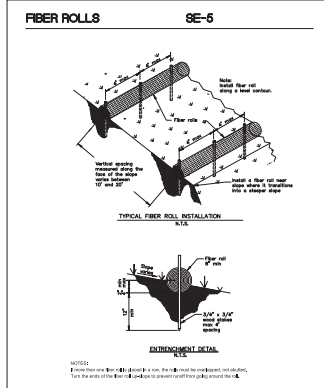
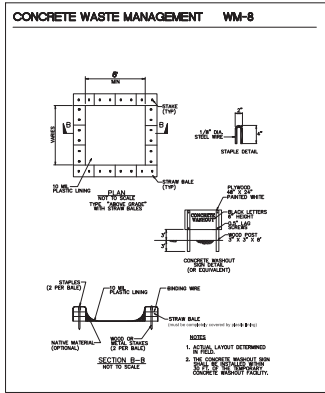
SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 TEL: 725-9909
 FAX: 725-9903



GENERAL EROSION AND SEDIMENT CONTROL NOTES



- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- There are no trees or drip lines on the site.



EROSION CONTROL POINT OF CONTACT

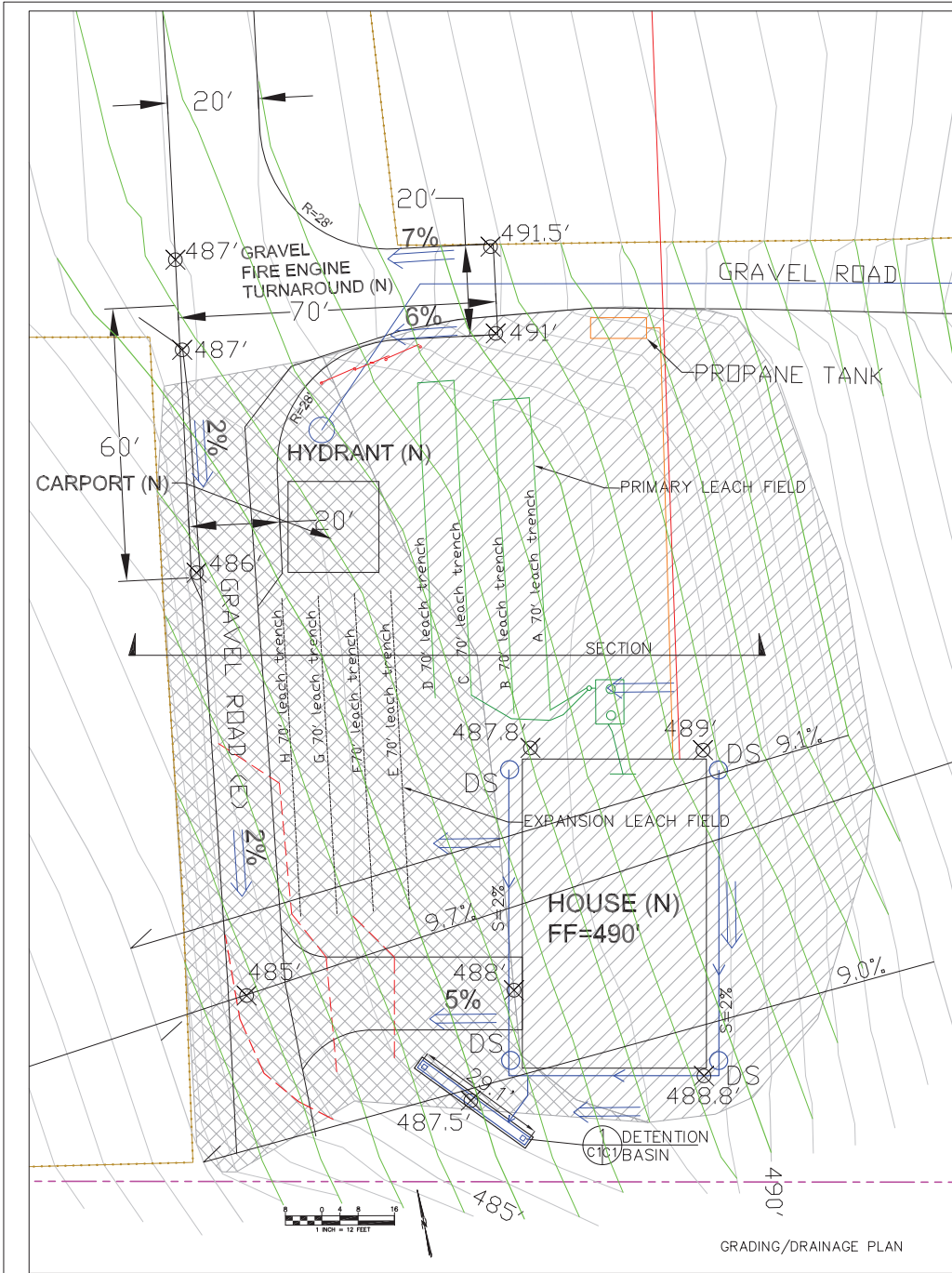
THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: DEBBIE JAHNS - OWNER
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-410-0785
 PHONE:
 E-MAIL: DEBBIEJAHNS@ATT.NET

DATE: 2-4-2020
 DRAWN BY: CLK
 CHECKED BY: AZG
 REV. DATE: 12-26-20
 REV. DATE: 5-25-21
 REV. DATE:
 Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 FAX: 728-3350

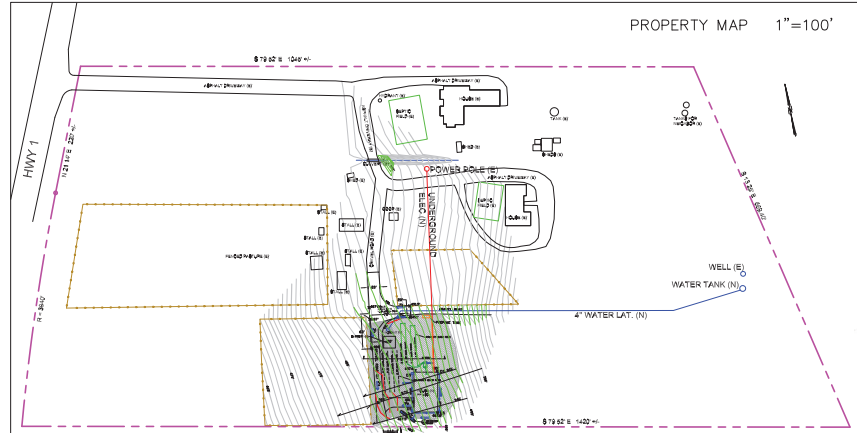
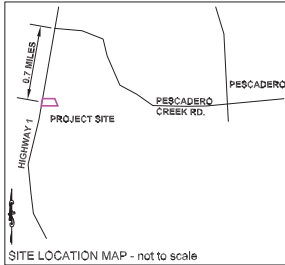
EROSION AND SEDIMENT CONTROL PLAN
 JAHNS PROPERTY
 12850 CABRILLO HIGHWAY
 PESCADERO, CALIFORNIA
 APN: 088-142-010

SHEET
 C-2



- LEGEND**
- ORIGINAL CONTOURS
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
 - DOWNSPOUT
 - 4" SOLID DRAIN PIPE
 - DIRECTION OF SHEET FLOW
 - CUT
 - FILL

- GENERAL NOTES**
- PLANS PREPARED AT THE REQUEST OF: DEBBIE JAHNS, PROPERTY OWNER.
 - TOPOGRAPHY SURVEYED BY SIGMA PRIME, NOVEMBER, 2019.
 - PROPERTY LINES ARE APPROXIMATE. THIS IS NOT A BOUNDARY SURVEY.



GRADING NOTES

CUT VOLUME: 620 CY
 FILL VOLUME: 620 CY

VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 12860 CABRILLO HIGHWAY
 PESCADERO, CALIFORNIA 94060
 (805) 225-3980
 FAX: 725-8988

SITE PLAN ORIGINAL TOPOGRAPHY

DATE: 4-29-2021
 DRAWN BY: CMK
 CHECKED BY: AZE
 REV. DATE: 5-20-21
 REV. DATE: 5-20-21
 REV. DATE:

SHEET C-3



Palm Harbor Homes

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Plant Location: **20-Millersburg**

Customer: **Stock**

Drawn By: **TDS**

Date: **5/29/14**

Series: **5000**

Model Number: **5G42684A-5V468T5HD**

Page Number:

Designation:

ELEVATION

Rev. By: --
Revision: --

Approvals

P.E.

3rd Party:

State:

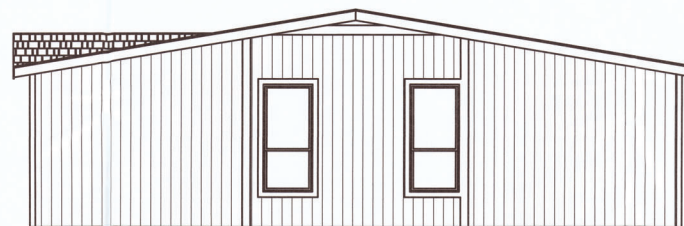
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11150**



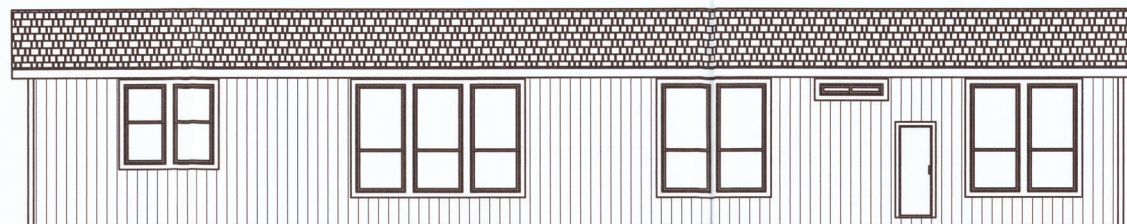
Front View



Left View



Right View

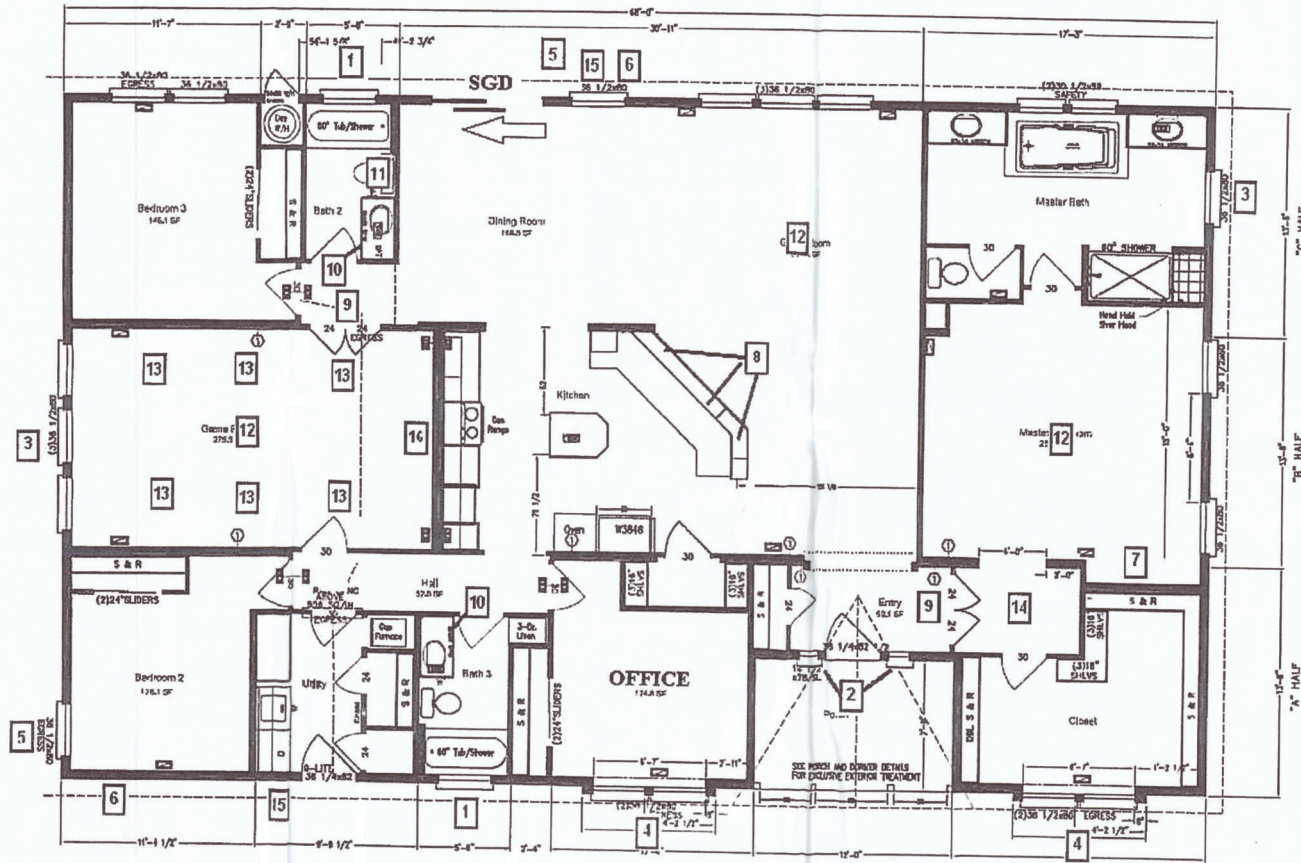


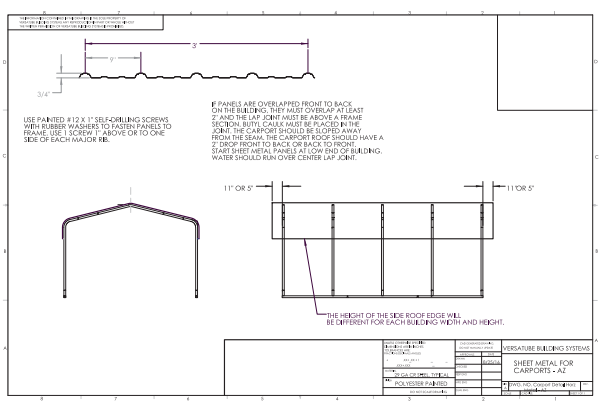
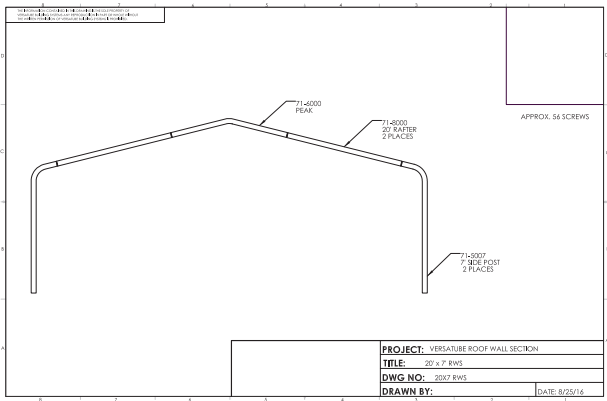
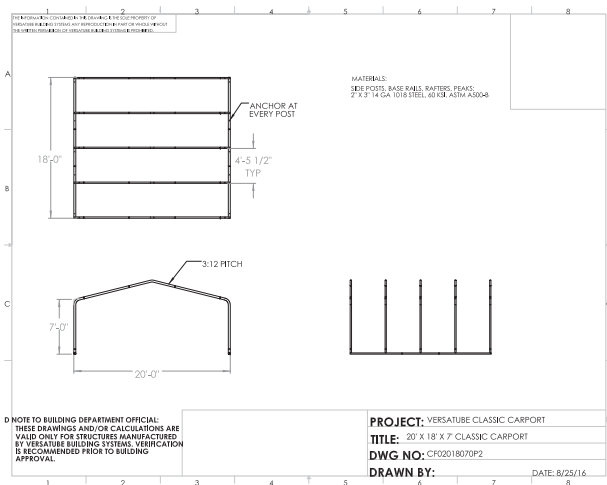
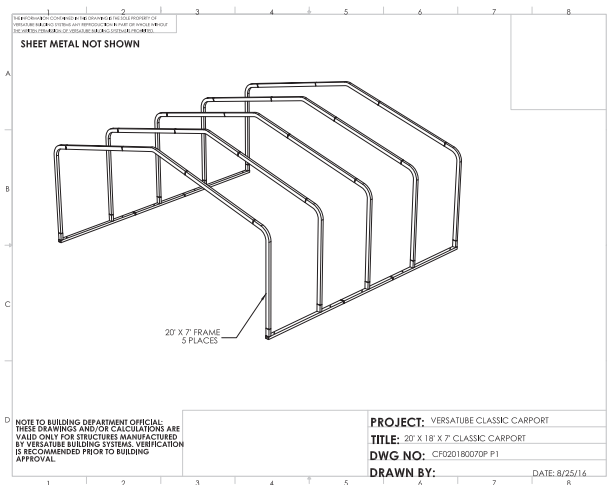
Rear View

