County of San Mateo Planning & Building Department

Agricultural Advisory Committee

Natalie Sare, Chair
Peter Marchi, Vice Chair
Cole Mazariegos-Anastassiou
Crystal Chaix
Daniel Theobald
Eric Hagstrom
James Oku
John Vars
Marilyn Johnson
Ryan Casey
Dr. Igor Lacan
Jess Brown
Koren Widdel

County Office Building
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-1825
planning.smcgov.org

Regular Meeting

Date: **Monday, October 20, 2025**

Time: **6:00 p.m. to 8:00 p.m.**

Place: **Ted Adcock Community Center – South Day Room**
535 Kelly Avenue, Half Moon Bay, California

*****IN-PERSON WITH REMOTE PUBLIC PARTICIPATION AVAILABLE*****

This meeting of the Agricultural Advisory Committee will be held at the Ted Adcock Community Center, South Day Room, located at 535 Kelly Avenue, Half Moon Bay, California. Members of the public will be able to participate in the meeting in person at the Ted Adcock Community Center, South Day Room, or remotely via the Zoom platform. For information regarding how to participate in the meeting, either in person or remotely, please refer to the instructions below.

Public Participation

The Agricultural Advisory Committee meeting may be accessed remotely by members of the public through Zoom online at: https://smcgov.zoom.us/j/97897186964. **The meeting ID is:** 978 9718 6964. The meeting may also be accessed via telephone by dialing +1 (669) 900-6833 (Local). **Enter the meeting ID:** 978 9718 6964 and then press #. Members of the public can also attend this meeting physically at the Ted Adcock Community Center – South Day Room, 535 Kelly Ave, Half Moon Bay.

*Written public comments may be emailed to oboo@smcgov.org, and such written comments should indicate the specific agenda item on which you are commenting.

*Spoken public comments will be accepted during the meeting in-person or remotely through Zoom at the option of the speaker. Public comments in-person will be taken first, followed by speakers on Zoom.

***Please see instructions for written and spoken public comments at the end of this agenda.**

ADA Requests

Individuals who require special assistance or a disability related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting, should contact Olivia Boo, Planning Liaison, as early as possible but no later than 10:00

a.m. on the business day before the meeting at (650) 363-1818 and/or oboo@smcgov.org. Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

REGULAR MEETING AGENDA

1. **Call to Order**

2. **Member Roll Call**

3. **Oral Communications** to allow the public to address the Committee on any matter **not** on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time. Speakers are customarily limited to 3 minutes. See instructions explained at the end of this agenda regarding instruction for public comment. *Please note that the Committee cannot discuss or act on an item not on the agenda.*

4. **Action to Set Agenda and To Approve Consent Agenda Items**
(This item is to set the final consent and regular agenda, and for the recommendation for approval, or approval, of the items listed on the consent agenda. All items on the consent agenda are approved by one action.)

Consent Agenda

5. **Consideration of Meeting Minutes** for the August 11, 2025 and September 8, 2025, AAC meetings.

6. **Owner/Applicant:** Daniel Sare and Natalie Sare
File Number: PLN2025-00295
Location: 78 Pilarcitos Creek Road, unincorporated Half Moon Bay
Assessor's Parcel No.: Portion of 056-380-110 (formerly 056-380-020 and portion of 056-380-060)

   Consideration of an Agritourism Event for the temporary, seasonal Santa's Tree Farm operation starting on November 22, 2025, and ending on January 5, 2026. No operational changes from last season. Project Planner: Summer Burlison, sburlison@smcgov.org.

7. **Owner/Applicant:** Water Solutions Inc./ Joshua Skolnick
File Number: PLN2025-00081
Location: West of Cabrillo Highway in the community of Pescadero, unincorporated San Mateo County
Assessor's Parcel No.: 086-250-140, 086-250-150, 086-250-160

   Consideration of a Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit, and Architectural Review Permit, for the drilling of a test domestic well to determine if adequate water is present to serve future development on an undeveloped

6.53-acre property. Two well locations are identified as potential well sites but only one well will be constructed and certified. The AAC previously recommended approval on June 12, 2022 for three test wells (PLN2022-00211); however, all three previously approved test wells were not found to be viable. The project is located in the Cabrillo Highway State Scenic Corridor. The CDP is appealable to the Coastal Commission. Project Planner: Kanoa Kelley, kkelley@smcgov.org.

End of Consent Agenda

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8. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items **not** on the agenda.

9. **Planning and Building Department Director's Report.** *(Planning Liaison)*
The next meeting is November 10, 2025.

10. **Committee Survey Results on (Committee) Functioning and Effectiveness.**
Presenter: Debbie Schechter, Schechter Consulting.

11. **Presentation on Proposed Farm Labor Housing Water System Program.** Presenter: Heather Forshey, Director of Environmental Health Services.

Regular Agenda

12.

Owner/Applicant: Peter Marchi & Son Farms/Smilin Dogs, Konrad Thaler
File Number: PLN2021-00432
Location: 123 Seaside School Road, San Gregorio
Assessor's Parcel No.: 081-250-030

Consideration of an After-the-Fact Coastal Development Permit (CDP), Planned Agricultural District Permit, Architectural Review Permit, and Kennel Permit to allow a dog walking operation for a maximum of 75 dogs per day (Monday – Friday, 10:00 a.m. to 3:00 p.m., no weekends) within a fenced 23-acre portion of a 150-acre parcel, and legalize a five-stall carport structure and three cargo storage containers that support the dog walking operation. The project is located in the Cabrillo Highway State Scenic Corridor. The CDP is appealable to the California Coastal Commission. Project Planner: Summer Burlison, sburlison@smcgov.org.

Action Request: That the AAC provide a recommendation to the Planning Commission on the subject application.

13. **Owner/Applicant**: Erik Markegard
File Number: PLN2023-00112
Location: 350 Madera Lane, San Gregorio
Assessor's Parcel No.: 081-320-030

UPDATED REPORT: Consideration of an After-the-Fact Planned Agricultural District (PAD) Permit to legalize the basement and first story of an existing cargo container storage building that was built without permits along with legalization of a man-made pond and a water tank on a legal 25,253 sq. ft. parcel. No trees were removed and approximately 98 cubic yards of grading was required for the pond. The property is located in the La Honda Road County Scenic Corridor and qualifies for a Coastal Development Exemption for agriculture-related development. Project Planner: Sonal Aggarwal, saggarwal@smcgov.org.

Action Request: That the AAC provide a recommendation to the Planning Commission on the subject application.

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14. **Continuation - Summary of AAC's April 2025 Special Workshop**. Presenters: AAC Chair, Natalie Sare, and Workshop Subcommittee.

15. **Adjournment**

ADDITIONAL INFORMATION FOR THE REGULAR MEETING

Materials Presented for the Meeting
Applicants and members of the public may submit materials to the Agricultural Advisory Committee. All materials (including but not limited to models and pictures) submitted on any item on the agenda are considered part of the administrative record for that item and must be retained by the Committee Secretary, or other designee. If you wish to retain the original of an item, a legible copy must be left with the Committee Secretary, or other designee.

Agendas & Staff Reports
To view the agenda, please visit our website at https://planning.smcgov.org/agricultural-advisory-committee. Staff reports will be available on the website one week prior to the meeting. For further information on any item listed below, please contact the corresponding Project Planner indicated. To subscribe to the Agricultural Advisory Committee agenda mailing list, please "subscribe" to email updates at the above website link.

Correspondence to the Committee
Olivia Boo, Agricultural Advisory Committee Liaison
455 County Center, 2nd Floor
Redwood City, CA 94062
(650) 363-1818
Email: oboo@smcgov.org

Zoom
For any questions or concerns regarding Zoom, including troubleshooting, privacy, or security settings, please contact Zoom directly. See instructions below for public comment on Zoom.

Next Meeting
The next regularly scheduled Agricultural Advisory Committee meeting is on November 10, 2025.

***INSTRUCTIONS FOR PUBLIC COMMENT DURING MEETINGS**

Public comments in-person will be taken first, followed by speakers on Zoom.

In-person
If you wish to address the Members of the Agricultural Advisory Committee, please raise your hand for the Chair to acknowledge you. Once acknowledged, please start by clearly stating your first and last name for the record. If you have anything that you wish distributed to the Agricultural Advisory Committee and included in the official record, please hand it to the Committee Secretary and/or Chair, or other designee, who will distribute the information to the Agricultural Advisory Committee members and staff.

Via Zoom
1. The Agricultural Advisory Committee meeting may be accessed remotely by members of the public through Zoom online at: https://smcgov.zoom.us/j/97897186964. **The meeting ID is: 978 9718 6964**. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID: 978 9718 6964** and then press #.
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up to date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionalities may be disabled in older browsers including internet explorer.
3. You may be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Committee calls for the item on which you wish to speak, click on “raise hand” or *9 if calling in on a phone. The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

Written Comments
Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:
1. Your written comment should be emailed to oboo@smcgov.org.
2. Your email should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda or is on the consent agenda.
3. If your emailed comment is received by 5:00 p.m. on the business day before the meeting, it will be provided to the Members of the Agricultural Advisory Committee and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00 p.m. on the business day before the meeting, the Planning Liaison will make every effort to either (i) provide such emailed comments to the Agricultural Advisory Committee and make such emails publicly available on the agenda website prior to the meeting, or (ii) read such emails

during the meeting. Whether such emailed comments are forwarded and posted, or are read during the meeting, they will still be included in the administrative record.

Public records that relate to any item on the agenda for a regular meeting are available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members of the Agricultural Advisory Committee.