JAHNS.68T5.HD, SACRAMENTO. 7-25-19



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DATE: 5-21-2021
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:

CARPOR DETAILS

JAHNS PROPERTY
 12850 CABRILLO HIGHWAY
 PESCADERO, CALIFORNIA
 APN: 086-142-010

SHEET
C-4

Logo: Sigma Prime Concessions, Inc.
SIGMA PRIME CONCESSIONS, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 TEL: 726-5983
 FAX: 726-5983



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

Filename:SOI-LB-A.DOC

Charles S. Beutler-Soils Consultant
129 Barrett Drive
La Selva, CA 95076-1627
Tel (408) 684-0942

August 28, 1992

To :Lena Bandini
P.O. Box 75
Pescadero, CA 94060
Tel (415) 879-0303

SOILS INFORMATION - Soils Descriptions

Three sites were described in some detail for the purpose of determining the quality of the soils at the proposed site for a home for your use just across the line of trees on south side of present building in which you live. Two other easterly but close to the other three sites were examined but loosely described. Soil samples were collected from these sites on August 27, 1992. Information on these follow:

Location(s) of the site are on a separate prepared map using the farm road coming in from 12720 address on Cabrillo Highway and the drain (gully) with the trees on the east side as base lines. The drain abuts the residence boundary at 12850 on the south side off Cabrillo Highway .

MAPPING UNIT - All sites

1961 San Mateo Survey Report (Series 1954, #13) Map Symbol:EtC2
Elkhorn sandy loam, thick surface, sloping, eroded (slope range is identified as being 5 to 11 percent.) Capability Unit 111e-3.

POSITION- These soils occupy coastal terraces. The soils were formed in the unconsolidated mixed alluvium of the terrace and the relatively thin mantle of alluvium washed down from higher elevations. There are some indications that the subsoils or underlying soil of these profiles may be truncated remnants of soils of a much earlier era beneath the surface layer. The profile at site 3 in the 13 to 19 inch depth range may be part of the older soil era. It would take sophisticated techniques to test this hypothesis, which this is for now.

RAINFALL- Average annual rainfall is between 20 and 25 inches.

NOTE(S): When loams are described as heavy loams, it has clay content of more than 18 percent, heavy clay loams, 35 percent or more, heavy sandy clay loams, 27 or more. Unless stated otherwise, B horizons are assumed to be either blocky or subangular blocky.

Site 1-described 8/28/92

Location: 150' southerly from the drain and 36' westerly from the upper edge of the farm road near the top of 2 rows of artichokes.

Classification: Without being sure of base saturation of the argillic horizon and the amount of clay increase in 1 or 3 inches and a test for mineralogy there are the following possibilities:

Order/suborder: Mollisols / xerolls

Great Group: Palexerolls or argixerolls

Subgroup: Typic, or Ultic, Palexerolls, or Argixerolls

Family: Textural - fine; mineralogy: montmorillonitic or mixed; temperature regime: thermic border line to mesic; moisture regime: xeric

Remarks:

Observation of cross sections of soil mass did not show the filling of the pores and interstices with binding of filling clay as observed in most montmorillonitic clays. Further, both mixed and montmorillonitic clays when dry are brittle but the montmorillonitic clays tend to have more cohesiveness than the mixed clays. These masses tended to be more brittle and easier to break apart than those with montmorillonitic mineralogy.

In mapping this soil, it would be best included as a non-limiting inclusion to the similar Watsonville series as mapped in this survey. There are reasons to believe that before being highly manipulated for crops, there was an albic horizon between the mollic and argillic horizons.

Tentative Classification:

Fine, mixed, thermic, family of Typic Palexerolls

Within the site itself, the relief was smooth and sloping but within the mapping unit it tended toward complex topography. Slope was 13 percent on a northwesterly aspect. (Because of the topography within the mapping is somewhat complex, few small areas steeper or flatter will have been included within the delineation of the map unit.) The soil was moist when observed and collected in the field. There was no evidence of a water table within 60 inches, but soils of this nature tend to have perched water tables for short periods during periods of intense storms.

- Ap1 0 to 15 inches, very dark gray (10YR 4/2) loam, black (10YR 2/1), moist; weak subangular blocky structure; hard, friable, slightly sticky and slightly plastic; few fine roots; few tubular and common fine interstitial pores; neutral (pH 7.3); abrupt wavy boundary.
- Ap2/B1 15 to 18 inches; a cultivated mixture of soils from the horizons above and below it.
- Bt1 18 to 30 inches; mixed brown and yellowish brown (10YR4/3,5/6,6/6) heavy clay loam, very dark grayish

- brown and yellowish brown (10YR3/2,5/6) moist; few variable shapes and sizes of dark grayish brown (10YR4/2) soil material within parameter measurements of 10 to 20 millimeters; very hard, firm, sticky and plastic; common fine interstitial pores; common thin clay films coating sand grains and few patches of clay deposits filling interstices; medium acid (pH 6.0); gradual irregular boundary.
- Bt2 30 to 38 inches; brownish yellow (10YR6/6) heavy clay loam, yellowish brown (10YR5/6) moist; few light grey (10YR7/2) mottles, grayish brown (10YR5/2) moist; very hard, firm, sticky and plastic; common fine interstitial pores; common thin clay films coating sand grains and few patches of clay deposits filling interstices; few Fe-Mn coatings in the mottled color areas; medium acid (pH 5.7); clear wavy boundary.
- Bt3 38 to 45 inches; brownish yellow (10YR 6/6) heavy clay loam; yellowish brown (10YR5/4,5/6) moist; few pale brown (10YR6/3) mottles, brown (10YR5/3) moist; very hard, firm, sticky and plastic; common fine tubular and many fine interstitial pores; few thin clay films coating sand grains; about 5 to 10 percent fine gravel; few Fe-Mn coatings on assumed ped faces; slightly acid (pH 6.5); clear wavy boundary.
- Bt4 45 to 60 inches; brownish yellow (10YR6/6) sandy clay loam, yellowish brown (10YR5/8,5/6,5/4) moist; few light gray (10YR7/2) mottles; massive; hard, friable to firm, slightly sticky and slightly plastic; common fine tubular and many fine interstitial pores; few thin clay films coating sand grains; about 5 to 10 percent fine and medium gravel; few sand size Fe-Mn concretions; strongly acid (pH 5.5).

Site 2-described 8/28/92

Location: 95' southerly from the drain and 22' westerly from the upper edge of the farm road almost at the top of 2 rows of artichokes.

Classification: Fine loamy, mixed, thermic family of Pachic Argixerolls. Elkhorn series is a member of this family.

This soil is well drained, on a smooth slope with a 12 percent gradient on a WNW aspect. The profile was slightly moist when the samples for it were collected. No evidence was seen that would indicate ground water shallower than 60 inches. Organic content of the surface soil is assumed to be 1 or more percent at a depth of 21 inches

- Ap1 0 to 13 inches; very dark grayish brown (10YR3/2) loam, black (10YR2/1) moist; weak subangular blocky structure; hard, friable, slightly sticky and slightly plastic; few fine roots; few fine tubular and common interstitial pores; neutral (pH 7.0); clear wavy boundary.

- Ap2 13 to 19 inches; grayish brown (10YR5/2) loam, black (10YR2/1) moist; weak subangular blocky structure; hard, friable, slightly sticky and slightly plastic; few fine roots; few fine tubular and common interstitial pores; neutral (pH 7.0); gradual wavy boundary.
- Ap3 19 to 24 inches; grayish brown (10YR5/2) loam, dark brown (10YR3/3) moist; weak subangular blocky structure; hard, friable, slightly sticky and slightly plastic; few fine tubular and interstitial pores; neutral (pH 7.0); abrupt wavy boundary.
- Bt1 24 to 28 inches; variegated 80 percent gray and light gray (10YR5/2,6/2,7/2) 20 percent brownish yellow (10YR6/6) heavy loam, dark brown and dark yellowish brown (10YR4/3,4/6) moist; hard, firm, slightly sticky and slightly plastic; few to common fine tubular and interstitial pores; few thin clay films coating sand grains; few fe-mn coatings and thin small area strata in the 2 chroma soil; neutral (pH 7.0); clear wavy boundary.
- Bt2 28 to 32 inches; 75 percent light gray (10YR6/2), 25 percent yellowish brown (10YR5/6) clay loam, near loam, dark grayish brown and yellowish brown (10YR3/2,4/4) moist; hard, firm, sticky and plastic; common fine tubular and interstitial pores; common thin clay films coating sand grains, and lining pores; few small scattered fe-mn coatings in cracks; neutral (pH 7.0); gradual irregular boundary.
- Bt2 32 to 51 inches; variegated light gray, grayish brown and brown (10YR7/2,5/2,5/3) clay loam, yellowish brown, brown and dark brown (10YR5/8,4/3,3/3) moist; hard, firm, sticky and plastic; common fine tubular and interstitial pores; common thin clay films coating sand grains, and lining pores; few fe-mn coatings as thin small area spots in the 2 chroma soil; slightly acid (pH 6.5); gradual irregular boundary.
- Bt3 51 to 60 inches; variegated grayish brown, light gray, and yellowish brown (10YR5/2,7/2,5/6) clay loam, variegated very dark grayish brown, yellowish brown and brown (10YR3/2,5/8,5/3) moist; hard, firm, sticky and plastic; common fine tubular and interstitial pores; common thin clay films coating sand grains, and lining pores; slightly acid (pH 6.5).

Site 3-described 8/28/92

Location: 56' southerly from the drain and 95' westerly from the upper edge of the farm road and in a temporarily fallow area.

Classification: Tentatively a fine, mixed, thermic family of Aquic Haploxeralfs. It will act like a fine family of Typic Palexerolls. It appears that the strongly acid surface 13 inches of soils is an overburden layer and probably a fill caused by shaping the soil on this particular spot. It also could be a

deposit of alluvium from a higher land surface. The boundary between the A1p and 2A1p is abrupt with a significant amount of clay increase which will slow water infiltration more than if the boundary was not abrupt. The subsoil appears to have been formed under wet conditions due to low chroma (2) and high value colors. However, these soils are now well drained on a slope of 6 percent on a WNW aspect. It is fairly close to the bottom of the swale which is at the drainageway.

This profile was moist when examined and collected on August 27, 1992.

- A1p 0 to 13 inches; very dark gray (10YR3/1) loam, black (10YR2/1) moist; weak subangular blocky structure; hard, friable, slightly sticky and slightly plastic; few fine roots; common to many fine interstitial and common tubular pores; strongly acid (pH 5.5); abrupt wavy boundary.
- 2a1p 13 to 19 inches; variegated very dark gray, very dark grayish brown, dark yellowish brown (10YR3/1,3/2,4/4) clay loam, dark grayish brown (10YR4/3) mixed, variegated very dark brown, very dark grayish brown and dark brown (10YR2/2,3/2,3/3) moist, very dark grayish brown (10YR3/2) mixed; weak subangular blocky structure; hard, firm, sticky and plastic; few fine roots; common fine tubular and interstitial pores; felt sandy when crushing and wetting for texture feel but with continued squeezing and adding water, became sticky and plastic without the sandy texture feel (initially felt like sandy loam); neutral (pH 7.0); abrupt wavy boundary.
- 2B1t 19 to 25 inches; variegated yellowish brown and very dark brown (10YR5/8,2/2) heavy clay loam; variegated yellowish brown, dark yellowish brown, dark brown (10YR5/8,4/4,2/2) moist; very hard, firm, sticky and plastic; common fine interstitial and few fine pores; common thin clay coatings on sand grains; common fine Fe-Mn concretions; neutral (pH 7.0); gradual irregular boundary
- 2B2t 25 to 44 inches; variegated grayish brown, light gray, and yellowish brown (10YR5/2,7/2,5/8) clay, dark yellowish brown (70 percent) and grayish brown (25 percent) (10YR4/4,5/2) moist; very hard, firm, sticky and plastic; common fine interstitial and few fine pores; common thin clay coatings on sand grains; small amount of very dark grayish brown (10YR3/2) soil fragments; neutral (pH 7.0); clear wavy boundary.
- 2C1 44 to 58 inches; yellowish brown and grayish brown (10YR5/6,5/2) sandy loam; dark yellowish brown and brown (10YR4/4,5/3) moist; massive; hard, firm, slightly sticky and slightly plastic; neutral (pH 7.0); abrupt wavy boundary.

202

58 to 64 inches; light gray and yellowish brown (10YR7/2,5/8) clay loam near loam, strong brown and grayish brown (7.5YR5/8,10YR5/2) moist; massive; hard, firm, sticky and plastic; neutral (pH 7.0)

Site 4-described 8/27/92

Location: 56' southerly from the drain and 152' westerly from the upper edge of the farm road and in a temporarily fallow area.

This site is similar to #3 with the exception of having an albic horizon between the surface and subsoil. The subsoil and other underlying horizons are heavy clay loam over sandy clay loam and sandy loam. This site fits the concept of Watsonville series.

Site 5-described 8/27/92

Location: 150' southerly from the drain and 146' westerly from the upper edge of the farm road and in between the same 2 rows of artichokes that site #1 is located.

This soil meets the criteria for the Elkhorn series. It is similar to the soil at site #2 except the subsoil is a heavy loam with loam and sandy loam parent soil horizons.

Septic effluent field suggestions.

From the standpoint of desirability of site(s) for installing septic tank drainage fields, the soils along the contour between sites 2 and 5 should have the best leaching capabilities. By slightly terracing where the installation will go, this will make the maintenance easier. This designated area should give the best results for water absorption. Soils down along and near top of mini-ridge and those in the swale will tend to be more resistant to absorption of water into the ground.

OTHER

Sites 1, 2, and 5 are in the slope range between 9 and 15 percent. Sites 3 and 4 are on lesser slopes, but their position is such that in periods of runoff they catch a lot of water from higher positions and hence will be subject to water erosion as much or more than some of the soils on the steeper areas above them.

The soils on the site you have chosen for your home will not qualify for prime agriculture land mainly because of slope being too steep for easy management.

On the homesite itself, by installing cutoff drains from above lands, and direct runoff water into protected outlets and then into the present drain (former gully) you can minimize erosion from that source. In addition, you can further limit erosion potential by controlling runoff from the house top by controlling roof drains and put the runoff in protected outlets.

PL 2018-00168

Charles S. Beutler-Soils Consultant
129 Barrett Drive
La Selva, CA 95076-1627
Tel (408) 684-0942

August 30, 1992

RECEIVED

MAY 17 2018

To :Lena Bandini
P.O. Box 75
Pescadero, CA 94060
Tel (415) 879-0303

Dear Mrs. Bandini,

**San Mateo County
Planning and Building Department**

Enclosed are descriptions and information on 5 soil sites in and adjacent to your proposed building area, assessment of a letter to the planning department to John Wade by Ted Herzog, copies of the soils map from south and western parts of the San Mateo Soil Survey, detailed map of the soil sites locations, copies of profile descriptions of the Elkhorn and Watsonville series mapped in that survey and copies of Soil Interpretations Records (SIR's) prepared by the USDA Soil Conservation Service for the Watsonville and Elkhorn Series.

You will note that the suitability rating of Elkhorn soils for septic tank absorption fields is rated severe. Until tested, I would partially disagree with it. If clay content of the subsoil is more than 30 percent, it may be right. From what I've observed of Elkhorn series, the density and structure of the subsoil varies widely from one site to another. If the structure is weak and the subsoil is dense (translated that means in place in the soil, it probably weighs more than 110 to 115 pounds per cubic foot as compared to water weighing in at about 62.5 pounds for the same volume.) the permeability will be restricted. Absorption rates are measured when the soil is wet, and each site chosen will need to have percolation tests run. Also, the rating appears to be made on the permeability of the layer most resistant to water absorption. Examination of both the Watsonville and Elkhorn series SIR's show that the bottom layer has greatly improved permeability meaning that if septic line is designed to drop water in that layer, the success of the field will be enhanced if it continues deep enough.

In summarization - 1. Your site for the home is not on prime farm land. -2. The cutoff of view of ridge line at this point is questionable. -3. Other lands subject owners to whims of politicians and their land planning groups to control land use. -4. Unique lands to me are nebulous in meaning. It can be convincingly argued that all lands are unique. I doubt very much that any definition of unique lands can be made without biased input.

Sincerely,

Charles S. Beutler

UNITED STATES
DEPARTMENT OF
AGRICULTURE

SOIL
CONSERVATION
SERVICE

3233 VALENCIA AVENUE, SUITE B-6
APTOS CA 95003
(408) 688-1562

December 2, 1992

Valerie J. Barone, Project Planner
County of San Mateo Planning Division
Mail Drop 5500
590 Hamilton Street, 2nd Floor
Redwood City CA 94063

SUBJ: SOIL CLASSIFICATION -- BANDINI PROPERTY

Dear Valerie:

In response to your recent telephone call and your letter of November 30, 1992, I have the following information to report. Slopes in excess of nine percent on irrigated land with erodible soils can not be considered Class III soils according to Soil Conservation Service criteria of placing soils into Land Capability Classes (see Table 1). However, it is possible to have Class III soils on slopes 9-15 percent if the land is used to produce non-irrigated crops and if the soils are stable.

This condition does not, however, seem to be the case on the Bandini property per Charles Beutler's soils investigation and mapped soil type from the San Mateo Area Soil Survey. The land in question is erodible with slopes in excess of nine percent. Furthermore, according to the County's regulations related to prime agricultural land, Class III lands can be considered prime if capable of growing artichokes or Brussel sprouts. This test also does not hold up because both of these crops require the land to be irrigated, hence removing land with slopes greater than nine percent from a Class III designation.

According to the Beutler report the soils met or closely resemble the Elkhorn series as mapped or the Watsonville series. The primary difference between the Elkhorn map symbols: EhC2, EhB, EhB2, EhD2, EhE3, EtB, and EtC2 is slope. The third letter in the symbol designates the slope class. For example: B = 2-5%; C = 5-9%; D = 9-16%; and E = 16-31%. Therefore, if you knew a particular piece of land was in the Elkhorn series and wanted to know what the correct map symbol would be then you would simply determine the slope percentage. In addition, the number that follows some soil map symbols such as EtC2 and EhE3 is used to designate units within the capability class and subclass. For example, numeral "2" indicates a problem or limitation of wetness because of a high watertable or seepage and numeral "3" indicates a problem or limitation of depth of soil; roots penetrate only to shallow or moderately shallow depths (refer to pages 13-15 in the San Mateo Area Soil Survey for a more complete explanation of capability groups of soils).

Based on the above information and criteria it seems apparent that the sites where soil samples were identified by Beutler as being in or closely related to the Elkhorn series that these soils are like EhD2 where slopes are greater than 9% and like EhC2 or EtC2 if slopes are between 5-9%. For

the sample that more closely resembles the Watsonville series, the land capability class would be at least Class IV or higher for both irrigated and non-irrigated conditions if the slopes are greater than 9%. Both soils have serious limitations for agricultural use when they occur on slopes greater than 9%. The best use of these soils when used for agricultural purposes on these steeper slopes is permanent pasture, rangeland, and possibly some speciality tree crops such as Christmas trees provided there is adequate groundcover between the crop to protect the soil.

Orchards or vineyards are not a likely possibility on the property in question because of the parcel's proximity to the ocean (salt spray), unfavorable micro-climate, and marginal soil conditions for growing these perennial crops. Based on the evidence presented in the soil survey, by Charles Beutler, and by the criteria that SCS uses to define prime agricultural land it is not likely that this parcel of land is prime. The property was also not mapped as prime, by the California Department of Conservation under their Important Farmland Mapping program. It should also be noted here that I did not personally make a field inspection of the property to verify any of the determinations I make in this letter. I have attached some supporting information I hope will help you understand the capacity of soil mapping and determining agricultural suitability of soils.

I hope also that this letter helps clarify the points of concern you have relative to the capability class and the soils on the Bandini property.

Lastly, I think the County should reconsider the criteria they use to determine prime agricultural land. I would be happy to assist with this effort if the County is so inclined.

If you have any questions, please feel free to contact me.

Sincerely,

USDA SOIL CONSERVATION SERVICE



Richard Casale
District Conservationist

cc: William Gradle, Area Conservationist, SCS, Salinas
San Mateo County Resource Conservation District, Half Moon Bay
Charles Beutler, Aptos

Charles S. Beutler
129 Barrett Drive
La Selva Beach, CA
95076-1627
Ph. [408] 684-0942



~~Valerie J. Barone - Project Planner~~
Mail Drop 5500-590 Hamilton Street -2nd Floor
Redwood City, CA 94063
Ph. [415] 363-4161

SUBJECT: SOILS CLASSIFICATION OF BARDINI PROPERTY (APN 086-142-010)

Dear Ms. Barone,

With information provided to Rich Casale at the Soil Conservation Office in Aptos by you, I can now better respond to questions you have asked me over the telephone. I was not furnished the San Mateo County PAD Regulations Definition of "Prime" Agricultural lands. I would like to go through definitions with you now that I have a written copy.

Page 243 A. Prime Agricultural land

1. I have no problem with USDA Soil Conservation definition using Class I and II lands. I do have a problem with a suitable vegetative cover - especially artichokes and brussel sprouts being in the criteria for class III lands to fit in prime land concept. First of all they are not the best crops under cultivation that inhibits erosion on sloping lands. Not only that, they are crops (especially artichokes) that can be adapted to grow on a wide variety of soils. When these crops are raised on sloping lands, to prevent excessive erosion under irrigation, they need to be sprinkled and ideally at a rate that does not exceed the permeability of the soil. This is not only labor intensive, but also costly in the use of power and equipment to do the irrigating. Also at the slow rate it has to be applied, the efficiency goes down due to relatively higher evaporation of the water. Because of increasing taxes, high power, equipment, labor, advertising and fee costs, it has become increasingly difficult to make a profit on these lands and small acreage farmers aren't making enough profits to continue the operation.
2. I have no problem with 80-100 ratings for the Storie Index. However, the highest rating given for Elkhorn soils is 73 and for Watsonville soils is 65. Pg 27,29 Soil Survey San Mateo County May 1961.
3. There is no land in San Mateo county that can carry one animal unit per acre unless it is irrigated. I doubt first of all that water can be made available unless other irrigated crop land is converted. If water cannot be made available, then this qualification is moot. I doubt that

anyone with water will want to make this conversion except possibly some who need pasture for pleasure horses.

4. If you are talking about a \$200 return per acre, then no one can afford to use this land. These days costs per acre of raising some crops like strawberries can cost up to \$4,000 or more per acre when you include taxes, labor, equipment, marketing and other factors. On sloping lands to prevent excessive erosion on fruit and nut trees cropland there is the expense of providing winter cover crops. To properly irrigate in the dry season, relatively sophisticated irrigation systems are needed. I still am not in favor of crop suitability being a criteria for prime farm lands, especially for sloping lands.
5. The same criteria for this item can be used from item 4 above.

I have determined that at sites located on the sheet labeled "Soil Investigation Sites" relative to the farm road and the drain down hill near the residence 12850 Cabrillo Hwy are as follows and with documentation:

Sites 2 and 5 would be mapped as Elkhorn series.

Sites 1, 3, and 4 would be included in the Watsonville series. The differences between sites 1 and 3 and Watsonville are minor and could be separated mainly on colors of the subsoils and the lack of an albic horizon. Site 4 fits the concept of the Watsonville soils which has an albic horizon. For use and management, those prescribed for the Watsonville soils, thin surface fit by latest criteria used by the SCS.

NOTES:

Slopes at sites 1 is 13 percent; at site 2 is 12 percent, at site 5 is more than 9 percent; at sites 3 and 4 are about 6 percent plus or minus 1 percent.

The fine textured subsoil soil layer of soils at sites 1, 3 and 4 is at a depth of less than 20 inches overlain by an abrupt boundary of the surface layer(s). Abrupt boundaries cause slow permeability rates.

There is a wide range of soil depths in the descriptions of the Watsonville series and how interpreted into the mapping units. The model site description of the Watsonville Series shows the claypan at a depth of 15 inches. In the mapping unit descriptions except for soils mapped WmC3 - Watsonville loam, sloping, severely eroded, (2 to 11 percent slopes) and WmB - Watsonville loam, gently sloping, (2 to 5 percent slopes), the profiles are described as being shallow to moderately deep. On page 93 of the Soil Survey Report (5/61) very shallow is less than 10 inches, shallow - 10 to 20 inches, moderately deep - 20 to 36 inches, deep 36 to 60 inches and very deep - more

than 60 inches.

The WmB mapping unit though not specific implies that claypan is probably moderately deep (.."depth to claypan is slightly greater"). The WmC3 mapping unit includes truncated subsoils being at the surface but roots penetrate to less than 20 inches (roots penetrate only to a shallow depth). Of course as stated it could mean to a limit of 10 to 11 inches.

Using the area in which the proposed house site and soil sites 1 and 2 are, the slope is in the range of 11 to 21 percent. Soil site 1 would be included in the Watsonville mapping unit WmD2- Watsonville loam, moderately steep, eroded (11 to 21 percent slopes). Capability unit IVe-3. Page 70-71. Soils site 2 would be included in mapping unit EHD2- Elkhorn sandy loam, moderately steep, eroded (11 to 21 percent slopes). Capability unit IV-e3. Page 52. Site 5 is on borderline of Capability unit III-IV-e3 (slope is between 9 and 11 percent) and off the proposed house site. Sites 3 and 4 would be mapped as Watsonville loam, sloping, eroded (5 to 11 percent slopes). Capability unit IIIe-3. Page 70.

I submit that using your criteria and the 1961 Soil Survey San Mateo Area, the land for the house site proposed does not meet the criteria for Prime farm land as it keys out to Class IV. Since Class IV is not mentioned as being considered for prime land (it isn't) further investigation should not be needed as far as soils are concerned.

Now, if you decide to use criteria as used in the 1982 Soil Interpretation Records number CA0446 which is in my report, on the second page under heading of CAPABILITY AND YIELD PER ACRE AND PASTURE (HIGH LEVEL MANAGEMENT) you will find Capability of Watsonville thin surface in slope ranges of 2 to 15 percent to be class 4E.(IVe). Soils in Santa Cruz County soil survey report (1980) show this to be capability unit IVe-3. Storie index 36. I have determined that sites 1, 3 and 4 fit in this category and have documented it. Using the same criteria from Soil Interpretation Records number 0021 also in the report it shows Elkhorn, 9 to 15 percent slope to be class 3E (IIIe). Sites 2 and 5 fit in this category. Soils mapped in this unit in the Santa Cruz County soil survey report (1980) show this unit to be capability unit IVe-1 irrigated and IIIe-1 non-irrigated. Storie index 59.

I have many good reasons - many already mentioned - that soils steeper than 9 percent should not be prime lands. I also do not believe that soils with very slow permeabilities at depths less than 40 inches as in case of the Watsonville soils (especially if less than 20 inches) should be considered as prime lands as management and practices to raise crops are considerably more complicated and costly for a smaller crop production than on deeper soils such as the Elkhorn series.

Sincerely,

Charles S. Beutler
Soils Consultant



Planning Division • 415/363-4161 • FAX 363-4849

Building Inspection Section • 415/363-4601 • FAX 363-4849

County of San Mateo

Mail Drop 5500 • 590 Hamilton Street, 2nd Floor • Redwood City • California 94063

Board of Supervisors
Anna G. Eshoo
Mary Griffin
Tom Huening
Tom Nolan
William J. Schumacher

Director of
Environmental Services
Paul M. Koenig

Planning Administrator
Terry L. Burnes

December 15, 1992

Mr. Rich Casale
Soils Conservation Service
3233 Valencia Avenue, Suite B6
Aptos, CA 95003

Dear Rich,

SUBJECT: Soils Classification of the Bandini Property (APN 086-142-010)

Thank you for your responsiveness to my letter dated November 30, 1992. This letter is just a quick follow-up. I have attached a copy of a letter Mr. Beutler submitted in response to my letter to you; I believe he forwarded a copy to you as well. I am hoping you will again be able to review Mr. Beutler's work and respond to his conclusions.

On page 3 of this letter, he lists the following soil classifications for each of his test sites. Given the information provided by Mr. Beutler in both his original report and his follow-up letter, do you agree with his determinations?

<u>Site/s</u>	<u>Classification</u>
1	Watsonville loam, moderately steep, eroded (WmD2)
2	Elkhorn sandy loam, moderately steep eroded (EhD2)
3/4	Watsonville loam, sloping eroded (WmC2)
5	?

Site 5 was not specifically classified on page 3 of Mr. Beutler's letter. On page 2, however, it is identified as of the Elkhorn series with a 9% slope.