ROLL SHEET – October 20, 2025													
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct
Voting Members													
James Oku Farmer		X	X	X	X	X	X	X		X	X	X	
Natalie Sare Farmer	X	X	X	X	X	X	X	X	X	X	X	X	
John Vars Farmer	X	X	X		X		X	X		X		X	
Peter Marchi Farmer	X	X	X	X	X	X	X	X	X	X	X	X	
Ryan Casey Farmer	X		X	X	X		X	X	X	X	X	X	
Cole Mazariegos-Anastassiou Farmer	X		X		X	X	X	X		X	X	X	
Crystal Chaix Farmer		X		X	X	X	X	X	X	X	X	X	
Daniel Theobald Ag Business		X	X	X	X	X	X		X	X		X	
Erik Hagstrom Public Member								X	X			X	
Marilyn Johnson Public Member								X	X	X	X		
Non-Voting Members													
**Vacant Conservationist													
**Vacant - Natural Resource Conservation													
San Mateo Co. Agricultural Commissioner: Koren Widdel	X	X	X	X	X	X	X	X	X	X	X		
Farm Bureau Exec. Director: Jess Brown				X	X	X	X	X	X		X	X	
UC Co-Op Extension Rep.: Dr. Igor Lacan			X	X			X		X				
Staff Liaison													
San Mateo Co. Planning Liaison: Olivia Boo	X	X	X	X	X	X	X	X	X	X	X^	X	

X: Present Blank Space: Absent or Excused Grey Color: No Meeting *Special Meeting
**Position Vacant ^Alternate

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM 5

County of San Mateo Planning & Building Department

Agricultural Advisory Committee

Natalie Sare, Chair
Peter Marchi, Vice Chair
Cole Mazariegos-Anastassiou
Crystal Chaix
Daniel Theobald
Eric Hagstrom
James Oku
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Marilyn Johnson
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Jess Brown
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County Office Building
455 County Center, 2nd Floor
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ACTION MINUTES

DRAFT

Monday, August 11, 2025

A full recording of this meeting can be accessed on the official government YouTube channel of the County of San Mateo at: https://youtu.be/2PrpvPlResI

1. Call to Order

The meeting was called to order at 6:03 p.m. by Chair Natalie Sare.

2. Member Roll Call

Regular Committee Members Present:
James Oku
Natalie Sare
Peter Marchi
Ryan Casey
Crystal Chaix
Marilyn Johnson
Cole Mazariego-Anastassiou

Regular Committee Members Absent:
John Vars
Eric Hagstrom
Daniel Theobald

Nonvoting Committee Members Present:
Koren Widdel, San Mateo County Agricultural Commissioner
Jess Brown, San Mateo County Farm Bureau Executive Director

Nonvoting Committee Members Absent:
Igor Lacan, UC Co-Op Extension Representative

3. Oral Communications to allow the public to address the Committee on any matter **not** on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time.

SPEAKERS:
Public Member, Kerry Burke

4. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items **not** on the agenda.

SPEAKERS:
None

5. **Planning and Building Department Director's Report.**

Acting Planning Liaison Summer Burlison presented the Director's Report.

6. **Opportunity for County support to AAC.** Presenters: Steve Monowitz, Director of Planning and Building; Debbie Schechter, Schechter Consulting.

SPEAKERS:
Committee Member, James Oku
Committee Chair, Natalie Sare
Committee Member, Jess Brown

7. **Farm Labor Housing – proposed permit streamlining.** County of San Mateo Presenters: Steve Monowitz, Director of Planning and Building; Kanoa Kelley, Planner III.

SPEAKERS:
Committee Vice Chair, Peter Marchi
Committee Member, James Oku
Committee Chair, Natalie Sare
Committee Member, Ryan Casey
Committee Member, Cole Mazariegos-Anastassiou
Committee Member, Crystal Chaix
Public Speaker, BJ Burns
Public Speaker, Kerry Burke
Public Speaker, Bridget Jett
Agricultural Ombudsman, Eliza Milio

Consent Agenda

8. **Owner/Applicant:** Coastside County Water District
File Number: PLN2025-00126
Location: Pilarcitos Creek Road, unincorporated Half Moon Bay
Assessor's Parcel No.: 056-370-080

Consideration of a Coastal Development Permit, Planned Agricultural Development Permit and Use Permit, to drill six municipal water wells to replace existing wells in the Pilarcitos Canyon wellfield, in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission. Project Planner: Michael Schaller, mschaller@smcgov.org.

SPEAKERS:
Public Member, Kerry Burke
Project Application, Mary Rogren

COMMITTEE ACTION:

Committee Member, Marilyn Johnson, moved to approve the item. Committee Member, Cole Mazaregos- Anastassiou, seconded the motion.
Motion passed 6-0.
One abstained.

Regular Agenda

9.

Owner/Applicant:	Half Moon Bay Properties LLC/Jim Guan
File Number:	PLN2023-00334
Location:	12761 San Mateo Road (Highway 92), unincorporated San Mateo County
Assessor's Parcel No.:	056-270-010, 056-270-030, 056-270-060, 056-270-090, and 056-270-100 (also involves work on parcels located in the City of Half Moon Bay)

Consideration of a Planned Agricultural District Permit, Coastal Development Permit, and Grading Permit, to address facility and operational violations (VIO2023-00035) at Terra Gardens, including grading of 14,050 cubic yards (c.y.) associated with site clean-up, drainage/access improvements and permitting existing work. This project is appealable to the California Coastal Commission. This item is continued from the April 14, 2025, AAC meeting. Project Planner: Camille Leung, cleung@smcgov.org.

SPEAKERS:
Committee Vice Chair, Peter Marchi
Committee Member, James Oku
Committee Member, Marilyn Johnson
Committee Chair, Natalie Sare
Committee Member, Crystal Chaix
Committee Member, Cole Mazariegos-Anastassiou
San Mateo County Agricultural Commissioner, Koren Widdel
Project Applicant, Jim Guan
Public Speaker, BJ Burns
Public Speaker, Kerry Burke
Agricultural Ombudsman, Eliza Milio
Public Speaker, Bridget Jett

COMMITTEE ACTIONS:

Committee Member, James Oku, motioned to recommend to remove the conditions requiring removal of the hoophouses from prime agricultural alnd as they only enhance their quality. Committee Member, Marilyn Johnson, seconded the motion.
Motion passed 7-0.

Committee Member, Ryan Casey, motioned for the organic mushroom waste to remain on site and in the event it needs to be moved offsite, the applicant shall work with the county for the material (whether removed as waste or compost) to be tested prior to moving it offsite. Committee Member, James Oku, seconded the motion.
Motion passed 7-0.

Committee Member, Ryan Casey, motioned to table further discussion of the mushroom waste. Committee Member, Marilyn Johnson, seconded the motion.
Motion passed 6-1.

10. Adjournment

Meeting adjourned at 8:20 p.m. by Committee Chair, Natalie Sare.

County of San Mateo Planning & Building Department

Agricultural Advisory Committee

Natalie Sare, Chair
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Cole Mazariegos-Anastassiou
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ACTION MINUTES

DRAFT

Monday, September 8, 2025

A full recording of this meeting can be accessed on the official government YouTube channel of the County of San Mateo at:
https://youtu.be/9WuEnVOOb3w?si=1D4U8bcvG4PDGwAg

AGENDA

1. Call to Order

Chair Natalie Sare called the meeting to order at 6:02 pm.

2. Member Roll Call

Regular Committee Members Present:
James Oku
Natalie Sare
Peter Marchi
Ryan Casey
Crystal Chaix
Daniel Theobald
Cole Mazariego-Anastassiou
Erik Hagstrom
John Vars

Regular Committee Members Not Present
Marilyn Johnson

Nonvoting Committee Members Present:
Jess Brown, San Mateo County Farm Bureau Executive Director

Nonvoting Committee Members Not Present:
Koren Widdel, San Mateo County Agricultural Commissioner
Igor Lacan, UC Co-Op Extension Representative

3. **Oral Communications** to allow the public to address the Committee on any matter **not** on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time.

SPEAKERS:
None

4. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items **not** on the agenda.

SPEAKERS
None

5. **Planning and Building Department Director's Report.** *(Planning Liaison)*
The next meeting is October 20, 2025.

COMMITTEE ACTION:

No action. The Committee reviewed the items on this month's report.

Environmental Health, Proposed Farm Labor Housing Water System Program – Heather Forshey, Director of Environmental Health Services.

SPEAKERS
Committee Chair, Natalie Sare
Committee Vice Chair, Peter Marchi
Committee Member, James Oku
Committee Member, Crystal Chaix
Public Speaker, Bridgett Jett
Public Speaker, Kerry Burke
Committee Member, Cole Mazariegos-Anastassiou
Committee Member, Daniel Theobald
Committee Member, Ryan Casey
Committee Member, John Vars
Public Speaker, BJ Burns

Item to be on the October 20, 2025, agenda for staff to address the questions raised by the Committee members.

6. **Summary of AAC's April 2025 Special Workshop**. Presenters: AAC Chair, Natalie Sare, and Workshop Subcommittee.

SPEAKERS
Committee Member, James Oku
Committee Vice Chair, Peter Marchi
Committee Member, Cole Mazaregos-Anastassiou
Public Speaker, Bridget Jett
Public Speaker, BJ Burns

COMMITTEE ACTION:

Item C - Committee Vice Chair, Peter Marchi, motioned to visit the County's Planning Division. Committee Member, Cole Mazaregos-Anastassiou, seconded the motion.
Motion passed 9-0.

Item F - Committee Vice Chair, Peter Marchi, motioned to support the item. Committee Member, James Oku, seconded the motion.
Motion passed 9-0.

Item M - Committee Member, James Oku, motioned to support the item. Committee Member, Eric Hagstrom, seconded the motion.
Motion passed 9-0.

Committee Vice Chair, Peter Marchi, motioned to continue the discussion of the Workshop items to the October 20, 2025, meeting. Committee Member, James Oku, seconded the motion.
Motioned passed 9-0.

7. Adjournment

Meeting was adjourned at 7:50 p.m. by Committee Chair, Natalie Sare.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM 6

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: October 20, 2025

TO: Agricultural Advisory Committee

FROM: Summer Burlison, Planning Staff, 650/363-1815

SUBJECT: Consideration of an Agritourism Event starting on November 22, 2025, and ending on January 5, 2026, located at 78 Pilarcitos Creek Road, unincorporated Half Moon Bay (Santa's Tree Farm).