I would also like further clarification of the statement in your letter that "Slopes in excess of nine percent on irrigated land with erodible soils can not be considered Class III soils according to Soil Conservation Service criteria of placing soils into Land Capability Classes." How would I know if a soil classification type was considered erodible?

Assuming I knew a soil type to be erodible and assuming the soil I was concerned with was classified in the 1961 Soils Survey for San Mateo County as a Class III capability type or better, must the soils classification be

Mr. Rich Casale
December 15, 1992
Page 2

incorrect if an accurate topographic map demonstrated the soils in question had a slope greater than 9%? (I hope this question makes sense to you.)

On a separate matter, I found the information you provided in your last letter on the meaning of the symbols used in soil classifications extremely useful. I have shared this information with my co-workers.

I have also forwarded yours and Mr. Beutler's comments on the County's current "prime soils" classification system onto the Long Range Planning Section. The definition of "prime soils" is not currently being revised by the County, but if at some future date it is reviewed, the information shall be in their files.

Once again, I appreciate your efforts on this project. If you have any questions, I can be reached at 415/363-1930.

Sincerely,



Valerie J. Barone
Planner II

VJB:cdn - VJBC2934.ACN

Enclosure

cc: Charles Beutler, Soils Consultant
Lena Bandini, Applicant
John Wade, POST

December 17, 1992
Charles S. Beutler
129 Barrett Drive
La Selva Beach, CA
95076-1627
Ph. [408] 684-0942

Valerie J. Barone - Project Planner
Mail Drop 5500
590 Hamilton Street -2nd Floor
Redwood City, CA 94063
Ph. [415] 363-1930

SUBJECT: SOILS CLASSIFICATION OF BANDINI PROPERTY
(APN 086-142-010)

Dear Ms. Barone,

Reference: Your handwritten note (12/14/92) to me
requesting location of soil sites for
Bandini Project 086-142-010.

As requested, I have located the soil sites your
enclosed site plan map for the Reference Bandini
Project. They look a little different than the plot
map I made mainly because of the bit different
orientation of the farm road and the "existing
swale".

These locations were determined by pacing so there
could be as much as 3 to 7 (radius wise) feet error
on the locations, but considering the size of the
planned site, the locations should be OK for your
needs.

Respectfully submitted,

Charles S. Beutler

Soils Consultant

CC: Lena Bandini

From: Valerie Barone

Planner - Current Planning

Re: Bandini Project 086-142-010

Date 12/14/92

Dear Mr. Bentler:

Attached you will find a copy of a site plan submitted by the applicant. Could you please transfer your test site locations (1 through 5) to this map and return it to me.

Thank you very much for your help to date. Call me at 363-1930 if you have questions.

- Valerie

Mail Drop 5500

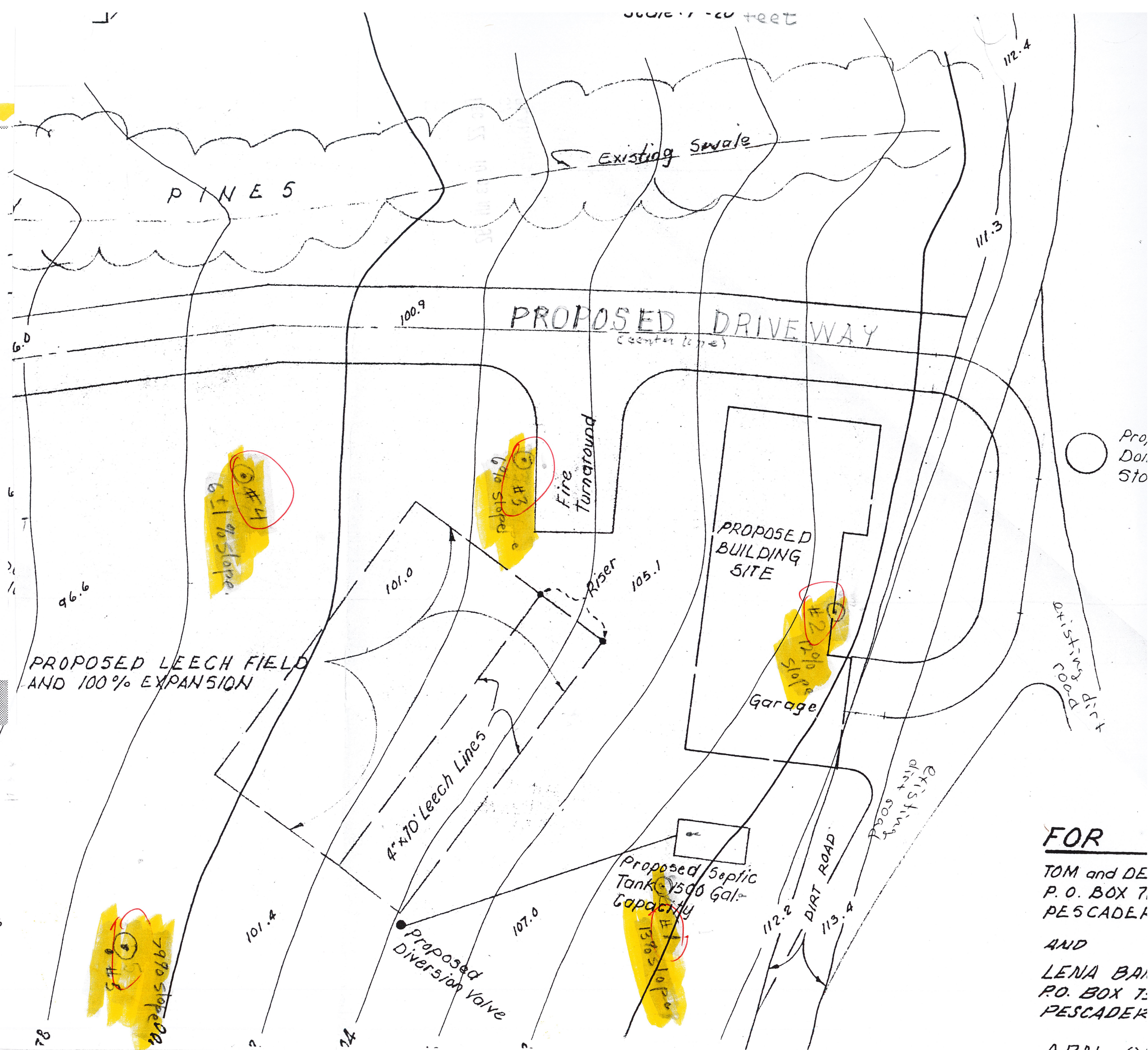
590 Hamilton Street

Redwood City, CA 94063

415-363-1930

SAN MATEO COUNTY PLANNING & BUILDING DIVISION

Returned & marked up by Mr. Bentler



FOR TOM and DE P.O. BOX 7 PESCADERO AND LENA BAN P.O. BOX 7 PESCADERO

UNITED STATES
DEPARTMENT OF
AGRICULTURE

SOIL
CONSERVATION
SERVICE

3233 VALENCIA AVENUE, SUITE B-6
APTOS CA 95003
(408) 688-1562

January 5, 1993

Valerie J. Barone, Project Planner
County of San Mateo Planning Division
Mail Drop 5500
590 Hamilton Street, 2nd Floor
Redwood City CA 94063

SUBJ: SOIL CLASSIFICATION -- BANDINI PROPERTY

Dear Valerie:

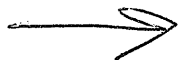
I am sorry it has taken me so long to respond to your December 15, 1992, letter requesting further clarification of soils identified on the Bandini property near Pescadero.

I have reviewed and discussed Mr. Beutler's work and conclusions with Mr. Beutler personally and agree completely with all his conclusions, including his determinations of soils identified on sites 1-5.

In answer to your question on how to determine if a soil type is considered erodible, I will refer you to the 1961 Soil Survey which has already made this determination for you. The word "eroded" follows the soil type for each soil type where the soil has been identified and mapped as being erodible. In the case of the Bandini property soils all three soils identified include the eroded condition, i.e. "Elkhorn Sandy Loam, moderately steep, eroded (EhD2)". When the soils were originally mapped by the SCS Soil Scientists they observed the existing condition of the soil they were mapping. If more than 25% of the original topsoil was removed, or if more than 25% of the subsoil removed, or if gullies were present the soil scientist identified the soil as having an "eroded" or "severely eroded" condition depending on how much of the soil had been removed.

If you found an "eroded" soil that was mapped as Class III or better and site specific information told you that the area mapped in question had slopes in excess of nine percent, then you can assume that the soil was incorrectly mapped or the wrong slope and/or capability class was assigned provided you are addressing a representative sample within the soil mapping unit boundaries.

It is important to keep in mind that: soil samples were not taken within every single soil boundary identified on the soil survey maps; soil map boundaries do not break down soil types on areas less than 10 acres in size meaning that other soils are likely present within each mapping unit; slope ranges may not consider nearly level areas two or three acres in size; and soil boundary lines on the soil maps are about 50 feet wide in the field and really should be considered a zone rather than a line on the land.



In summary, the soil survey is a good planning tool, and should not be used to make landuse decisions without supporting site specific studies or information.

I hope this answers your questions and further clarifies the statements I made in my December 2, 1992, letter to you.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

USDA SOIL CONSERVATION SERVICE



Richard Casale
District Conservationist

cc: William Gradle, Area Conservationist, SCS, Salinas
San Mateo County Resource Conservation District, Half Moon Bay
Charles Beutler, Aptos



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E



Sigma Prime Geosciences, Inc.

April 29, 2021

Laura Richstone
San Mateo County Planning and Building Department
Via email: lrichstone@smcgov.org

Subject: Review of Soils Classification:
12850 Cabrillo Highway Pescadero, California.
APN: 086-142-010; PLN2018-00168

Dear Ms. Richstone:

Sigma Prime Geosciences, Inc. has reviewed documentation that was submitted to San Mateo County between August 1992 and January 1993 to challenge the classification of prime soils for the subject property. This challenge was originally submitted to allow the current housing that occupies the property and was successful. Soil analyses were performed in August 1992 by Charles Butler (soils consultant) that showed the site soils to be of the Watsonville and Elkhorn soil series. Although soil sampling locations were taken up to three hundred feet away from the current proposed affordable housing location, Sigma Prime has confirmed that soil types throughout the property are similar in texture and composition.

Although the existing site soils can be considered Type III prime soils, it was concluded in a letter in December 1992 from Richard Casale (USDA Soil Conservation Service) that these soils cannot be considered prime soils if the site gradient is greater than 9% due to the erodibility from necessary irrigation.

During a site visit to the property in November 2019 to verify the existing conditions of the area for the proposed affordable housing unit we discovered that some grading has occurred in preparation for the modular home. The topography did not match the base map for the grading and drainage plan we were preparing. We re-surveyed the topography in the area for an accurate base map. We did not know about the 9% delineation at that time. Attached is Sheet C3 showing the cut and fill of the area and shows the estimated original topography in green. The plan shows three different gradient lines that average above a 9% slope.

We do not think it is prudent to move the affordable housing unit to a different location on the property that is currently greater than 9%. The area would have to be graded again in preparation for the modular home and access road in excess of what has already been graded.

If you have any questions, please call me at (650) 728-3590.

Yours,
Sigma Prime Geosciences

Abbie Goldstein P.G.





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

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: Jahns Affordable Housing Unit, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2018-00168

OWNER: Debbie Jahns

APPLICANT: Debbie Jahns

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): N/A

ASSESSOR'S PARCEL NO.: 086-142-010

LOCATION: 12850 Cabrillo Highway, Pescadero

PROJECT DESCRIPTION

Coastal Development Permit (CDP), Planned Agricultural District Permit, and After-the-Fact Grading Permit to construct a new 2,750 sq. ft., single-story, detached pre-manufactured affordable housing unit; 360 sq. ft. detached two-car carport; septic system; water tank; and wet draft hydrant, on a legal 17.4-acre parcel developed with two existing residences, four fenced pasture areas, and supporting agriculture structures (i.e., barns/stables). An existing agricultural well located in the rear yard of the property is proposed to be converted for domestic use. The proposal will constitute the second affordable housing unit on the property. Previous grading of the project site area to prepare it for the proposed development consisted of 1,240 cubic yards (c.y.) of grading (620 c.y. of cut and 620 c.y. of fill); an additional 10 c.y. of cut is proposed for the foundation of the manufactured home. No trees are proposed for removal. The project is located within the Cabrillo Highway (State Route 1) State Scenic Corridor in the unincorporated Pescadero area of San Mateo County and the CDP is appealable to the California Coastal Commission.

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 proposed development shall employ natural exterior colors and materials to further blend in with, rather than contrast with, the grasslands, and vegetative cover on site. Proposed colors and materials shall be submitted for review and approval to the Planning Department prior to the issuance of a building permit. Prior to final building permit inspection, the Planning Department shall verify the approved colors and materials have been implemented.

Mitigation Measure 2: The finishes of all exterior materials and/or colors shall be non-reflective.

Mitigation Measure 3: All proposed exterior lighting shall be designed and located to confine direct rays to the subject property and prevent glare to the surrounding area. All proposed exterior lighting fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the premises. Manufacture cut sheets of any proposed exterior lighting fixtures shall be submitted for review and approval to the Planning Department prior to the issuance of a building permit. Prior to final building permit inspection, the Planning Department shall verify that the approved light fixtures have been installed.

Mitigation Measure 4: 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. 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.

- c. Sweep daily all paved adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand etc.) that can be blown by the wind.
- h. Replant vegetation in disturbed areas as quickly as possible.
- i. Install erosion control measures to prevent silt runoff to public roadway and/or waterways.
- j. All haul trucks transporting soil, sand, or other loose material on and off site shall be covered.
- k. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- l. A publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints shall be posted. This person 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 5: 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 Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interiors' Professional Qualification Standards 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 Director of Planning and Building for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 6: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 7: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 8: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

Mitigation Measure 9: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, adhere to Best Management Practices to minimize the transport and discharge of stormwater runoff from the construction site by:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater and watercourses.
- c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
- d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

- h. Performing clearing and earth moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instruction to all employees and subcontractors regarding the Construction Best Management Practices.

Mitigation Measure 10: 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.