County File Number: PLN2025-00295 (Sare)

PROPOSAL

The applicants, Daniel and Natalie Sare, have applied for an Agritourism Event for the upcoming 2025 holiday season, November 22, 2025 – January 5, 2026, located at 78 Pilarcitos Creek Road, unincorporated Half Moon Bay (Santa's Tree Farm). The proposed days and hours of operation are as follows: Daily from 9:00 a.m. to 5:00 p.m. The proposed Event elements are: 1) Christmas tree sales, a train ride (rubber tires) with a route consisting of an existing rural field access road (same route as previous years), agricultural education farm tours and stories, and 2) a pre-packaged food/snack bar (less than 25 sq. ft.) with seasonal and Christmas related item sales.

Parking for the Event will occur alongside the tree farm fields. There will be three to four employees on the site. Signage meeting the Agricultural Event signage requirements, as provided in past years, will be erected for the seasonal operation.

DECISION MAKER

Director of Planning and Building

QUESTIONS FOR THE AGRICULURAL ADVISORY COMMITTEE

1. Is the agritourism use compatible with the long-term agricultural uses of the land?

2. Will the agritourism operation have any adverse effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?

3. What decision do you recommend the Director of Planning and Building take with respect to this application?

BACKGROUND

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

Owner/Applicant: Daniel Sare and Natalie Sare

Location: Santa's Tree Farm, 78 Pilarcitos Creek Road, unincorporated Half Moon Bay

APN: Portion of 056-380-110 (formerly 056-380-020 and portion of 056-380-060)

Parcel Size: 160 acres

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: N/A

Existing Land Use: Agriculture and Residential, including Christmas tree production, barns, and residence.

Water Supply: Private well.

Sewage Disposal: Private septic system.

Flood Zone: Flood Zone A (1% annual chance of flooding) and Flood Zone X (Area of Minimal Flooding), pursuant to Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map, Community Panel 06081C0260E, effective October 16, 2012, and Community Panel 06081C0145E, effective October 16, 2012.

Environmental Evaluation: Categorically exempt from environmental review pursuant to Section 15304, Class 4, of the California Environmental Quality Act (CEQA) Guidelines, for the minor temporary use of land having negligible or no permanent effects on the environment.

Setting: The subject property is located on the north side of San Mateo Road, also known as California Highway 92, with the Event located approximately one mile north of the highway along Pilarcitos Creek Road. Intervening vegetation and mountains screen the Event location from the highway.

Chronology:

Date		Action
2015 - 2024	-	Annual applications for Agritourism Event approved.
October 20, 2025	-	Agricultural Advisory Committee meeting scheduled for subject 2025 Agritourism Event, PLN2025-00295.

Will the project be visible from a public road?

No, the Event site is located approximately one mile north of San Mateo Road/Highway 92, along Pilarcitos Creek Road, with intervening vegetation and mountainous topography that screens visibility of the Event area from San Mateo Road/Highway 92.

Will any habitat or vegetation need to be removed for the project?

No.

Is there prime soil on the project site?

Minimal areas of the parcels contain prime soils, see Attachment B. The Agritourism Event will not occur on prime soils.

DISCUSSION

A. KEY ISSUES

Planning staff has reviewed this application for conformance with the following Agritourism Guidelines and Performance Standards:

1. Temporary Seasonal Agritourism Uses and Activities

a. *The Agritourism operation will not interfere with agricultural production on or adjacent to the lot.*

The Agritourism Event does not interfere with the agricultural use of the land, which includes the growing of Christmas trees.

b. *The Agritourism event will not exceed a maximum of 45 consecutive days and will not occur more than two times per year.*

The proposed Agritourism Event is for the November 22, 2025 – January 5, 2026 winter holiday tree season, occurring one time per year.

c. *The Agritourism event will operate within the guideline's allowance of Sunday through Saturday from 9:00 a.m. to sunset; no lighting is allowed.*

The event will operate daily from 9:00 a.m. to 5:00 p.m. No lighting is proposed in association with the Event; therefore, the proposal meets these requirements.

d. *The Agritourism event will consist of no more than the maximum allowed uses and activities indicated below:*

Maximum Allowed Agritourism Use/Activity	Proposed (Quantity)
2 inflatables[1] allowed on all lands[2]	
1 pony ride area[3]	
1 farm animal petting zoo on all lands	
1 hayride on all lands	
1 train with rubberized wheels on all lands	1
1 food vendor, mobile or on-site, including mobile prepackaged food/snack bar[4], located on all soils	
1 prepackaged food/snack bar on non-prime soils[4]	1
Other recreational/educational activities, see discussion below	1

[1] Inflatables are subject to the standards of the Safe Inflatable Operators Training Organization.
[2] Subject to a 36-foot height limit as set forth in the Planned Agricultural District and Resource Management District Regulations.
[3] Confined animal permit or exemption required.
[4] Environmental Health Permit required.

Other recreational/educational activities/Additional comments

The Event will include agricultural education farm tours and stories.

2. Performance Standards for Seasonal Agritourism Uses and Activities

a. *Adequate onsite parking is provided, as designated on the attached site plan, including conformance with applicable provisions from Local Coastal Program Policy 10.22 (Parking) for adequate parking facilities to accommodate the temporary seasonal uses that are appropriate for the site's size, environmental sensitivity, and amount of land suitable for parking; and that are not visually prominent from public views.*

Approximately 600 vehicles can be accommodated in space alongside the tree farm fields that will be used for Event parking; this area has been used in past years for this annual holiday season Event at the property. The parking areas are not visible from San Mateo Road/Highway 92. Furthermore, no land modifications are necessary to accommodate parking.

b. *Any new signage will be temporarily established and maintained throughout the duration of the Agritourism event, as allowed pursuant to Local Coastal Program Policy 8.21 (Commercial Signs), will be simple and easy to read, and will not be brightly illuminated colored, rotating, reflective, blinking, flashing, or moving signs, pennants, or streamers.*

Temporary signage meeting these requirements, as provided in past years, will be erected for the duration of the seasonal operation.

c. *All Agritourism uses and activities shall meet the current standards for setbacks and buffers from watercourses, including creeks, and/or riparian vegetation.*

Pilarcitos Creek meanders through the property; however, the Event is confined to previously used/disturbed areas only.

d. *On parcels 40 acres or more in size, all agritourism elements shall be clustered and shall consume no more than two gross acres (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.*

The proposal meets these requirements as the Event area does not occupy more than two acres.

e. *The agritourism operation shall not involve any land disturbance, including import of gravel or fill.*

No land disturbance is necessary to accommodate the Event.

3. Recommended Findings for the Agritourism Event

a. That the agritourism use is compatible with the long-term agricultural uses of the land because the proceeds from the Agritourism Event supports the economic viability of the farm and does not prevent future agricultural uses on the land.

b. That the agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property. Staff has evaluated the Event proposal and finds there will be no negative impacts on the agricultural uses of the land. Staff believes that use of the land for the proposed seasonal Event is a great benefit to the economic sustainability of the farm.

c. That the agritourism operation is in substantial conformance with the goals set forth in the San Mateo County Agritourism Guidelines. Specifically, that the operation is secondary and supplemental to existing agricultural operation on the land.

d. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program, and Zoning Regulations as discussed throughout this report.

ATTACHMENTS

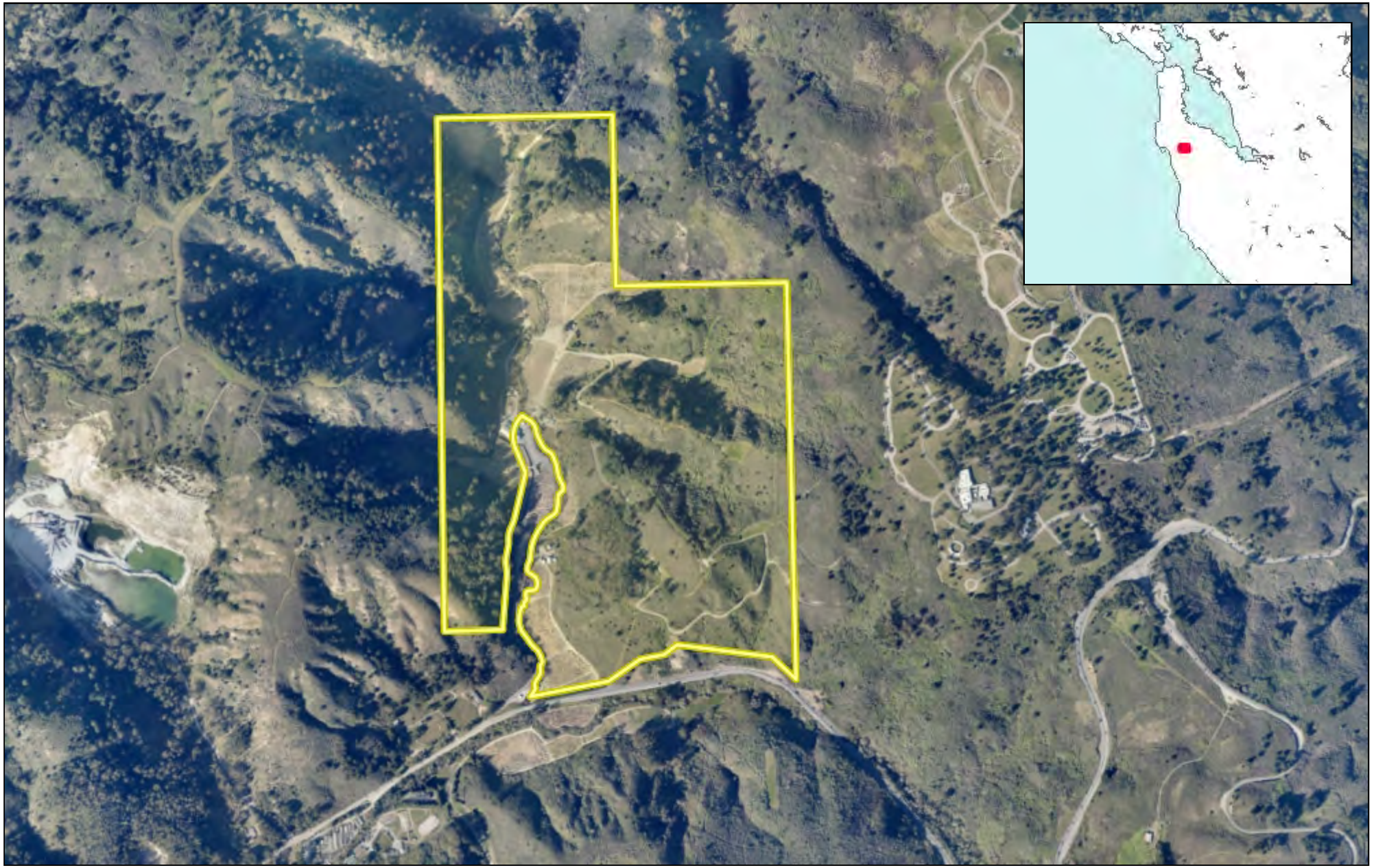
A. Vicinity Map
B. Prime Soils Map
C. Site Plan
D. Application