Mitigation Measure 11: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 12: 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."click and type"

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: April 4, 2024 to April 23, 2024

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., April 23, 2024.**

CONTACT PERSON

Summer Burlison
Project Planner, 650/363-1815
sburlison@smcgov.org



Summer Burlison, Project Planner

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Jahns Affordable Housing Unit
2. **County File Number:** PLN2018-00168
3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department
455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Summer Burlison, Project Planner
sburlison@smcgov.org 650/363-1815
5. **Project Location:** 12850 Cabrillo Highway, Pescadero
6. **Assessor's Parcel Number and Size of Parcel:** 086-142-010; 17.4-acres
7. **Project Sponsor's Name and Address:** Debbie Jahns, 12850 Cabrillo Highway, Pescadero
CA 94060
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A
9. **General Plan Designation:** Agriculture
10. **Zoning:** Planned Agricultural District/Coastal Development (PAD/CD)
11. **Description of the Project:**
Coastal Development Permit (CDP), Planned Agricultural District Permit, and After-the-Fact Grading Permit to construct a new 2,750 sq. ft., single-story, detached pre-manufactured affordable housing unit; 360 sq. ft. detached two-car carport; septic system; water tank; and wet draft hydrant, on a legal 17.4-acre parcel developed with two existing residences, four fenced pasture areas, and supporting agriculture structures (i.e., barns/stables). An existing agricultural well located in the rear yard of the property is proposed to be converted for domestic use. The proposal will constitute the second affordable housing unit on the property. Previous grading of the project site area to prepare it for the proposed development consisted of 1,240 cubic yards (c.y.) of grading (620 c.y. of cut and 620 c.y. of fill); an additional 10 c.y. of cut is proposed for the foundation of the manufactured home. No trees are proposed for removal. The project is located within the Cabrillo Highway (State Route 1) State Scenic Corridor in the unincorporated Pescadero area of San Mateo County and the CDP is appealable to the California Coastal Commission.
12. **Surrounding Land Uses and Setting:** The 17.4-acre property is located within the Cabrillo Highway (State Route 1) State Scenic Corridor. It is south of Pescadero Creek Road and north of Bean Hollow State Beach. Adjacent to and east of Cabrillo Highway, the property is accessed by an existing paved driveway and developed with an existing single-family

residence and detached affordable housing unit clustered towards the north and central portion of the property. The property is largely undeveloped, primarily supports grasses and shrubs, contains several pasture areas, and gently slopes downward from east to west.

13. **Other Public Agencies Whose Approval is Required:** N/A

14. **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, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:** As of the publication of this document, no tribes have requested consultation.

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.

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

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 Environmental Impact Report (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 California Environmental Quality Act (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. Except as provided in Public Resources Code Section 21099, 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 substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?		X		
Discussion: The 17.4-acre project parcel is located adjacent to Cabrillo Highway, gently slopes downward from east to west, and sits within the Cabrillo Highway State Scenic Corridor. The project site is located approximately 40 feet higher than and 650 feet away from the roadway, approximately					

275 feet from the closest structure on site (an existing affordable housing unit), and approximately 420 feet from the closest structure on the adjacent property to the south.

The project includes the construction of a new pre-manufactured single-story 2,750 sq. ft., detached affordable housing unit, detached 360 sq. ft. two-car carport, septic system, water tank, and approximately 1,250 cubic yards (c.y.) of grading in the undeveloped southernly portion of the parcel currently utilized as a pasture area. The development will utilize existing road infrastructure on site.

A line of existing trees and vegetation along the majority of the front property line that abuts Cabrillo Highway screens existing development on site from view when traveling north. However, there is a break in the screening vegetation along the left front property line to accommodate a driveway and pasture area. As is the case for the existing development on site, the proposed development would be visible while traveling south on Cabrillo Highway due to this gap.

While the project is substantially protected from public views from Cabrillo Highway and neighboring parcels as a result of its distance from the roadway (650 feet), single-story design, and existing screening vegetation, the following mitigation measures have been added to ensure that the proposed development blends into its surrounding environment.

Mitigation Measure 1: The proposed development shall employ natural exterior colors and materials to further blend in with, rather than contrast with, the grasslands, and vegetative cover on site. Proposed colors and materials shall be submitted for review and approval to the Planning Department prior to the issuance of a building permit. Prior to final building permit inspection, the Planning Department shall verify the approved colors and materials have been implemented.

Mitigation Measure 2: The finishes of all exterior materials and/or colors shall be non-reflective.

Source: Project Plans; Project Location; San Mateo County GIS.

1.b. Substantially 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: The project parcel is located within the Cabrillo Highway State Scenic Corridor and is dominated by non-native grasslands. No rock outcroppings or historic buildings exist on site and thus will not be impacted.

The project site is located in a vacant area of the 17.4-acre parcel that has a 9% slope, is adjacent to an existing dirt driveway, and is currently utilized as a pasture area. Although 1,240 cubic yards (c.y.) of grading has previously occurred, 620 c.y. of cut was spread evenly across the project site (quantified as 620 c.y. of fill) to create a level building area. These grading activities did not involve the removal of trees. Furthermore, no trees are proposed for removal to accommodate an additional 10 c.y. of grading (cut) necessary for the foundation of the affordable unit. No impact is expected as no trees are proposed for removal and no historic buildings or rock outcroppings are located on the project parcel.

Source: Project Plans; Project Location.

<p>1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</p>			X	
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Discussion: The project parcel is located in a non-urbanized area dominated by row crops, barns, and rural single-family residences. Though the parcel contains a ridgeline at the rear of the property, the project site is located mid-parcel approximately 500 feet from the ridgeline.

Current residential development on site is located mid-parcel and consists of a 3,020 sq. ft. single-story main residence, an associated 1,250 sq. ft. three-car garage and a single-story, detached 2,188 sq. ft. affordable housing unit and detached 616 sq. ft garage. The proposed development would constitute the second affordable unit on site. At 2,750 sq. ft., the proposed single-story affordable unit, detached 360 sq. ft. carport, and associated septic system are compatible in size and style with the existing rural residential development on site.

As discussed in Section 1.a, the parcel is located within the Cabrillo Highway State Scenic Corridor and sits approximately 40 feet above the roadway. The proposed development will be minimally visible from Cabrillo Highway when traveling south due to a gap in existing screening vegetation, but such visual impacts are minimal due to the structures' distance from the roadway (650 feet) and single-story design.

Past grading activities have occurred on site to create a more level building site. A total of 620 c.y. of cut was spread evenly across the project site in a 1-2-foot-deep layer. However, such activities did not result in a significant change in topography or ground surface relief. Furthermore, the grading work that occurred was limited in scope (approximately 1.3% of the land area of the overall parcel) and not visible from Cabrillo Highway due to its 650-foot setback from the roadway.

Source: Project Plans; Project Location.

<p>1.d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?</p>		X		
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Discussion: Though two existing residences exist on site with exterior lighting, additional light sources and glare from the proposed development would increase the overall nighttime ambient lighting of the area and have the potential to generate adverse impacts on daytime and nighttime views along Cabrillo Highway. The following mitigation measure is recommended to minimize any adverse view impacts from light or glare that the project may introduce to the area:

Mitigation Measure 3: All proposed exterior lighting shall be designed and located to confine direct rays to the subject property and prevent glare to the surrounding area. All proposed exterior lighting fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the premises. Manufacture cut sheets of any proposed exterior lighting fixtures shall be submitted for review and approval to the Planning Department prior to the issuance of a building permit. Prior to final building permit inspection, the Planning Department shall verify that the approved light fixtures have been installed.

Source: Project Plans; Project Location.

1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?		X		
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Discussion: The project parcel is adjacent to Cabrillo Highway and is located within the Cabrillo Highway State Scenic Corridor. See discussion and recommended mitigation measures in Sections 1.a. - 1.d. above. No further mitigation is necessary.

Source: See Sections 1.a. - 1.d. above.

1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
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Discussion: The project parcel is not located within a Design Review District.

Source: Project Location; San Mateo County GIS.

1.g. Visually intrude into an area having natural scenic qualities?			X	
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Discussion: The project parcel slopes downward from east to west, is located in an open rural area adjacent to Cabrillo Highway, and is dominated by grassy vegetation. The proposed project site sits approximately 40 feet above and 650 feet away from Cabrillo Highway and approximately 420 feet from the nearest structure located on the southern adjacent property. The scale and appearance of the affordable housing unit and detached carport is reduced when viewed from adjacent properties and Cabrillo Highway due to its distance from these viewpoints, single-story height, and existing screening vegetation.

Source: Project Location; Project Plans.

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 forest land, 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:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: The project is located within the Coastal Zone. The parcel is identified as “Other Land” according to the California Department of Conservation Farmland Mapping and Monitoring Program and is therefore not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As such, the project will not convert these lands to a non-agricultural use.</p> <p>Source: Project Location; California Department of Conservation Important Farmland Finder Map, https://maps.conservation.ca.gov/DLRP/CIFF/; California Department of Conservation – San Mateo County Important Farmland Map, 2018.</p>				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X	
<p>Discussion: Located within a rural area of the County, the parcel is zoned PAD/CD (Planned Agricultural District/Coastal Development) which has an agricultural focus but permits residential dwellings and affordable units with the issuance of a PAD Permit. The applicant has submitted for a PAD permit with the County of San Mateo and a decision on the permit will be rendered after the posting period for the subject Initial Study/Mitigated Negative Declaration.</p> <p>The project parcel is also not contracted or encumbered by an Open Space Easement or a Williamson Act Contract. While the project parcel is not contracted, the adjacent parcels to the north and east are under Williamson Act Contract. The project parcel is currently developed with two residential units and it is not expected that the addition of a third residential unit would conflict with the agricultural operations (row crops) on the adjacent parcels as the unit would be located over 600 feet from the eastern property line and 25 feet from the southern property line. The proposed residential unit is also separated from the eastern adjacent property by a small hill/ridge and the southern property by a line of screening trees.</p> <p>Source: Project Plans; San Mateo County GIS.</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: As seen in aerial photographs, the 17.4-acre project parcel is developed with two residential units, fenced pasture areas, several barns and out-buildings, and dominated by a mix of</p>				

native and non-native grasses. The property will maintain remaining pasture areas onsite and will continue raising of goats, pigs, donkeys, chickens and ducks.

Forest land is defined by Public Resources Code Section 12220 (g) as *land that can support 10% native tree cover of any species that allows for management of one or more forest resources including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation and other public benefits*. With only a linear band of screening trees along portions of the western and southern property lines the trees do not cover more than 10% of the property and cannot be defined as forest land. Though not defined as forest land, no trees are proposed for removal as a part of the project.

The project and associated infrastructure would utilize existing access and road infrastructure on site and occupy approximately 8,000 sq. ft. (1.3% of the overall parcel). Though the project would convert an existing pasture area into a residential use, this would not result in a conversion of Farmland to non-agricultural use as the parcel is identified as Other Lands by the California Department of Conservation.

Source: California Department of Conservation, Farmland Mapping and Monitoring Program Map; Public Resources Code Section 12220(g); Project Location; Project Plans.

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: Located in the Coastal Zone, the proposed project does not propose to subdivide any lands. Per the USDA Natural Resources Conservation Service (NRCS) soil survey, the 17.4-acre project parcel is comprised of Class III soils. These soils are identified as supporting the growth of artichokes and/or Brussels sprout by the San Mateo County Productive Soils Resources General Plan map.

As mapped, the project site is located on Class III soils capable of supporting artichokes and/or Brussels sprout. However, the property owner successfully challenged this prime soil classification by submitting a site-specific soils survey and report in 1992 to construct the first affordable housing unit on site. The 1992 soils survey concluded that Class III soils on the project parcel cannot be considered prime soils capable of supporting the cultivation of artichokes and/or Brussels sprout if the gradient is greater than 9% due to the soil erodibility that would occur from necessary irrigation. The NRCS (formally the Soils Conservation Service) reviewed the 1992 soils survey and reports and concurred with this conclusion.

Although the location of the second proposed affordable housing unit on site is approximately 300 feet away from the soil sample locations that occurred in 1992, Sigma Prime Geoscience, Inc. has confirmed that the soil types throughout the property are of similar texture and composition with little variation and should closely match the soils sampled in 1992. Though existing site conditions show that the project site is located in an area of the parcel with a less than 9% slope, a 2019 site visit revealed that grading work had occurred without permits to create a more level building site for the proposed project. This grading work included 620 c.y. of cut spread out in a thin layer (1-2 feet deep) as fill that reduced the previous 9% gradient of the project site to a 3-4% gradient.

With a soil composition of the project site similar to those tested in the 1992 soils survey and an original project site gradient of 9%, the location of the project would not be classified as Class III prime soils capable of growing artichokes and/or Brussels sprout per the conclusions of the 1992 soils report. As such, the proposed project would not result in the conversion of Class III prime soils rated good or very good for artichokes or Brussels sprout.

Source: San Mateo County General Plan Productive Soil Resources Map, USDA Natural Resources Conservation Service Soil Survey; 1992 Soils Survey.

2.e. Result in damage to soil capability or loss of agricultural land?			X	
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Discussion: As discussed in Section 2.d above, the project site contains Class III soils, these soils are not capable of supporting artichokes and/or Brussels sprout in areas with a gradient of 9% or larger. The project is located in an area of the parcel with an original gradient of 9%, has historically been utilized as a pasture area, and would result in the conversion of approximately 1.3% of the overall parcel into an additional residential use. The project is located mid-parcel adjacent to existing road infrastructure to retain the flattest front areas of the parcel as pasture areas and open space for the possibility of potential agricultural activities in the future. While there will be some loss of pasture area to accommodate the proposed development, there is no expectation that the project would result in damage to the underlying soil or soil capability.

Source: San Mateo County General Plan Productive Soil Resources Map; USDA Natural Resources Conservation Service Soil Survey; 1992 Soils Survey.

<p>2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
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Discussion: The project parcel is zoned Planned Agricultural District/Coastal Development (PAD/CD). Residential uses are allowed in the PAD subject to a PAD permit which the applicant is seeking as a part of the subject project. The project does not conflict with the zoning, require a rezoning, nor interfere with timberland production elsewhere on appropriately zoned lands. Nor, would the project result in the conversion of forestland to non-forest uses as discussed in Section 2.c.

Source: San Mateo County Zoning Regulations, Project Plans.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district 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 2017 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 proposed project would not conflict with or obstruct the implementation of the BAAQMD's 2017 CAP. During project construction, air emissions would be generated from site grading, equipment, and work vehicles; however, any such grading-related emissions would be temporary and localized. Once constructed, use of the development as a single-family residence would have minimal impacts to the air quality standards set forth for the region by the BAAQMD.

The BAAQMD has established thresholds of significance for construction emissions and operational emissions. As defined in the BAAQMD's 2017 CEQA Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These control measures have been included in the Mitigation Measure below. In addition, see the discussion in Section 8.a. (Climate Change - Greenhouse Gas Emissions) related to the project's compliance with the County Energy Efficiency Climate Action Plan.

Mitigation Measure 4: 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. 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.
- c. Sweep daily all paved adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand etc.) that can be blown by the wind.
- h. Replant vegetation in disturbed areas as quickly as possible.
- i. Install erosion control measures to prevent silt runoff to public roadway and/or waterways.
- j. All haul trucks transporting soil, sand, or other loose material on and off site shall be covered.
- k. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

I. A publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints shall be posted. This person 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.

Source: BAAQMD CEQA Guidelines, May 2017; Project Plans.

3.b. 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?		X		
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Discussion: The San Francisco Bay Area Air Basin is a State designated non-attainment area for Ozone, Particulate Matter (PM10), and Fine Particulate Matter (PM-2.5). Any increase in these criteria pollutants is significant. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attained the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to the EPA and the proposed re-designation is approved by the Environmental Protection Agency.

Construction of the project is expected to result in a temporary increase in these criteria pollutants in the project area as these particles are a typical vehicle emission. The temporary nature of the proposed construction along with California Air Resources Board (CARB) regulations which controls the vehicle emissions of any personal vehicles that would be associated with the proposed single-family unit will reduce the potential effects of increased criteria pollutants to a less than significant impact. Implementation of Mitigation Measure 4 will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

Source: Project Plans; Bay Area Air Quality Management District.

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?		X		
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Discussion: Sensitive receptors are facilities or land uses such as schools, hospitals, or residential areas where people live, play, convalesce, or a place where insensitive individuals spend significant amounts of time. Sensitive individuals, such as children and the elderly, are those most susceptible to poor air quality.

The project site is located in a rural area with sensitive receptors (i.e., single-family residences) located to the north (on the project parcel) and south (over 350 feet on the adjacent parcel). Pollutant concentrations associated with the occupation of the proposed affordable single-family residential unit are expected to be less than significant. Pollutant emissions generated from the construction of the proposed project, though temporary in nature, have the potential to negatively impact nearby sensitive receptors. As such, implementation of Mitigation Measure 4 will minimize potentially significant exposure of pollutants to nearby sensitive receptors to a less than significant level.

Source: Project Plans; Project Location.

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
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Discussion: Once operational, the project will not result in significant adverse emissions. The project has the potential to generate emissions such as noise and odor during its construction. However, any such emissions generated from project construction will be temporary in nature and are expected to be minimal. Furthermore, the project is subject to compliance with the County's Noise Ordinance Section 4.88.360 which regulates noise associated with demolition, construction and grading of any real property. No further mitigation is necessary.

Source: Project Plans; San Mateo County Ordinance Code Section 4.88.360.

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 substantial 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 or National Marine Fisheries Service?				X

Discussion: The project parcel slopes downward east to west and primarily contains a mixture of native and non-native grasses concentrated in the front and mid-areas of the parcel. The rear of the parcel contains foothills and a small ridgeline dominated by pampas grass and short scrub vegetation. No riparian habitats exist on or adjacent to the project parcel.

The front and mid-regions of project parcel are disturbed and developed with two residential units, road infrastructure, out buildings, and fenced pasture areas. The proposed third residential unit will be located in a disturbed area that was previously used as a pasture. Per a review of the California Natural Diversity Database (CNDDB), there are no special-status plant or animal species identified on the project site nor within the immediate vicinity of the project area. As such, no impacts are expected to occur.

Source: California Natural Diversity Database; San Mateo County GIS.

4.b. Have a substantial 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 or National Marine Fisheries Service?				X
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Discussion: Development of the proposed affordable unit and supporting infrastructure is located mid-parcel, near existing development, in a previously disturbed area utilized as a pasture. The affordable unit will be located 200 feet from the beginning of the scrub habitat on the parcel and 500 feet from the ridgeline. There is no expectation that the construction of the affordable unit would impact the scrub habitat at the rear of the parcel. Furthermore, there are no riparian habitats or other sensitive natural communities located on the project site. See staff's discussion in Section 4.a above.

Source: Project Plans; Site Photos; San Mateo County GIS.

4.c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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Discussion: No creeks, streams, or water impoundments exist on the project parcel. Furthermore, according to the National Wetlands Inventory Mapper no wetlands are located on the project parcel nor within the project site. No impacts are expected to occur.

Source: U.S. Fish and Wildlife Service, Wetland Mapper; Project Plans.

4.d. Interfere substantially 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
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Discussion: As discussed in Section 4.a above, no special-status plant or animal species were identified on the project parcel or within the immediate vicinity of the project site per a review of the California Natural Diversity Database (CNDDDB). As such, construction of the project is not expected to substantially interfere with the movement of wildlife species.

Source: California Natural Diversity Database; Project Plans.

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
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Discussion: The project parcel is dominated by a mixture of native and non-native grasses in the front and mid-regions of the parcel. The rear of the parcel is dominated by a mixture of scrub vegetation and pampas grass. Minimal trees exist on site and are concentrated along the west and southern property lines. The project site is located in an area of the parcel previously utilized as a pasture area, does not contain any trees, is located approximately 25 feet from the nearest trees along the southern property line, and will not require the removal of any trees to accommodate construction. No impacts are expected to occur.

Source: Project Plans; Site Photos.

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 project parcel is not located within or adjacent to the boundaries of any adopted Habitat Conservation Plans, National Conservation Community Plans, or other approved local, regional, or State habitat conservation plans.</p> <p>Source: California Department of Fish and Wildlife, Habitat Conservation Planning, California Regional Conservation Plans Map.</p>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: The project parcel is not inside nor within 200 feet of a marine or wildlife reserve.</p> <p>Source: U.S. Fish and Wildlife Services, National Wildlife Refuge System Locator.</p>				
4.h. Result in loss of Oak woodlands or other non-timber woodlands?				X
<p>Discussion: No Oak woodlands exist on site, nor are any trees proposed for removal to accommodate the project. No impacts are expected to occur.</p> <p>Source: Project Plans; Site Photos.</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 substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		
<p>Discussion: The project site is located in a previously disturbed area. This area has been previously graded, most recently utilized as a pasture area, and has also been used for row crop farming within the last 30-years. Though the potential to discover cultural, paleontological or archaeological resources during construction is low, the following mitigation measures are proposed.</p> <p>Mitigation Measure 5: 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 Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interiors' Professional Qualification Standards 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 Director of Planning and Building for review and approval a report of the findings and methods of curation or protection of the resources.</p>				

In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 6: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Source: Project Location.

5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
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Discussion: The project parcel is surrounded by parcels to the north, south, and east that are actively farmed with row crops. Furthermore, the project parcel is developed with two existing residential units to the north of the project site and a farm labor housing unit to the south of the project site on an adjacent parcel. Based on the farmed and developed conditions of the surrounding properties, it is not likely that the project parcel and the surrounding area would contain any archaeological resources. However, in the event that such resources are discovered, adherence to the mitigation measures contained in Section 5.a above shall reduce the impacts to a less than significant level.

Source: Project Location; San Mateo County GIS.

5.c. Disturb any human remains, including those interred outside of formal cemeteries?		X		
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Discussion: Given the disturbed nature of the project site, it is not expected the project will disturb any human remains as no human remains are known to exist in the area. However, should project grading or construction unexpectedly encounter human remains, the following mitigation measure is recommended:

Mitigation Measure 7: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Source: California Public Resources Code; Project Location.

6. ENERGY. 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. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
<p>Discussion: The construction of the project would require consumption of nonrenewable energy resources, primarily in the form of fossil fuels (e.g., fuel oil, natural gas, and gasoline) for automobiles (transportation) and construction equipment. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction, would be temporary in nature, and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment during demolition and grading would be gas and/or diesel powered, and the later construction phases would require electricity-powered equipment.</p> <p>During operations, energy consumption would be associated with resident and visitor vehicle trips. The project is a residential development adjacent to Cabrillo Highway on a parcel that is already residentially developed. Pacific Gas and Electric (PG&E) provides electricity to the project parcel and its existing development. Project implementation would result in an increase in electricity over existing conditions. However, such an increase to serve the subject affordable housing unit would represent an insignificant percent increase compared to the overall demand in PG&E's service area. The nominal increase in demand is not expected to significantly impact PG&E's level of service and is expected to be adequately served by existing PG&E electrical facilities. No natural gas distribution lines exist within the project vicinity. As is typical in this area of San Mateo County, natural gas is stored on site in tanks and provided by private third-party entities on a needs basis. The natural gas demands for a single-family unit are nominal and not expected to result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources. It is expected that nonrenewable energy resources would be used efficiently during operation and construction of the project given the financial implications of the inefficient uses of such resources. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are expected to be less than significant and no mitigation is required.</p> <p>Source: Project Plans; Project Location.</p>				
6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
<p>Discussion: The construction of a new affordable housing unit, detached carport, septic system, and associated grading is relatively small and is not expected to conflict with or obstruct any state or local plan for renewable energy or energy efficiency. Furthermore, the development is not expected to cause inefficient, wasteful, and/or unnecessary energy consumption as the operation of the residential unit would comply with State Building Energy Efficiency Standards and appliance</p>				

efficiency regulations. Therefore, the project would not conflict with or obstruct any state or local renewable energy plan and will not have a significant impact. No further mitigation is required.

Source: Project Plans.

7. 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>
7.a. Directly or indirectly cause potential substantial 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 substantial evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>			X	
<p>Discussion: The closest fault zones to the project site are the San Gregorio fault located approximately 4,300 feet east of the project site and the Butano fault located approximately 5 miles to the northeast of the site. While located in relatively close proximity to the faults listed above, the project site is not located in a mapped Alquist-Priolo Earthquake Fault Zone or special study area where fault ruptures are likely to occur. All proposed development will be subject to the issuance of a building permit and subject to the recommendations of the project's geotechnical engineer to ensure the health and safety of the occupants.</p> <p>Source: State of California Department of Conservation Alquist-Priolo Fault Map; Project Location.</p>				
ii. Strong seismic ground shaking?			X	
<p>Discussion: The project site is located approximately 4,300 feet to the west of an inferred location of the San Gregorio fault and 5 miles from an inferred location of the Butano fault. The project site is expected to experience violent ground shaking for a high intensity earthquake scenario on the San Gregorio fault and very strong ground shaking for an earthquake scenario on the San Andreas fault. The principal concern related to human exposure to ground shaking is that strong ground shaking can result in structural damage to buildings, potentially jeopardizing the safety of its occupants. Adherence to applicable building codes will reduce the likelihood of potential substantial adverse effects, including the risk of loss, injury, or death resulting from strong seismic ground shaking. No further mitigation is necessary.</p>				

<p>Source: Project Location; Association of Bay Area Governments Hazard Viewer Map https://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=4a6f3f1259df42eab29b35dfcd086fc8; USGS Quaternary Faults Map https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf.</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
<p>Discussion: Based on the San Mateo County Geotechnical Hazards Synthesis Map, the project site is not identified as being at risk for seismic related ground failure. Additionally, according to Association of Bay Area Government's (ABAG) hazard map viewer, the project site is in an area of low earthquake liquefaction susceptibility.</p> <p>Source: Project Location; San Mateo County Geotechnical Hazards Synthesis Map; ABA Hazard Map Viewer.</p>				
iv. Landslides?				X
<p>Discussion: According to the U.S. Geological Survey's Landslide Susceptibility Map for San Mateo County, the project parcel is in an area identified as least susceptible to landslide. Thus, no mitigation is necessary.</p> <p>Source: U.S. Geological Survey's Landslide Susceptibility Map for San Mateo County, 1972.</p>				
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
<p>Discussion: The project parcel is located on the east side of Cabrillo Highway (Highway 1), and therefore the project would not have an adverse impact to coastal cliff or bluff instability or erosion.</p> <p>Source: Project Location.</p>				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
<p>Discussion: Previous site preparation work including 620 c.y. of cut that was reused onsite as fill, with an additional 10 c.y. of cut proposed to accommodate the foundation of the proposed residential unit. Given the site's topography there is a potential for erosion to occur if proper erosion control measures are not implemented. The following mitigation measures are recommended to minimize erosion and runoff from the project area, in addition to the dust control measures in Mitigation Measure 4, and to ensure that erosion control measures are implemented appropriately:</p> <p>Mitigation Measure 8: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.</p>				

Mitigation Measure 9: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, adhere to Best Management Practices to minimize the transport and discharge of stormwater runoff from the construction site by:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater and watercourses.
- c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
- d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instruction to all employees and subcontractors regarding the Construction Best Management Practices.

Source: Project Plans; San Mateo County Ordinance Code.

7.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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<p>Discussion: The project site is not located in a mapped hazard area pursuant to the County's Local Coastal Program Hazards Map or the County's Geotechnical Hazards Synthesis Map.</p> <p>Source: San Mateo County Local Coastal Program South-Coast Hazards Map; San Mateo County Geotechnical Hazards Synthesis Map.</p>					
7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X
<p>Discussion: The project site is not expected to contain expansive soils and would be required to comply with Building Code standards and geotechnical recommendations to ensure development complies with all standards to reduce risk to life or property.</p> <p>Source: Project Location.</p>					
7.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 proposed project includes the installation of a septic system. San Mateo County Environmental Health Services (EHS), which is the agency that regulates septic systems within the County of San Mateo, completed a preliminary review of the proposal which included a percolation test to determine if the underlying soils can support the proposed septic system. After a preliminary review, EHS did not uncover any issue with the soils in the location of the proposed septic system, determined that the site could support the proposed septic system, and conditionally approved the project.</p> <p>Source: Project Plans; County of San Mateo Environmental Health Services.</p>					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
<p>Discussion: Based on the project parcel's existing surrounding land uses, it is not likely that the project parcel would host any paleontological resource or site or unique geologic feature. Geology within the project site is typical of the surrounding area. Mitigation Measure 5 shall ensure that if any resources are encountered potential impacts will be reduced to less than significant levels.</p> <p>Source: Project Location.</p>					

8. CLIMATE CHANGE. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.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 (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Construction equipment and vehicle trips (e.g., construction vehicles, personal vehicles for construction workers, maintenance workers) and machinery associated with construction for the grading and proposed residential unit, will result in temporary generation of GHG emissions. Assuming construction vehicles are based in and travelling from urban areas, the potential project GHG emission levels from construction would be considered minimal and limited to a short duration of time. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 4 (Section 3.a) will ensure that any impacts are less than significant.</p> <p>Source: Project Plans; Project Location.</p>				
8.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: The County's 2022 Community Climate Action Plan (CCAP) identifies priority actions to achieve the County's updated goals of 45% reduction of greenhouse gas (GHG) emissions over 1990 levels by 2030 and carbon neutrality by 2040. To achieve these goals, the CCAP is structured to focus on: Building Energy, Transportation, Waste, and Working Lands. The project will not conflict with the applicable focus areas of the County's CCAP as the project will be required to comply with state and local energy codes for efficiency. The project is a low intensity use that will not generate significant traffic; increased traffic would be during construction would be temporary during construction where emissions would be mitigated by Mitigation Measure 4. The project would be required to comply with the County's Construction and Demolition Waste Recycling requirements that up to 65% of nonhazardous construction and demolition debris be recycled and/or salvaged for reuse. Therefore, the project conforms with the County's CCAP.</p> <p>Source: Project Plans; San Mateo County Community Climate Action Plan, 2022.</p>				
8.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 project does not involve the removal of any trees nor will result in the conversion of forestland to a non-forest use. See Section 2.c. for further discussion. As no trees are proposed for removal, the project would not significantly reduce GHG sequestering of the area nor result in the release of significant amounts of GHG emissions (see Section 8.b. for further GHG emission discussion).</p> <p>Source: Public Resources Code, Section 12220(g); San Mateo County Community Climate Action Plan, 2022; Project Plans.</p>					
8.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 project is located east of Cabrillo Highway and is not located on a coastal cliff/bluff. The nearest coastal cliff/bluff is located approximately 800 feet west of the project site. As such, the project will not expose people or structures to significant risk involving coastal cliff/bluff erosion resulting from sea level rise. Therefore, the project poses no impact.</p> <p>Source: Project Location; Project Plans; San Mateo County GIS.</p>					
8.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 located approximately 900 feet from the Pacific Ocean and sits over 50 feet above sea level. As such, the project will not expose people or structures to significant risk involving sea level rise.</p> <p>Source: Project Location; Project Plans; San Mateo County GIS.</p>					
8.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 project site is not located in an anticipated 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA). The project site is located in FEMA Flood Zone X, which is considered a minimal flood hazard. Therefore, the project will have no impact.</p> <p>Source: Project Location; County GIS Maps; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0431F, effective August 2, 2017.</p>					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The project parcel is not located in an anticipated 100-year flood hazard area as mapped by Federal Emergency Management Agency. The subject parcel is located in Flood Zone X (area of minimal flood hazard) per FEMA Panel No. 06081C0431F, effective August 2, 2017.</p> <p>Source: Project Location; County GIS Maps; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0431F, effective August 2, 2017.</p>					