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

San Mateo County

PLN2024-00263 Location and Vicinity Map



0.48 0 0.24 0.48 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

1: 15,361

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

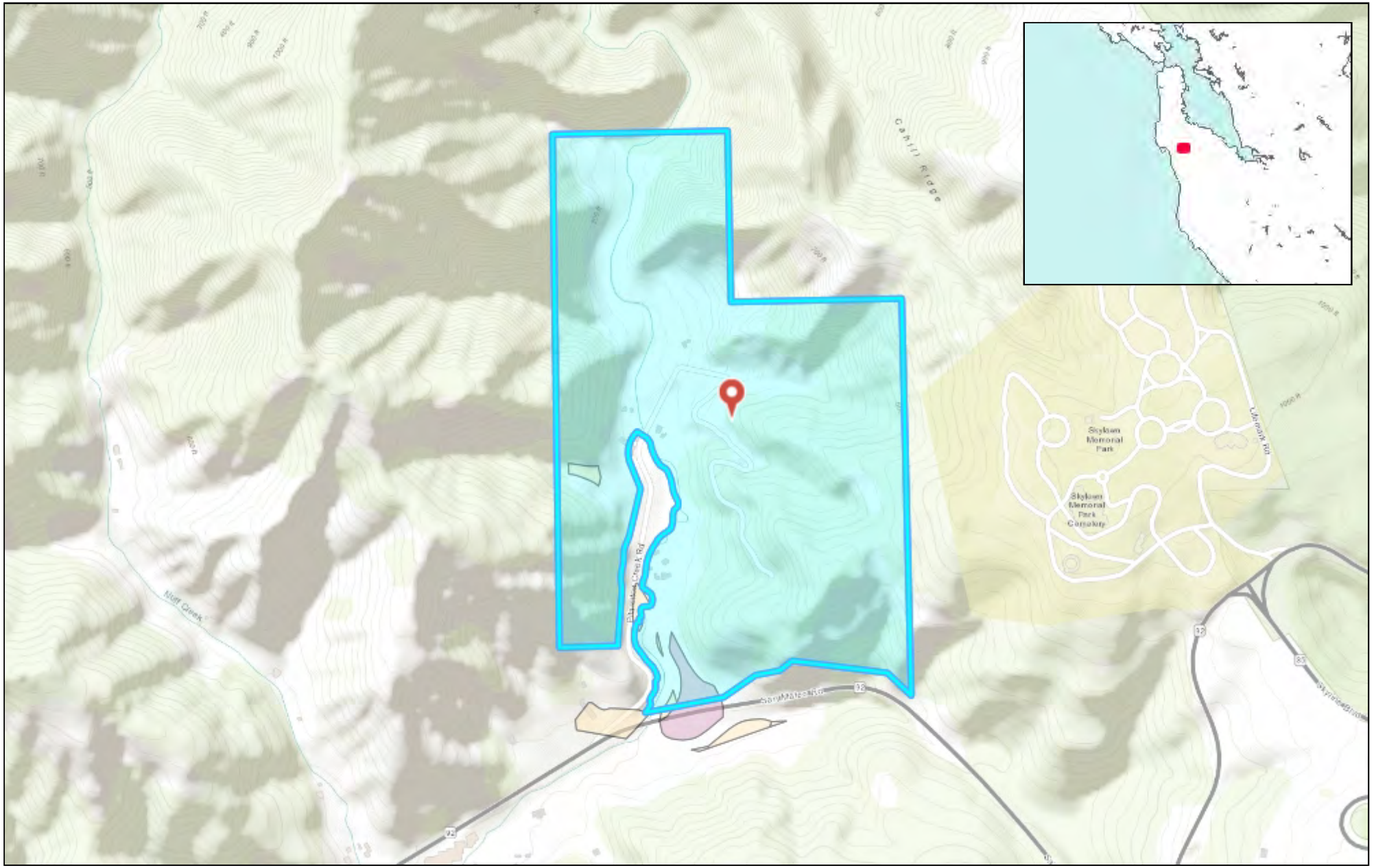
THIS MAP IS NOT TO BE USED FOR NAVIGATION

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

PLN2024-00263 Attachment B Prime Soils Map (Topo)



0.48 0 0.24 0.48 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

1: 15,361

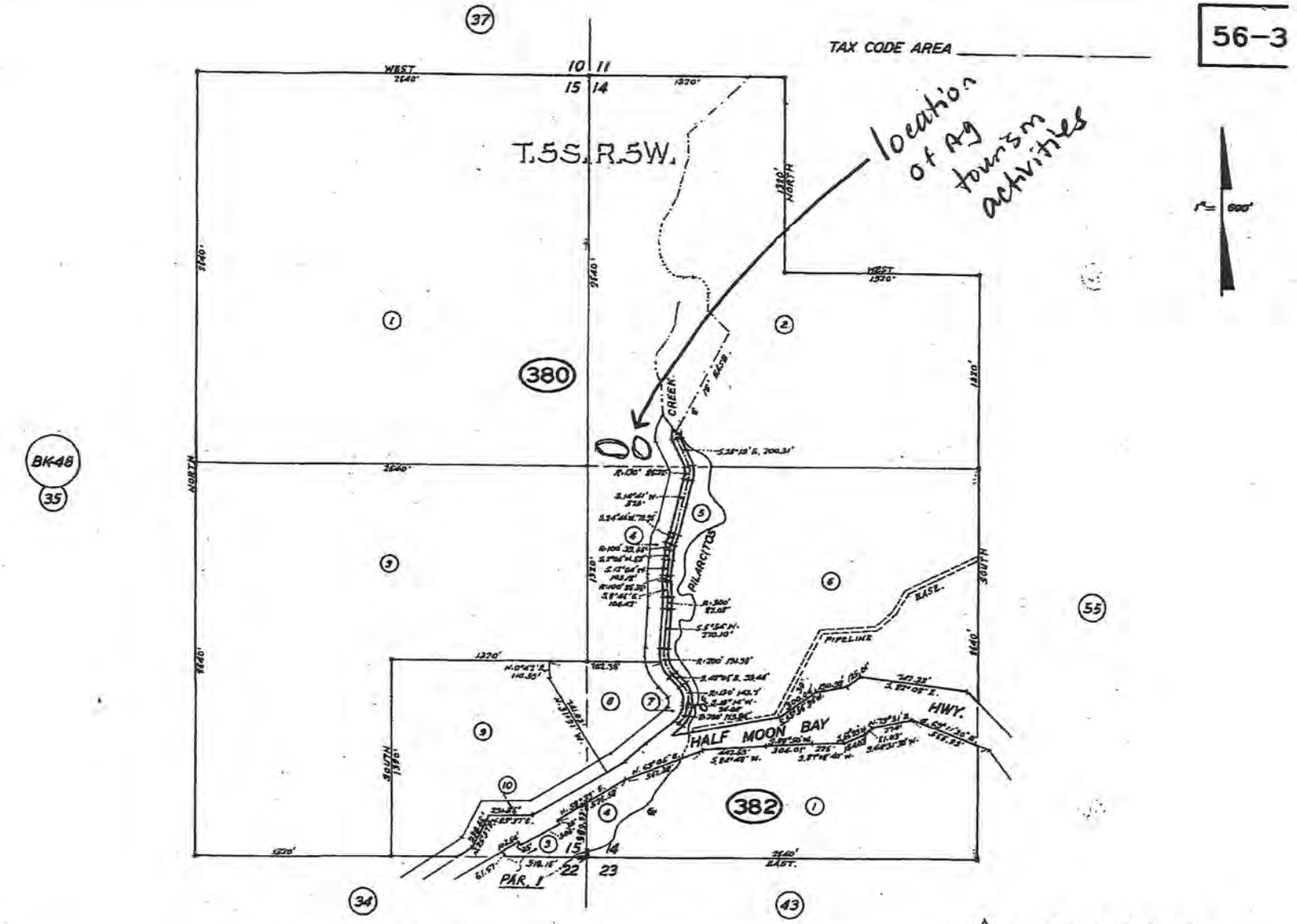
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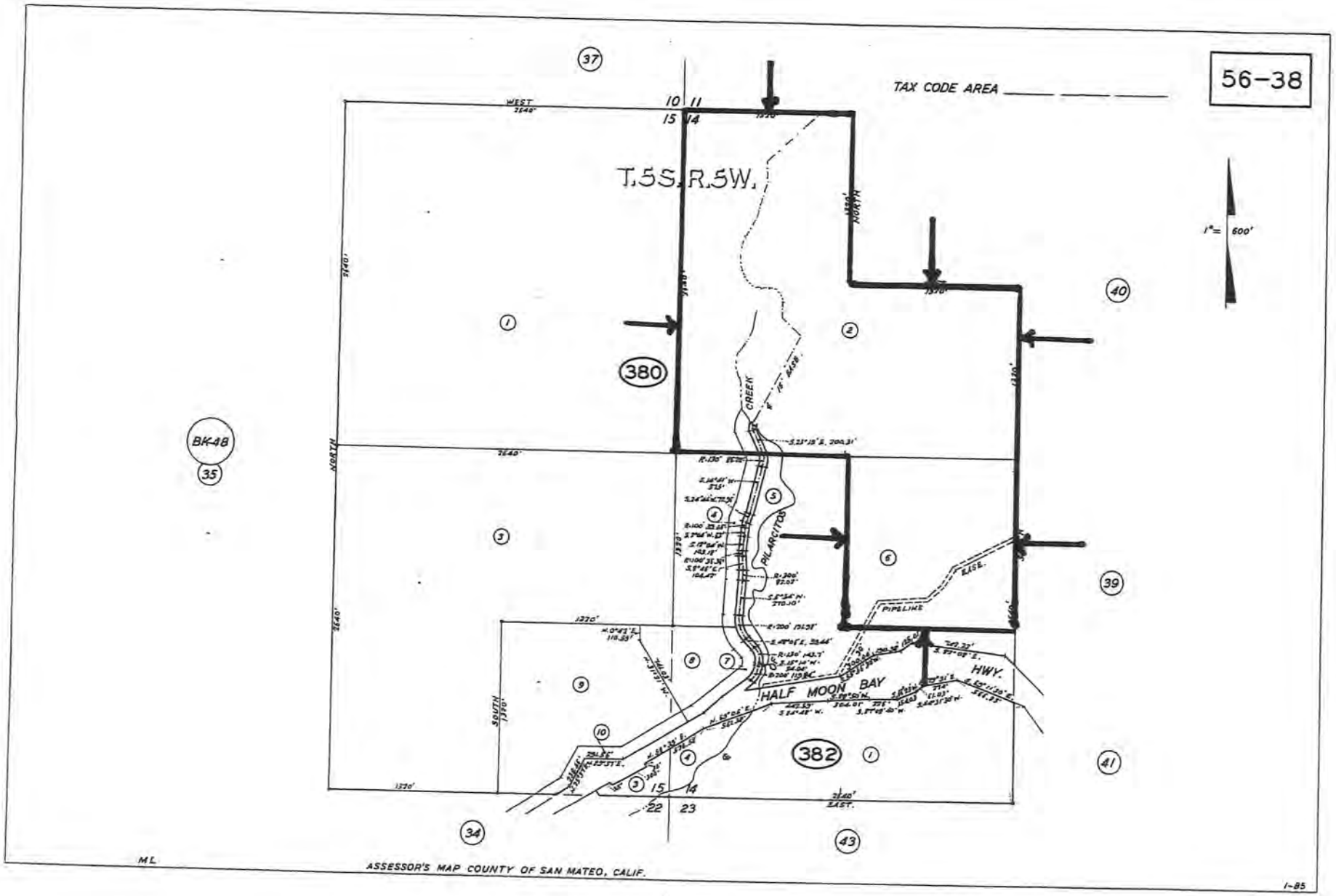
THIS MAP IS NOT TO BE USED FOR NAVIGATION

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

Site plan 3.


56-3
TAX CODE AREA
T.5S. R.5W.
location of ag tourism activities
380
382
HALF MOON BAY
HWY.
PILARCITOS
CREEK
PIPELINE
PAR. 1
BK48
35
34
43
55
37
ML
ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.
PARCEL MAP VOL 79/37


56-38
TAX CODE AREA
T.5S.,R.5W.
1"= 600'
37
40
39
41
34
43
35
BK48
380
382
HALF MOON BAY
HWY.
CREEK
PILARCITOS
PIPELINE
NORTH
SOUTH
EAST.
WEST
2640'
1320'
1310'
5140'
ML
ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.
1-85

Site plan 1.



↓ Highway 92

* Per Sarco Planning, Summer Burlison: A reminder that APN 056-380-110 is what the agritourism is on (a portion of that parcel.) It was formerly APN's 056-380-020 and a portion of 056-380-060 but were combined via C.O.C. w/county in COC is included here. 2011.

Circles represents location of ag tourism activities

Same location as all past years.

Site plan 2.



Close up picture of site plan 1.

Circles represents location of ag tourism activities.

Same location as all past years.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

DSare@aol.com

COUNTY OF SAN MATEO
PLANNING AND BUILDING

455 County Center, 2nd Floor, Redwood City, CA 94063 | https://planning.smcgov.org | T: 650-363-1825 F: 650-363-4849

Application for Agritourism Event

Primary Permit #:

1. Instructions

Please fill out the general Planning Permit Application Form, Environmental Information Form, and this form when applying for an Agritourism use. **Applications must be submitted two months prior to the event.**

2. Project Information

Parcel/Lot Size:

160 acres. APN 056-380-110 Per the County.

If less than 40 Acres project not to exceed 1 gross Acre.

If more than 40 Acres project not to exceed 2 gross Acres.

Area less than 2 acres.

Please describe all elements and activities associated with your agritourism activities:

Agritourism activities are temporary seasonal ag use supplemental to year round ag crop.
One train with rubber tires, route consisting of an existing rural field access road, same route as before. One pre-packaged food/snack bar and seasonal and christmas related items. Agricultural education farm tours and stories.

Please describe hours, number of employees and statement of conformance with agritourism guidelines:

Agritourism is Nov. 22nd – January 5th, 2025, (45 days) 9am - 5pm.
Agritourism is 3-4 employees.
Pre packaged snack bar is less than 25 SF. This does not interfere with ag production on or adjacent to the area. No W.A.C., no land disturbance, not in scenic corridor as ag tourism activities are approx 1 mile inland from highway 92 and behind curved hills etc.

Please describe the agricultural uses on the land:

Christmas tree crop production currently and since 1972.
All signage related to ag tourism is only up during ag tourism event time period. Other year round signage is for year round Crop.

Applicant's Name: [redacted]

Address: Santas Tree Farm
Natalie and Dan Sare [redacted]
78 Pilarcitos Creek rd
Half Moon Bay, CA 94019

3. Site Description

Please describe any on-site parking areas:

Parking is available alongside/next to Christmas tree fields.

Please describe any on-site eating establishments:

None.

4. Qualification Requirements

Please initial next to the category which qualifies your project for an agritourism use.

NS Event will not occur for more than 45 days.

NS Total acreage does not exceed two gross acres.

_____ Total acreage does not exceed one gross acre.

NS Does not interfere with agricultural uses of the land.

5. Williamson Act Contract

Is the parcel currently under a Williamson Act Contract? ☐ YES ☒ NO

If Yes, please provide contract number: _____

6. Materials Required

a. Three (3) sets of plans that include a scaled site plan, elevations, and floor plans

b. One (1) set of reduced plans (8 1/2 "X11" or 11"X17")

c. All applicable applications forms

d. Environmental Information Form

e. Photographs (if requested)

f. Fees as set by Resolution of the Board of Supervisors

Additional information may be required during review of your application.

7. Approval

Planner: _____ Date: _____

8. Processing

☐ Fee Collected

☐ Referral to Agricultural Advisory Committee

☐ Update Permit Plan

9. Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's Signature (1): Natalie Sam

Owner's Signature (2): _____

Applicant's Signature: Natalie Sam

County of San Mateo
Planning and Building Department

Environmental Information Disclosure Form

PLN [redacted]
BLD

Project Address: Sarvis Tree Farm
78 Pilarcitos Creek rd
Half Moon Bay CA 94019

Assessor's Parcel No.: [redacted]
056-380-110 (which is
Zoning District: PAD 2 zones combined)

Name of Owner: Dan and Natalie Sarv
Address: 78 Pilarcitos Creek rd
Half Moon Bay CA 94019 Phone: 650-726-2246
Name of Applicant: Dan and Natalie Sarv
Address: 78 Pilarcitos Creek rd
Half Moon Bay CA 94019 Phone: 650-726-2246

Existing Site Conditions

Parcel size: [redacted] 160 Acre parcel

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). Christmas Tree production, barns, home
Dsarv@aol.com

Environmental Review Checklist

California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
☐	☒	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
☐	☒	b. Construction of a new multi-family residential structure having 5 or more units?
☐	☒	c. Construction of a commercial structure > 2,500 sq.ft?
☐	☒	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed?
☐	☒	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: ____ c.y. Fill: ____ c.y.
☐	☒	f. Subdivision of land into 5 or more parcels?
☐	☒	g. Construction within a State or County scenic corridor?
☐	☒	h. Construction within a sensitive habitat?
☐	☒	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
☐	☒	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Signature required on reverse →

* See County Planners C.O.C. included here. Completed in 2011, C.O.C. combined Apn's 056-380-20 and 056-380-060 to create 056-380-110. See planning dept. Summer Burlison and attached approved C.O.C. from 2011. Assesors office hasn't completed change yet per planning.

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
☐	☒	a. Construction outside of the footprint of an existing, legal structure?
☐	☒	b. Exterior construction within 100-feet of a stream?
☐	☒	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
☐	☒	d. Land-use within a riparian area?
☐	☒	e. Timber harvesting, mining, grazing or grading?
☐	☒	f. Any work inside of a stream, riparian corridor, or shoreline?
☐	☒	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
☐	☒	a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface? If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
☐	☒	b. Land disturbance of 1 acre or more of area? If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

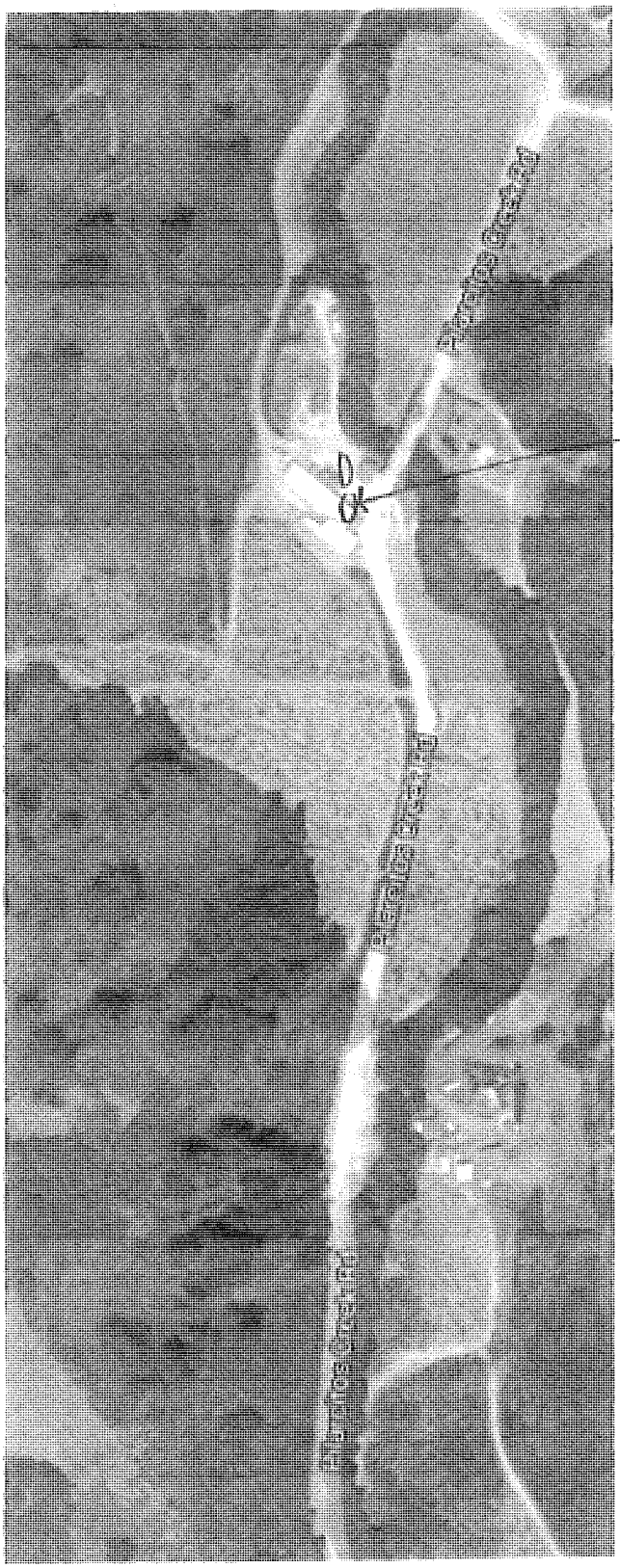
Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed: Natalie Sare Date: 9/18/2024

(Applicant may sign)

Site plan 1.



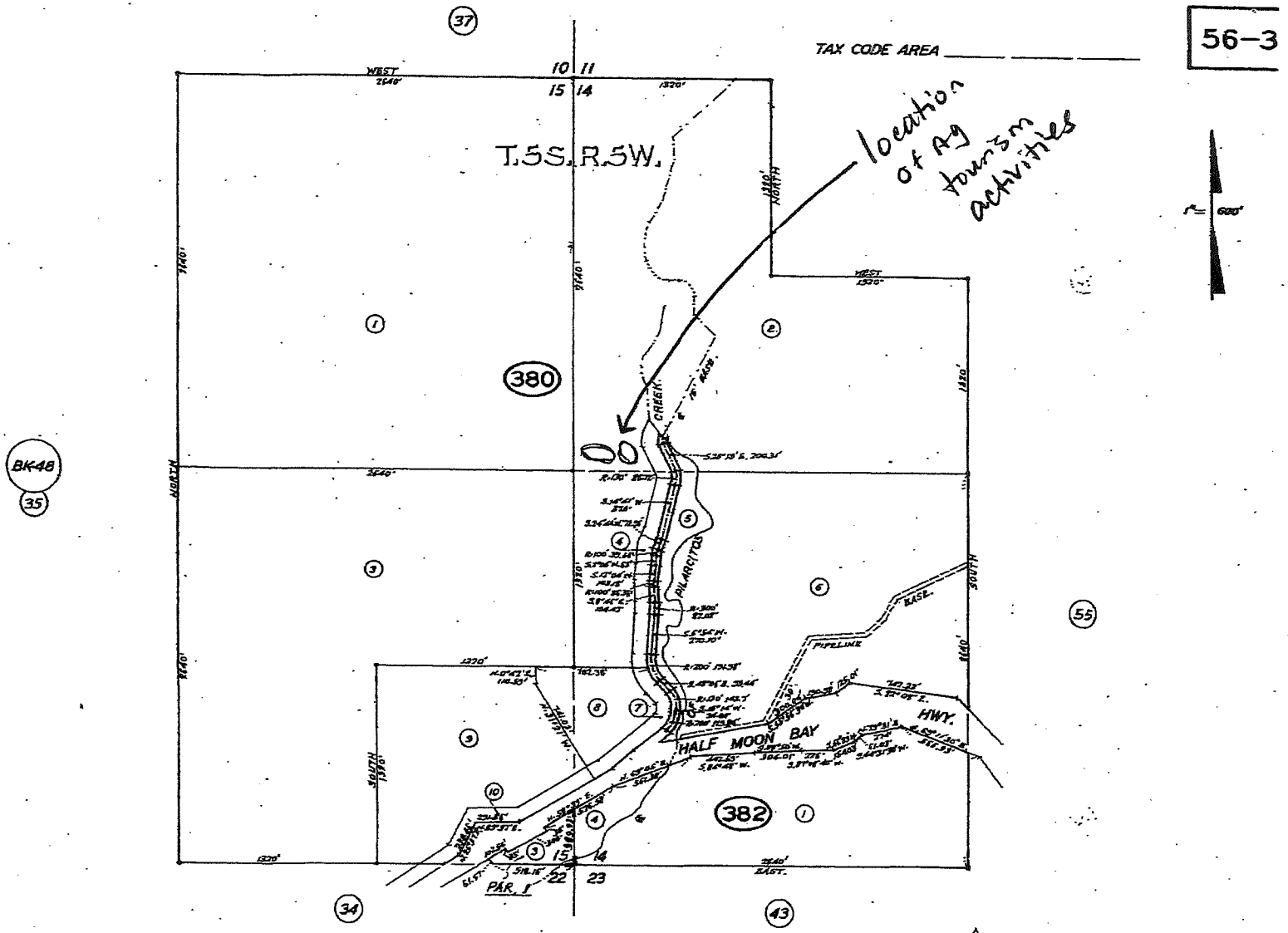
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PIPELINE
EAGLE
PAR. 1
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43
55
ML
ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.
PARCEL MAP VOL 79/37

Recorded at the Request of, and When Recorded Return to: Pete Bentley, Project Planner Planning and Building Department 455 County Center, 2nd Floor Mail Drop PLN122 Redwood City, CA 94063 **Exempt from Fees Pursuant to Government Code Section 27383**	For Clerk Use Only **2011-073431 CONF** **8:53 am 06/30/11 CC Fee: NO FEE** **Count of pages 4** **Recorded in Official Records** **County of San Mateo** **Mark Church** **Assessor-County Clerk-Recorder** * R 0 0 0 1 2 1 0 7 2 8 *

County of San Mateo
Planning and Building Department

CERTIFICATE OF COMPLIANCE

Pursuant to Government Code Section 66499.35(a)

Planning File No. PLN 2011-00082

The County of San Mateo has received a request from Kerry Burke, 34 Amesport Landing, Half Moon Bay, CA 94019, to determine if the real property owned by D. and N. Sare, identified as portions of Assessor's Parcel Numbers 056-380-020 and -060 and further described below, complies with provisions of the California Subdivision Map Act and the San Mateo County Subdivision Ordinance.

Property Description

West 1/2 and the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 14, Township 5 South, Range 5 West, Mount Diablo Base and Meridian.

Containing 160 acres M.O.L.

This 160-acre parcel was first conveyed separately from adjacent parcels by Government Deed from the U.S. Government (President U. S. Grant) to John Schmidt in January 1875 through Homestead Certificate #4618 deposited in the General Land Office of the United States.

As such, the cited conveyance of the lot precedes the County's initially adopted Subdivision Ordinance No. 595, effective on July 20, 1945.

This is to certify that the real property described above complies with the State of California Subdivision Map Act and the San Mateo County Subdivision Ordinance.

NOTICE: This document certifies compliance with the State of California Subdivision Map Act and the San Mateo County Subdivision Regulations only. Any development on, or use of, the property described herein is subject to the San Mateo County General Plan, Zoning Regulations, building regulations, and other County regulations affecting use and development of the property. Further, this Certificate of Compliance shall in no way affect the requirements of any other federal, State or local agency that regulates development or use of real property.

Jim Eggemeyer
Community Development Director
County of San Mateo

6/29/11
Date

JE:PSB:fc – PSBV0446_WFN.DOC
FRM00101.DOC (6/11/10)

State of California)

County of San Mateo)

On 6/29/2011, before me, T. Peña,
a Notary Public, personally appeared JIM EGGEMEYER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

T. PENA
Commission # 1821955
Notary Public - California
San Mateo County
My Comm. Expires Nov 9, 2012

Signature T. Peña

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM 7

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: October 20, 2025

TO: Agricultural Advisory Committee

FROM: Kanoa Kelley, Planning Staff, kkelley@smcgov.org

SUBJECT: Consideration of a Coastal Development Permit (CDP), Planned Agricultural District Permit, and Architectural Review Permit, for the drilling of a test domestic well on an undeveloped 6.53-acre property located on the west side of Cabrillo Highway in the unincorporated Pescadero area of San Mateo County. The CDP is appealable to the California Coastal Commission. The property is located in the Cabrillo Highway State Scenic Corridor.

County File Number: PLN2025-00081(Water Solutions Inc.)

PROPOSAL

The project parcel is located adjacent to and west of Cabrillo Highway (State Route 1), within the Cabrillo Highway State Scenic Corridor. The site is undeveloped and there is no evidence that any agricultural activities have been conducted on the subject property.

The applicant is seeking a Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit, and Architectural Review Permit for the drilling of a test domestic well to determine if adequate water is present to serve potential future residential development. Two well locations are identified as potential well sites but only one well will be constructed and certified. The three Assessor's Parcel Numbers (APN's) make up one legal parcel of approximately 6.53 acres and the site of each well will be approximately 4 sq. ft. The test well locations are located in the northern portion of APN 086-250-140 and the eastern portion of APN 086-250-160. No tree removal is required, and only minimal grading is necessary for the project.

The applicant previously applied for a permit to install three test wells (PLN2022-00211) but all three test wells were not viable.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULURAL ADVISORY COMMITTEE

1. Will the project have a negative effect on surrounding agricultural uses? If yes, can any conditions of approval be recommended to minimize the impact?

2. What decision do you recommend that the Planning Commission take with respect to this application?

BACKGROUND

Report Prepared By: Kanoa Kelley, Project Planner, kkelley@smcgov.org

Applicant: Water Solutions Inc.

Owner: Joshua Skolnick

Location: West of Cabrillo Highway in the community of Pescadero

APN: 086-250-140, 086-250-150, 086-250-160

Parcel Size: 6.53 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: Vacant

Water Supply: There is no municipal water service available in this area. The approval of a CDP will allow the drilling of up to two exploratory test wells to determine if there is suitable water on site to sustain a future residential development.

Sewage Disposal: There is no municipal sewer service available in this area; no sewage disposal system is proposed.

Flood Zone: Flood Zone X (area of minimal flood hazard), FEMA FIRM Panel 06081C0434F, effective August 2, 2017.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for this project and circulated from April 26, 2023, to May 16, 2023. The Mitigated Negative Declaration was certified by the Planning Commission on August 8, 2023. The approved wells were not productive, so the applicant has applied for two additional test wells. Pursuant to the California Environmental Quality Act

(CEQA) Guidelines Section 15164, staff prepared an addendum to the previously adopted Initial Study and Mitigated Negative Declaration for the project. The addendum concludes that no new substantial changes or new or more severe significant impacts have been identified with the subject project amendment, no new mitigation measures are required, and no additional environmental review is required.

Setting: The parcel is located approximately 0.8 miles south of Bean Hollow Road and on the west side of Cabrillo Highway (Highway 1). The parcel is relatively flat and is bounded on the north side by residential development on 5+ acres and vacant land to the south. The rural lot is undeveloped and covered with natural vegetation consisting of coastal scrub and coastal bluff scrub, and cypress trees concentrated on the northernmost parcel.

Chronology:

Date		Action
June 12, 2022	-	Agricultural Advisory Committee recommendation for approval of three test wells.
August 8, 2023	-	Planning Commission approval for the drilling of three test wells.
October 20, 2025	-	AAC review of two additional test wells.
TBD	-	Planning Commission hearing.

Will the project be visible from a public road?

No. The project is located within the Cabrillo Highway State Scenic Corridor. However, given the ground level height of the well no impact is expected to the scenic corridor.

Will any habitat or vegetation need to be removed for the project?

Yes. Construction of the well will require the removal of 4 sq. ft. of vegetation from the surface for each of the three test well locations. As detailed in the attached biological report, the test well sites do not contain trees, protected plant or animal species, or habitat for protected species.

Is there prime soil on the project site?

Yes. The site contains Class II prime soils. However, construction of the well will convert approximately 4 sq. ft. of potential prime soils and will be located outside of any active agricultural field. Given the small footprint of the proposed domestic test well, the potential Prime Farmland conversion is less than significant.

DISCUSSION

A. KEY ISSUES

Planning staff has reviewed this proposal and has concluded the following:

1. Conformance with Planned Agricultural District (PAD) Regulations:

a. 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.*

Based on a 1961 Natural Resource Conservation Service (NRCS) soils report and Productive Soil Resources with Agricultural Capability General Plan Map, a majority of the parcel contains Class II prime soils. Pursuant to the County's General Plan and Planned Agricultural District regulations, prime soils are defined as all land which qualifies for rating as Class I or Class II in the U.S. Department of Agriculture Soil Conservation Service Land Use Compatibility Classification, as well as all Class III lands capable of growing artichokes or Brussels sprouts.

The site contains Class II prime soils. Construction of the well will convert approximately 4 sq. ft. of potential prime soil and will be located outside of any active agricultural field. Given the small footprint of the proposed domestic test well, the potential Prime Farmland conversion is less than significant.

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

The test wells will determine if there is adequate water to serve potential future development. If a test well is viable, the well will be the only development on site. All future development will require a separate Coastal Development Permit and Planned Agricultural District Permit, as applicable.

(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 Environmental Quality, Site Design, Scenic, and Utilities Criteria by not introducing noxious odors, chemical agents, or long-term noise levels, and retaining the rural nature of the parcel. Furthermore, the project does not involve the removal of large areas of vegetation and will utilize existing road infrastructure, thereby reducing grading necessary to access the site.

(2) Water Supply Criteria

(a) *The existing availability of an adequate and potable well water source 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 purpose of the test wells is to identify a source of potable well water. No other development has been proposed.

This proposal has been reviewed and conditionally approved by Environmental Health Services (EHS). EHS will review for the quality and quantity of the water provided by the test well to determine adequacy as a potable well water source.

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

The parcel has not been developed and there is no evidence of past farming operations. The proposed test well is for potential future domestic use only. Any future agricultural operations would need to find alternative sources of water; alternatively, the proposed well could be used to serve future agricultural activity if desired. Since there is no existing water supply on site and no current agricultural operation, the installation of a well will not

impact agricultural water supply or sensitive habitat protection.

(3) Criteria for the Conversion of Prime Agricultural Lands

The project site is located on prime agricultural lands as defined by the PAD Regulations. Prime agricultural land within a parcel shall not be converted to use permitted by a PAD Permit unless all of the following criteria per Section 6355.D of the PAD Regulations are met:

(a) *No alternative site exists on the parcel for the use,*

(b) Clearly defined buffer areas are provided between agricultural and non-agricultural uses,

(c) The productivity of any adjacent agricultural lands is not diminished, and

(d) Public service and facility expansions and permitted uses will not impair agricultural viability, either by increased assessment costs or degraded air and water quality.

The project will result in the conversion of approximately 4 sq. ft of prime farmland to provide a potable water source on site. Due to the small footprint, the well itself will not impair agricultural viability and will serve to determine the level of water available for future development or agricultural operations.

2. 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. Vegetative, Water, Fish, and Wildlife Resources

Policies 1.28 (*Regulate Development to Protect Sensitive Habitats*) and 1.29 (*Establish Buffer Zones*) seek to regulate development activities within or adjacent to sensitive habitats to protect endangered plants and animals and establish necessary buffer zones to protect these areas from encroachment by development.

A minimum buffer zone of 50 feet from riparian habitat and 100 feet from wetlands must be maintained for this project. All special-status plants identified on site will be preserved and protected throughout the development of the test water wells. See staff's discussion on LCP Policy 7.11 and 7.18 below.

b. Visual Quality

Policy 4.15 (*Appearance of New Development*) and Policy 4.22 (*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.

General Plan Table 4.6 designates Cabrillo Highway (State Route 1) from the southern limits of the City of Half Moon Bay to the Santa Cruz County line as a State Scenic Corridor. Adjacent to Cabrillo Highway, the project parcels and project site fall within the Highway 1 State Scenic Corridor.

The parcel is located west of Cabrillo Highway and the closest test well site will be located approximately 160 feet west of Cabrillo Highway. Due to existing coyote brush and other tall vegetation and the low profile of the water well no development will be seen from Cabrillo Highway. The project does not propose the removal of any existing vegetation or trees adjacent to Cabrillo Highway; therefore, existing vegetation that provides screening will be maintained.

c. Rural Land Use

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.

No development other than the domestic well has been proposed. As discussed in this staff report, the small footprint of the well will not displace or remove any coastal resources.

3. Conformance with Local Coastal Program (LCP) Policies

Staff has determined that the proposed development conforms to all applicable Local Coastal Program (LCP) Policies, specifically:

a. Locating and Planning New Development

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

As discussed previously, the proposed domestic well will remove approximately 4 sq. ft. of prime soils and will not diminish the ability to farm in the future. Through the preparation of an addendum to the adopted initial study and mitigated negative declaration, staff has concluded the proposed project will not have an adverse impact on coastal resources.

b. 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 Brussel sprouts as defined by the U.S Department of Agriculture Soil Conservation Service Land Use Compatibility Classification. Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) conditionally permits the domestic test well as a residential use on prime agricultural lands.

Per the Productive Soil Resources with Agricultural Capability General Plan Map, most of the project parcel contains Class II prime soils. Additionally, the PAD Regulations allows conversion of prime agricultural lands subject to a PAD Permit, which the applicant is seeking.

c. Sensitive Habitats Component

Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitats as “habitats containing or supporting rare and endangered species as defined by the State Fish and Game Commission”. This habitat includes riparian corridors and wetlands. Policy 7.11 (*Establishment of Buffer Zones*) requires a 50-foot buffer zone from the limit of riparian vegetation. Similarly, Policy 7.18 (*Establishment of Buffer Zones*)

establishes a buffer zone of 100 feet landward from the outermost line of wetland vegetation.

A Biological Resources Technical Report was prepared by WRA Environmental Consultants on July 22, 2022. The report shows that the project site contains sensitive habitat including both seasonal wetland and scrub shrub wetland. Two special-status plant species, Choris Popcorn Flower and Harlequins Lotus, were found on site.

A memorandum was prepared (WRA Environmental Consultants March 19, 2025) to identify any changes to the site and impacts of the proposed project. No new impacts were identified.

Due to the potential for special-status plants and animals on the site, the avoidance and mitigation measures as recommended by the consulting biologist and incorporated into the mitigated negative declaration would reduce project impacts on local flora and fauna to less than significant levels. A 50-foot buffer from special-status plants and a 100-foot buffer from wetlands has been established as part of the project where no development will occur. A 50-foot buffer from sea cliffs has also been established where nesting activities may exist.

d. Visual Resources

Policy 8.5 (*Location of Development*) requires that new development on rural lands be located where it is least visible from scenic roads, is least likely to impact views from public viewpoints and is consistent with all other LCP requirements. Policy 8.6 (*Streams, Wetlands and Estuaries*) seeks to retain wetlands intact except for public accessways designed to respect the visual and ecological fragility of the area and adjacent land, in accordance with the Sensitive Habitats Component policies.

The location of the closest test well will be approximately 160 feet from Cabrillo Highway. Due to existing vegetation, the low profile of the well, if proven viable, will not be visible from the public roadway.

All wetlands identified on site will be preserved and a buffer will be established where no development can take place. See the Sensitive Habitats Component discussion above for details on compliance with LCP policies for biological resources.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for this project and circulated from April 26, 2023, to May 16, 2023. The Mitigated Negative Declaration was certified by the Planning Commission on August 8, 2023. The approved wells were not productive, so the applicant has applied for two additional test wells. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164, staff prepared an addendum to the previously adopted Initial Study and Mitigated Negative Declaration for the project. The addendum concludes that no new substantial changes or new or more severe significant impacts have been identified with the subject project amendment, no new mitigation measures are required, and no additional environmental review is required.

ATTACHMENTS

A. Vicinity Map
B. Project Plans
C. Biological Reports
D. Addendum/Initial Study/Mitigated Negative Declaration

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

San Mateo County

County San Mateo, CA



0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

1: 9,028

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

San Mateo County

County San Mateo, CA



0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

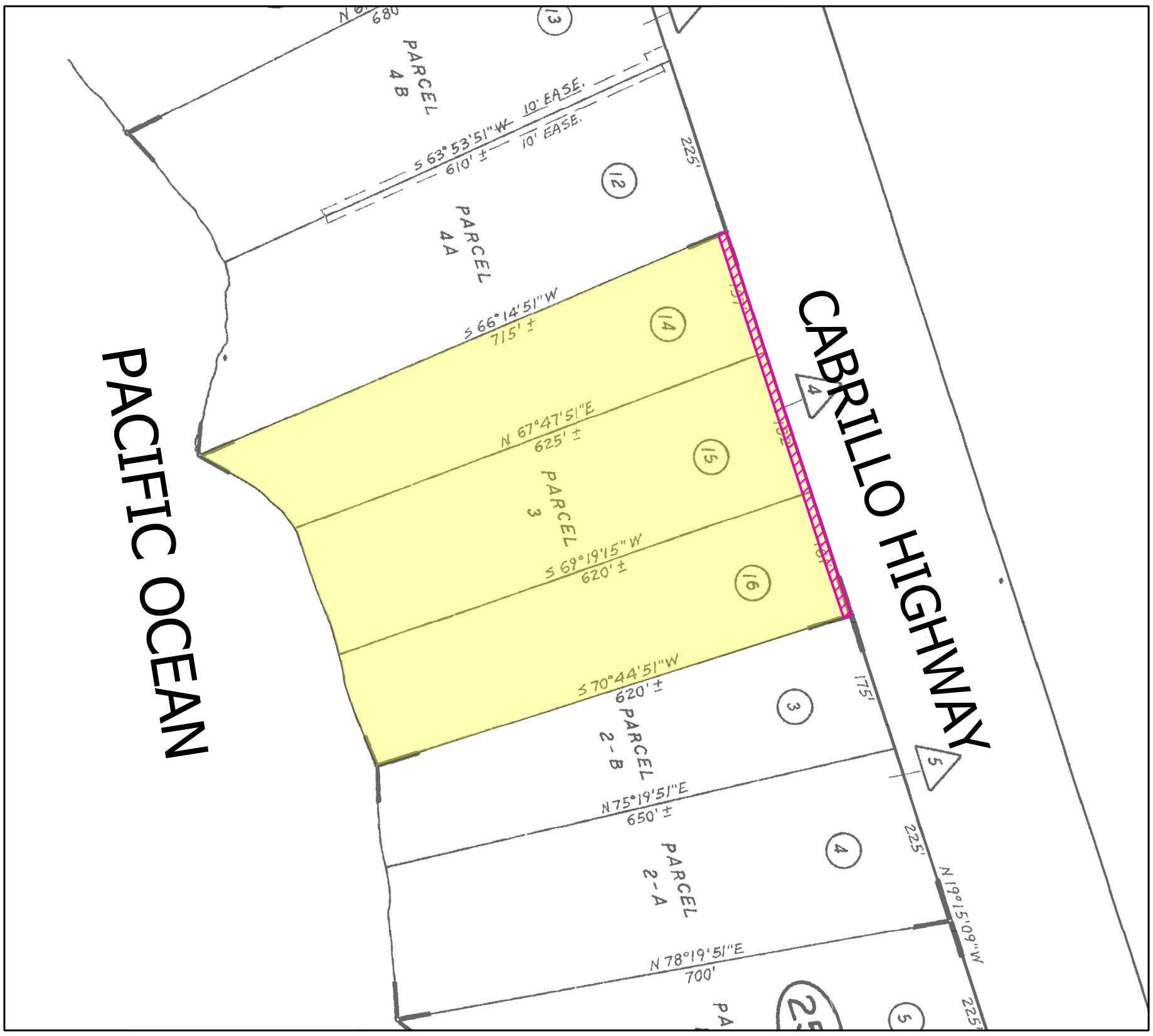
© Latitude Geographics Group Ltd.

1: 9,028

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Scale 1 inch = 41 Feet



Legend

Property In Question – Fee

Item No. 10 - Easement for Water Pipe Line
In 03/24/1966 #49981Z Bk5132 Pg433 of Official Records
Affects said portion as described in the document

©2022

Lawyers Title Company
675 N. First Street, 4th Floor
San Jose, CA 95112

	Title Order No. : FLNP-0052200079-A , Preliminary Report Dated January 19, 2022	Drawing Date : 02/18/2022 - FNFI
	Reference :	Assessor's Parcel No. : 086-250-140,150,160
	Property : Vacant land APN 086-250-140, 086-250-150 & 086-250-160, Pescadero, CA	Data :

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing : PARCEL 3, AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP OF LANDS OF PAYNE AS RECORDED IN OFFICIAL RECORDS VOL. 5132, PG. 473 & LANDS OF SKOLNICK RECORDED IN OFFICIAL RECORDS VOL. 5132, PG. 433 & LANDS OF TITLE INSURANCE & TRUST CO. RECORDED IN OFFICIAL RECORDS VOL. 5128, PG. 672, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JULY 21, 1996 IN BOOK 1 OF PARCEL MAPS, PAGE 42.

Sheet 1 of 1

Archive #

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT **B**

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

LANDS OF MAPACHE GROUP LLC

LANDS OF SKOLNICK
6259 OR 640*
APN 086-250-140
90,165± SQ.FT.
2.07± ACRES

LANDS OF SKOLNICK
DOC. 2015-022805*
APN 086-250-150
103,364 SQ.FT.
2.37± ACRES

LANDS OF SKOLNICK
DOC. 2015-046770*
APN 086-250-160
91,164± SQ.FT.
2.09± ACRES

LANDS OF STEMBEL

CABRILLO HIGHWAY (WIDTH VARIES)

EDGE OF PAVEMENT

ACCESS ROUTE

WELL #1
(E) 290' DEEP WELL
(INSTALLED OCT. 2023)

WELL #2
(E) 590' DEEP WELL
(INSTALLED NOV. 2024)

(E) OLD 10" STEEL CASED WELLS
90± FEET DEEP
(INSTALLATION DATE UNKNOWN)

DRY TEST HOLE
(DRILLED IN 2023)

ETS-3
ETS-4
ETS-5
ETS-6
ETS-7
ETS-8
ETS-9
ETS-10

HEAVILY WOODED INACCESSIBLE AREA, CONTOURS SHOWN AS APPROXIMATE IN THIS AREA

HIGH COYOTE BRUSH AND POISON OAK IN AREA, CONTOURS SHOWN AS APPROXIMATE IN THIS AREA

ROCKY CLIFF

ROCK

SAND

APPROXIMATE HIGH TIDE LINE

4' WOOD FENCE

4' WOOD/WIRE FENCE

POST

FOUND 3/4" IRON PIPE OPEN

ASPHALT BERM

ENTRANCE

PAINT STRIPE, TYP

N67°47'51"E 581.83'± TO HIGH TIDE LINE

S69°19'15"W 607.92' ± TO HIGH TIDE LINE

N70°44'51"E 620.00'± TO HIGH TIDE LINE

N66°14'51"E 715.00' ± TO HIGH TIDE

LEGEND

- 50 Foot Setback From Property Line
- Geophysical Test Locations (2005)
- Old (undocumented) Wells
- Recently Installed Wells
- Proposed Test Well Locations

0 30 60
1 INCH = 60 FEET

RARE PLANT SPECIES AND WETLAND AREAS TO AVOID (As Defined in WRA's Biological Report)

- Choris Popcorn Flower
- Harlequin Lotus
- Wetland
- 100 Foot Buffer From Wetland
- 50 Foot Buffer From Wetland
- Allowable Work Area With 50 Foot Buffer From Wetland

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: MARK YOUNGER, PROPERTY OWNER.
2. SURVEY BY LEA AND BRAZE MARCH, 2022 ELEVATION DATUM: NAVD88
3. SITE PLAN MODIFIED FROM: *PROPOSED DOMESTIC WELL SITE MAP*, BY SIGMA PRIME GEOSCIENCES, INC. JOB NO. 22-183, DATED 2/22/2023

NO.	DESCRIPTION	ENGR INIT	BY	DATE APPROVED

DATE: 07/24/2025
SCALE: NTS
DRAWN BY: E. Wolf
DESIGNED BY: E. Wolf
CHECKED BY: G. REYNOLDS

© WATER SOLUTIONS, 355 Princeton Ave. Half Moon Bay, CA 94019 (650) 204-9596

WATER SOLUTIONS
Engineering Quality Water

PROPOSED WELL DRILLING & INSTALLATION
0 Cabrillo Highway
Pescadero, San Mateo County, CA, 94060
APNs: 086-250-140; 086-250-150; 086-250-160

TOPOGRAPHIC SITE PLAN

PROJECT NO. | DRAWING | SHEET

SHEET 4 OF 4

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