9. 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>
9.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 proposes construction of a single-family affordable housing unit, detached carport, and associated water and sewer infrastructure on a parcel developed with two existing residential units. Neither the construction nor associated grading to accommodate the project would result in a significant impact involving the transport, use, or dispersal of hazardous material or toxic substances.</p> <p>Source: Project Plans.</p>				
9.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 project involves the construction and operation of a single-family residential unit. The routine use of hazardous materials is not proposed for this project.</p> <p>Source: Project Plans.</p>				
9.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 involves minimal grading for a proposed single-family residence and does not involve the use, transport, emission, or disposal of hazardous materials. The closest school, Pescadero Elementary School, is located 2.19 miles from the project parcel. No existing or proposed schools exist within one-quarter miles of the project site.</p> <p>Source: Project Location; Project Plans.</p>				
9.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 project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and therefore would not result in the creation of a significant hazard to the public or the environment.</p> <p>Source: Project Location; California Department of Toxic Substances Control GeoTracker Map https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Search+GeoTracker.</p>					
9.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 or excessive noise for people residing or working in the project area?				X
<p>Discussion: The project site is not located within a known area regulated by an airport land use plan nor is it located within two miles of a public airport or public use airport. The closest airports to the project site include the Half Moon Bay Airport and the Las Trancas Airport which are located approximately 15 and 13.5 miles away from the project parcel.</p> <p>Source: Project Location.</p>					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project will be contained completely on private property and proposes a low intensity residential use. The project proposes no physical interference with emergency response or emergency evacuation plan demands.</p> <p>Source: Project Plans; Project Location.</p>					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
<p>Discussion: The project parcel is not located within a mapped fire hazard severity zone. The project was reviewed by County Fire and received conditional approval for emergency access and fire suppression requirements. No further mitigation, beyond compliance with the standards and requirements of County Fire, is necessary.</p> <p>Source: Project Location; San Mateo County GIS.</p>					
9.h.	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: The subject parcel is not located within a 100-year flood hazard area. The project parcel is located in Flood Zone X (area of minimal flood hazard) per FEMA Panel No. 06081C0431F, effective August 2, 2017.</p> <p>Source: FEMA Panel No. 06081C0431F, effective August 2, 2017.</p>					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: See 9.h for discussion.</p> <p>Source: FEMA Panel No. 06081C0431F, effective August 2, 2017.</p>					
9.j.	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: As discussed in Section 9.h., the project site is not located within a mapped flood area or within the vicinity of a levee or dam. The project would not place structures within a 100-year flood hazard area as the project site is not located within a flood hazard zone that will be inundated by a 100-year flood according to FEMA maps. Additionally, the project is not located in a dam failure inundation area as identified by the San Mateo County Dam Failure Inundation Areas Map.</p> <p>Source: Project Site; San Mateo County Dam Failure Inundation Areas Map; FEMA Panel No. 06081C0431F, effective August 2, 2017.</p>					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: The project parcel is not located with a tsunami and/or seiche inundation area as mapped by the San Mateo County General Plan.</p> <p>Source: Project Plans; Project Location; San Mateo County GIS; San Mateo County Hazards Map.</p>					

10. 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>
10.a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (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,			X	

oxygen-demanding substances, and trash))?				
<p>Discussion: The project will introduce additional impervious surface area to the parcel and has the potential to generate polluted stormwater runoff during site grading and construction related activities. However, these impacts would be reduced to a less than significant level with the implementation of Mitigation Measures 8 and 9. The permanent project will be required to comply with the County's Drainage Policy requiring postconstruction stormwater flows to be at, or below, pre-construction flow rates. Additionally, the project must include Low Impact Development (LID) site design measures in compliance with Provision C.3.i. of the County's Municipal Regional Stormwater Permit as the project will introduce approximately 3,000 sq. ft. of new impervious surface. These guiding standards will ensure that post-construction water runoff does not violate any water quality standard as the project proposes to direct roof runoff to vegetated areas.</p> <p>In compliance with these standards, a drainage analysis by Sigma Prime Geosciences, Inc., dated January 15, 2020 was prepared for this project. The analysis evaluated the proposed drainage system and concluded the system is designed such that post-development runoff will not exceed predevelopment runoff, that there will be no appreciable downstream impacts, and no runoff is diverted onto the adjacent parcels. The proposed project, including the drainage report and plans, were reviewed and conditionally approved by the Building Inspection Section's Civil (Drainage) Section for compliance with County drainage standards. Furthermore, the proposed septic system has been preliminarily reviewed and conditionally approved by the County Environmental Health Services. As such, the project is not expected to violate any water quality standards or waste discharge requirements.</p> <p>Source: Project Plans; C.3/C.6 Development Review Checklist; County of San Mateo Drainage Policy; County of San Mateo Environmental Health Services; Sigma Prime Drainage Report, January 2020.</p>				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
<p>Discussion: The project proposes to convert an existing ag well located in the rear of the property to a domestic use well to serve the proposed residence. The County Environmental Health Services has reviewed and conditionally approved the well conversion subject to final certification for domestic use. Water demands required for a single-family residence are minimal and are not expected to substantially decrease groundwater supplies as opposed to other high-water intensity uses. A majority of the project site will remain undeveloped and will continue to allow water to percolate into the ground. For the water displaced from the project's increased impervious surfaces, an on-site drainage system has been proposed that would capture and retain rainwater on-site which would allow it to percolate back into the ground and recharge the groundwater supply. As the project site is not located in an identified groundwater basin, and as the County does not have a comprehensive groundwater management plan, the nominal water demands of the proposed project will not impede sustainable groundwater management.</p> <p>Source: Project Plans; Project Location; San Mateo County Office of Sustainability, Groundwater Website https://www.smcsustainability.org/energy-water/groundwater.</p>				

10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;		X		
<p>Discussion: The proposed project does not involve the alteration of the course of a stream or river. The project involves the construction of approximately 3,000 sq. ft. of impervious surface associated with the single-family unit and two-car carport. The proposed development on the project parcel will include drainage features that have been conditionally approved by the Building Inspection Section's Civil (Drainage) Section. With Mitigation Measures 4, 8, and 9 to address potential impacts during construction activities, the project will not substantially alter the existing drainage patterns of the site or result in substantial erosion or siltation. Upon mitigation, the project will have a less than significant impact.</p> <p>Source: Project Plans; Project Location.</p>				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
<p>Discussion: The project will introduce new impervious surfaces to the site, however, required compliance with the County's Drainage Policy and Provision C.3.i. of the County's Municipal Regional Stormwater Permit will ensure that any increased runoff is captured and released on-site through appropriate measures (i.e., detention system). Furthermore, see staff's discussion in Section 10.a. and 10.c. above.</p> <p>Source: Project Plans; County Drainage Policy; County Municipal Regional Stormwater Permit.</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
<p>Discussion: Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit is mandatory and would prevent the creation of significant additional sources of polluted runoff.</p> <p>Source: Project Plans; County Drainage Policy; County Municipal Regional Stormwater Permit.</p>				
iv. Impede or redirect flood flows?				X
<p>Discussion: No creek, streams, or water courses exist on the project parcel. Furthermore, the project does not involve the alteration of a stream or river. The project site is not located in a floodway or flood zone as identified by the Federal Emergency Management Agency. Since the project is not located within a floodway or flood zone the proposed project is not expected to impede</p>				

<p>or redirect flood flows. No mitigation is necessary. Pursuant to the discussion in Sections 10.a and 10.c.i, the proposed project would have a less than significant impact.</p> <p>Source: Project Plans; County Geographic Information System; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0431F, effective August 2, 2017.</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<p>Discussion: As discussed in Section 9.k, the project site is not located in a flood hazard, tsunami, or seiche zone. No impacts are expected to occur.</p> <p>Source: Project Plans; County Geographic Information System; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0431F, effective August 2, 2017.</p>				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
<p>Discussion: The Sustainable Groundwater Management Act (SGMA) of 2015 requires local regions to create groundwater sustainability agencies (GSA's) and to adopt groundwater management plans for identified medium and high priority groundwater basins. San Mateo County has nine identified groundwater basins. These basins have been identified as low-priority, are not subject to SGMA, and there is no current groundwater management agency or plan that oversees these basins. Regarding water quality, the project includes an onsite drainage system that complies with the San Mateo County Water Pollution Prevention Program (SMCWPPP) which enforces the State requirements for stormwater quality control.</p> <p>Source: Project Plans; San Mateo County Office of Sustainability, Groundwater Website http://www.smcsustainability.org/energy-water/groundwater/.</p>				
10.f. Significantly degrade surface or ground-water water quality?		X		
<p>Discussion: The project is required to comply with the County's Drainage Policy and Provision C.3.i. of the County's Municipal Regional Stormwater Permit which will prevent significant degradation of surface water quality after construction. Mitigation Measures 8 and 9 will reduce construction-related stormwater impacts to a less than significant level. The applicant proposes to utilize an existing water well on the property, for which the Environmental Health Services has reviewed and conditionally approved. Furthermore, the well will be required to meet quality and quantity standards set forth by the Environmental Health Services to convert the ag well for proposed domestic use.</p> <p>Source: Project Plans; County Drainage Policy; County Municipal Regional Stormwater Permit; County Environmental Health Services.</p>				
10.g. Result in increased impervious surfaces and associated increased runoff?		X		
<p>Discussion: The project will result in increased impervious surfaces and associated increased runoff. The implementation of Mitigation Measures 8 and 9 will reduce project-related impacts to a less than significant level. No further mitigation measures are necessary.</p>				

Source: Project Plans.

11. 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>
11.a. Physically divide an established community?				X
<p>Discussion: The proposed project is located on a developed parcel bounded to the south and west (across Cabrillo Highway) by properties with rural residential development and farmed land and actively farmed parcels to the north and east. The project would result in the construction of a third residential unit where there are currently two detached residential units on the project parcel. There is no development proposed that would result in the division of an established community.</p> <p>Source: Project Plans; Project Location.</p>				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion: Affordable housing units are an allowed use under the General Plan (GP), Local Coastal Program (LCP), and Planned Agricultural District (PAD) Zoning Regulations with the issuance of a PAD permit for which the applicant has applied for. The project has been reviewed for conformance and found to not conflict with the applicable policies of the LCP, GP, and PAD District as discussed in Section 1 and Section 4. Furthermore, the project would not cause a significant environmental impact provided the recommended mitigation measures contained within this document are implemented.</p> <p>Source: San Mateo County Local Coastal Program; San Mateo County General Plan; San Mateo County Zoning Regulations; Project Plans.</p>				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
<p>Discussion: Development density in the PAD Zoning District is controlled through the allocation of density credits. The amount of density credits a parcel has is determined by the parcel's size, topography and the presence of mapped hazards. Every legal parcel in the PAD Zoning District has at least one density credit which allows for the development of one main single-family residential home. As opposed to the main residential units, affordable housing units do not consume density credits. However, per the County's Local Coastal Program a maximum of thirty affordable housing</p>				

units are permitted in the south coast area of the County. The proposed project would constitute the second detached affordable housing unit for the site and the twenty-fourth such housing unit in the south coast.

The construction and habitation of a second detached affordable housing unit, two-car carport, and associated infrastructure on the subject parcel is not expected to encourage off-site development. Though a new septic system and utility lines will be installed to serve the proposed development these would be private lines/connections, would not be available (or permitted) to serve other parcels, and would be contained on the project parcel (e.g., will not cross parcel boundaries). As the proposed improvements are located within the parcel boundaries they will not serve to encourage off-site development of undeveloped areas or increase development intensity.

Source: Project Plans.

12. 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>
12.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: There are no know mineral resources identified on the project parcel. Furthermore, the project does not involve nor result in the extraction or loss of mineral resources and poses no impact.</p> <p>Source: Project Location; San Mateo County General Plan, Mineral Resources Map.</p>				
12.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: There are no identified locally important mineral resource recovery site(s) delineated on the County's General Plan, any specific plan, or any other land use plan.</p> <p>Source: Project Plans; Project Location; San Mateo County General Plan, Mineral Resources Map.</p>				

13. 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>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
<p>Discussion: The project would not generate long-term significant noise sources. Short-term noise associated with construction and grading activities will be produced during construction however these noise generating activities will be temporary in duration. Noise generated by construction and grading activities are regulated by Section 4.88.360 (Exemptions) of the San Mateo County Ordinance Code for Noise Control which limits noise sources associated with demolition, construction, repair, remodeling, or grading of any real property to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. This section prohibits such activities on Sundays, Thanksgiving and Christmas, and limits noise levels produced by construction to a maximum 80-dBA at any one moment. Consequently, the County's noise regulations would limit potential temporary noise impacts to a less than significant level. Once construction is complete, occupation of a single-family residential unit is not expected to generate significant amounts of noise.</p> <p>Source: Project Plans; San Mateo County Noise Ordinance.</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	
<p>Discussion: Generation of excessive ground-borne vibration or noise levels is expected during grading and construction activities. However, construction activities that typically generate the most severe vibrations such as blasting, and pile driving would not occur for this project. Adherence to the San Mateo County Noise Ordinance (discussed in Section 13.a above) will ensure that the impacts are less than significant. Furthermore, habitation of the proposed residential unit is not expected to generate excessive ground-borne vibration or noise levels.</p> <p>Source: Project Plans; Project Location; San Mateo County Noise Ordinance.</p>				
13.c. For a project located within the vicinity of a private airstrip or 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 located 13.5 miles from the nearest airport (Half Moon Bay Airport) and is not located within an airport's noise exposure contours. Thus, the project would not expose occupants to excessive noise level generated by aircraft and poses a less than significant impact.</p> <p>Source: Project Location.</p>				

14. 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>
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
<p>Discussion: The proposed project will be served by existing onsite road infrastructure and will not require the expansion of public utilities. The project would introduce a third residential unit on the 17.4-acre parcel which is not considered a significant population growth. All improvements associated with the project are sufficient to serve the proposed residential unit and will not extend across parcel boundaries and/or be available for use by other parcels. Therefore, the project poses no impact.</p> <p>Source: Project Plans; Project Location; San Mateo County GIS.</p>				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: The proposed residential unit will be located in an undeveloped area of the project parcel currently utilized as a pasture area. No structures or housing will be removed during the construction or use of the residential unit. Therefore, the project poses no impacts.</p> <p>Source: Project Plans; Project Location.</p>				

15. PUBLIC SERVICES. Would the project result in substantial 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>
15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X

15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<p>Discussion: All of the proposed project improvements will occur on privately owned property. The addition of one new residential unit is not considered a significant impact to the expansion of service in the area. The occupation of the four-bedroom residential unit would not significantly increase the demand on regional parks and other recreational facilities. The addition of one new residence will not result in impacts of such a significant level that physical deterioration of any public facility is expected to occur or be accelerated. The property is under the fire authority of County Fire. County Fire has preliminarily reviewed and conditionally approved the project and will review the proposed single-family residence again at the building permit stage to ensure compliance with fire standards for emergency access and fire suppression. There is no expectation that the proposed project will disrupt acceptable service ratio, response times or performance objectives of fire, police, schools, parks or any other public facilities or energy supply systems.</p> <p>Source: Project Plans; Project Location.</p>				

16. RECREATION. 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. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
<p>Discussion: The construction of a four-bedroom residential unit will not increase the use of existing neighborhood or regional parks or other recreational facilities such that a significant physical deterioration of the facility would occur or be accelerated.</p> <p>Source: Project Plans.</p>				
16.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 proposed development is limited to the construction of a four-bedroom detached residential unit, two-car carport, and associated utilities, and does not include the construction of recreational facilities. As the project is limited to the construction of a single-family unit no expansion of recreational facilities is required.</p> <p>Source: Project Plans.</p>				

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	
<p>Discussion: The project site is accessed by an existing driveway and private road off of Cabrillo Highway that is currently used to provide access to the two existing residential units on site. The project has been reviewed and conditionally approved by the San Mateo County Fire Department and the County Department of Public Works for access and traffic safety. The grading and construction work associated with the new residence will result in a temporary increase in traffic levels during construction. County LCP Policy 2.52 exempts single-family dwellings from the development and implementation of a traffic impact analysis and mitigation plan. Traffic trips (comprised of both owner and guest/visitor) generated by the new residence would not introduce a significant increase in vehicle traffic on Cabrillo Highway, and thus will not pose significant safety impact to other vehicles, or bicycles. Therefore, the project is not expected to conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.</p> <p>Per the Screening Thresholds for Land Use Projects section of the Technical Advisory on Evaluating Transportation Impacts in CEQA document published by the Governor’s Office of Planning and Research, the proposed project “may be assumed to cause a less-than-significant transportation impact” because it generates or attracts fewer than 110 trips per day. Due to the low number of traffic trips associated with a single-family residential use, the proposed project would remain well under this threshold and would result in a less-than-significant impact.</p> <p>Source: Project Scope; San Mateo County Department of Public Works, San Mateo County Fire Department.</p>				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ?				X
<p><i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i></p> <p>Discussion: Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project’s transportation impacts. A project’s effect on vehicle delay does not constitute a significant environmental impact under the California Environmental Quality Act. Per Section 15064.3, an analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts.</p> <p>Per Section 16064.3(b)(3), a lead agency may analyze a project’s VMT qualitatively based on the availability of transit and proximity to destinations, etc. The project site is located in a rural</p>				

unincorporated community half way between Half Moon Bay and the southern County line with the nearest transit stop 4,000 feet (0.9 miles) from the project site.

The single-family residence would generate less than 110 daily trips, is consistent with the General Plan, and there is no evidence indicating a potentially significant level of VMT would result from project construction and implementation. As such, the project is screened from the requirement for a Vehicle Miles Traveled (VMT) analysis pursuant to Senate Bill (SB) 743 and Section 15064.3 of the CEQA Guidelines as a "small project" based on the State of California Governor's Office of Planning and Research's (OPR) December 2018 Technical Advisory for Evaluating Transportation Impacts in California Environmental Quality Act.

Source: Project proposal; State of California Governor's OPR December 2018 Technical Advisory; San Mateo County Department of Public Works, Board of Supervisors Members Memo, dated September 23, 2020 for Change to Vehicle Miles Traveled as Metric to Determine Transportation Impacts under CEQA Analysis; Caltrans Transportation Impact Study Guide, dated May 20, 2020.

17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
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Discussion: The project would be served by an existing driveway off of Cabrillo Highway. The project would not require the construction of road infrastructure, nor does it propose to alter any existing roadway that would create a hazard due to sharp turns or dangerous intersections. Additionally, the construction and operation/habitation of the project does not propose the permanent utilization of equipment that would be incompatible with the existing vehicular traffic on Cabrillo Highway or any other connecting roads. No mitigation is necessary.

Source: Project Plans; Project Location.

17.d. Result in inadequate emergency access?				X
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Discussion: The project site is accessed from a private driveway off of Cabrillo Highway. No activity is expected to impact emergency access to the parcel itself or the two existing residential units on the parcel. Construction vehicles are not permitted to park on Cabrillo Highway, will be contained on the project parcel, and are required to park on the sides of the driveway to not block thru access. Furthermore, construction parking will be temporary and limited to the duration of grading and construction of the subject residential unit. The project has been reviewed and approved with conditions by the San Mateo County Fire Department, and therefore would not result in inadequate emergency access.

Source: Project Plans; Project Location; San Mateo County Fire Department.

18. 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>
18.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: The project site is undeveloped and is not listed in the California Register of Historical Resources nor is the location 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; California Register of Historical Resources; County General Plan.</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		
<p>Discussion: The possibility of the land containing California Native American artifacts is unlikely. A sacred lands file check through the Native American Heritage Commission was negative for the project site. However, while the project is not expected to cause a substantial adverse change to any potential tribal cultural resources, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal resources:</p>				

Mitigation Measure 10: 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.

Mitigation Measure 11: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Division prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 12: 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: California Office of Historic Preservation; San Mateo County Listed Historical Resources.

19. 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>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	

Discussion: The proposed project involves the installation of a new private septic system and conversion of an existing on-site agricultural well for domestic use as there is no municipal water or sewer service available in this area of unincorporated San Mateo County. Environmental Health Services reviewed and conditionally approved the proposed preliminary septic system design.

The proposed project would connect to existing PG&E infrastructure onsite and does not involve or require any water or wastewater treatment facilities that would exceed any requirements of the Regional Water Quality Control Board. In order to comply with San Mateo County’s drainage policies, on-site stormwater measures must be installed in association with the proposed project. These measures were designed by a licensed civil engineer and have been reviewed and preliminarily approved by the County’s Building Inspection Section, Civil (Drainage) Section. There is no indication that the installation of these measures will cause any significant environmental effects. Therefore, no mitigation is required.

Source: Project Plans; Environmental Health Services; San Mateo County Building Inspection Section, Civil (Drainage) Section.

19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
<p>Discussion: The project proposes to convert an existing onsite agricultural well for domestic use to serve the new residence. Per the discussion in Section 10, the water needs related to a single-family residence are not a high intensity use and is not expected to overdraft the existing groundwater. The well has been reviewed and conditionally approved by County's Environmental Health Services and will be required to show compliance with the standards for quality and flow, and certification as a domestic water source, prior to building permit issuance and final, respectively.</p> <p>Source: Project Plans; San Mateo County Environmental Health Services.</p>				
19.c. 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: This project is not served by a wastewater treatment provider. All wastewater will be treated on-site through the proposed septic system. The proposed septic system has been sized and designed to meet the needs of the proposed development and has received conditional approval from the County's Environmental Health Services.</p> <p>Source: Project Plans; San Mateo County Environmental Health Services.</p>				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
<p>Discussion: The grading and construction for the proposed project is expected to generate solid waste on a temporary short-term basis. The proposed residential unit will also result in ongoing generation of solid waste after its construction. However, the waste generation associated with the habitation of a single-family dwelling would have a negligible impact on the capacity of local landfills. The solid waste generated by project construction and habitation is not expected to result in inadequate landfill capacity of the County's local landfill (Ox Mountain Landfill), which has a capacity/service life until 2034.</p> <p>Source: Project Plans; San Mateo County Integrated Waste Management Plan.</p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X

Discussion: The solid waste resulting from project grading will be minimal and short-term in nature. The solid waste generated by a new single-family residence is expected to be minimal. The single-family residence is required to adhere to County ordinances with respect to waste reduction and recycling. The landfill discussed under Section 19.d. is licensed and operates pursuant to all Federal, State and local statutes and regulations as overseen by the San Mateo County Health System's Environmental Health Services and the San Mateo County Office of Sustainability. As a result, impacts related to Federal, State, and local management statutes governing solid waste are not anticipated and no mitigation is required.

Source: Project Plans.

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X

Discussion: No revisions to the adopted County Emergency Operations Plan would be required as a result of the proposed project. The nearest public service is the Cal-Fire/San Mateo County Fire Department Pescadero Station 59 located approximately 1 mile east of the site at 1200 Pescadero Creek Road, Pescadero CA 94060, and would not be impacted because primary access to all major roads would be maintained during construction and habitation of the residence. As discussed in Section 9 (Hazards and Hazardous Materials), the proposed project has been reviewed and conditionally approved by the San Mateo County Fire Department; and would not impair or physically interfere with an adopted emergency response or evacuation plan. Therefore, impacts would be less-than-significant, and no mitigation is required.

Source: Project Location; Project Plans; San Mateo County Fire Department.

20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
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Discussion: Wildland Urban Interface (WUI) fires occur where combustible vegetation meets combustible structures, combining the hazards associated with wildfires and structure fires.

The proposed residential structures would include fire-resistant features to conform to modern fire and building codes, as well as fire detection or extinguishing systems, and interior fire sprinklers. The likelihood that a major structural fire will expand into a wildland fire before it can be brought under control is therefore significantly reduced; additionally, the project site is surrounded by acres of agricultural fields. Furthermore, the project site is in close proximity to San Mateo County Fire Station 59 and with very short expected response time to reported fires, the likelihood of injuries or pollutant emissions is minimal.

Additionally, grading activities shall comply with Section 9296.5 of the San Mateo County Grading Regulations which requires all equipment used in grading operations to meet spark arrester and firefighting tool requirements as specified in the California Public Resources Code. These measures significantly reduce fire risks.

Source: Project Plans; Project Location; San Mateo County Grading Regulations.

20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
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Discussion: The proposed project to construct a single-family residence on a parcel which contains two existing residential units adjoins other parcels with single-family rural residential development and does not require the installation of new roads or fuel breaks; power lines to the proposed development will be installed underground from the existing power pole located between the two existing single-family residences onsite. The project has been reviewed and conditionally approved by the San Mateo County Fire Department. No further mitigation is necessary.

Source: Project Plans; San Mateo County Fire Department.

20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
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Discussion: While the proposed house site itself is generally level, the overall parcel moderately slopes downward toward the west. The proposed on-site drainage facilities have been sized and appropriately placed to retain the stormwater on-site and would allow the stormwater to percolate into the ground as determined by the review of the County’s Civil (Drainage) Section. As the project would not increase the risk of wildfire or the severity of wildfires, the project would not expose the proposed structure to significant risk from flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes.

Source: Project Plans; San Mateo County Building Inspection Section, Civil (Drainage) Section.

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to		X		

<p>eliminate a plant or animal community, substantially 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?</p>				
<p>Discussion: Pursuant to review of the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site nor within the immediate vicinity of the project area. No creeks, streams, or water impoundments exist on the project parcel. However, without mitigation the project could potentially impact aesthetics, air quality, cultural resources, geology/soils, climate change, hydrology/water quality, and tribal resources. Mitigation measures have been included to reduce these potential impacts to a less-than-significant level.</p> <p>Source: All Applicable Sources Previously Cited in this Document.</p>				
<p>21.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.)</p>		X		
<p>Discussion: As defined by the CEQA Guidelines, cumulative impacts reflect “the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.” (CEQA Guidelines, Section 15355[b]).</p> <p>The new utilities required to serve the project would be private and contained on-site, are not available to service other parcels, and to the best of staff’s knowledge, there are no known approved pending or future projects associated with or near the project site.</p> <p>The project will not impact agricultural or mineral resources. Potential impacts with respect to aesthetics, air quality, cultural resources, geology/soils, climate change, hydrology/water quality, and tribal cultural resources will be limited to the construction phase of the project and will be short in duration and/or will be mitigated to a less-than-significant level. All impacts will be mitigated and there is no evidence to suggest that they would substantially combine with other off-site impacts. Due to the “stand-alone” nature of this project in conjunction with the recommended mitigation measures contained throughout this document, the project will have a less-than-significant cumulative impact on the environment.</p> <p>Source: All Applicable Sources Previously Cited in this Document.</p>				
<p>21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>		X		

Discussion: Based on the discussions in the previous sections where project impacts were determined to be less-than-significant or mitigation measures were required to result in an overall less-than-significant impact, the proposed project would not cause significant adverse effects on human beings, either directly or indirectly.

Source: All Applicable Sources Previously Cited in this Document.

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

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

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

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

Mitigation Measure 1: The proposed development shall employ natural exterior colors and materials to further blend in with, rather than contrast with, the grasslands, and vegetative cover on site. Proposed colors and materials shall be submitted for review and approval to the Planning Department prior to the issuance of a building permit. Prior to final building permit inspection, the Planning Department shall verify the approved colors and materials have been implemented.

Mitigation Measure 2: The finishes of all exterior materials and/or colors shall be non-reflective.

Mitigation Measure 3: All proposed exterior lighting shall be designed and located to confine direct rays to the subject property and prevent glare to the surrounding area. All proposed exterior lighting fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the premises. Manufacture cut sheets of any proposed exterior lighting fixtures shall be submitted for review and approval to the Planning Department prior to the issuance of a building permit. Prior to final building permit inspection, the Planning Department shall verify that the approved light fixtures have been installed.

Mitigation Measure 4: 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. 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.
- c. Sweep daily all paved adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand etc.) that can be blown by the wind.
- h. Replant vegetation in disturbed areas as quickly as possible.
- i. Install erosion control measures to prevent silt runoff to public roadway and/or waterways.
- j. All haul trucks transporting soil, sand, or other loose material on and off site shall be covered.
- k. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- l. A publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints shall be posted. This person 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 5: 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 Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interiors' Professional Qualification Standards 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 Director of Planning and Building for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 6: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 7: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 8: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

Mitigation Measure 9: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, adhere to Best Management Practices to minimize the transport and discharge of stormwater runoff from the construction site by:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater and watercourses.
- c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
- d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instruction to all employees and subcontractors regarding the Construction Best Management Practices.

Mitigation Measure 10: 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.

Mitigation Measure 11: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Division prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 12: 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.

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.

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 MITIGATED NEGATIVE DECLARATION will be prepared.

X

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



(Signature)

Senior Planner

4/3/24

Date

(Title)

Attachment:

- A. Vicinity/Location Map
- B. Project Plans



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



April 23, 2024

SCH #: 2024040198
GTS #: 04-SM-2024-00562
GTS ID: 32509
Co/Rt/Pm: SM/1/12.879

Summer Burlison, Senior Planner
San Mateo County
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Jahns Affordable Housing Unit – Mitigated Negative Declaration (MND)

Dear Summer Burlison:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for Jahns Affordable Housing Unit. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the April 2024 Draft MND.

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purpose only.

Project Understanding

The proposed project would construct a new 2,750 square (sq.) foot (ft.), single-story, detached pre-manufactured affordable housing unit; 360 sq. ft. detached two-car carport; septic system; water tank; and wet draft hydrant, on a legal 17.4-acre parcel developed with two existing residences, four fenced pasture areas, and supporting agriculture structures (i.e., barns/stables). An existing agricultural well is proposed to be converted for domestic use. The proposal will constitute the second affordable housing unit on the property.

Hydrology

Please ensure that any increase in storm water runoff to State Drainage Systems or Facilities be treated, contained on the project site, and metered to preconstruction levels. Any floodplain impacts must be documented and mitigated.

Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The checklist TR-0416 ([link](#)) is used to determine the appropriate Caltrans review process for encroachment projects. The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)). Your application package may be emailed to D4Permits@dot.ca.gov.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Melissa Hernandez, Associate Transportation Planner via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please contact LDR-D4@dot.ca.gov.

Sincerely,



for YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse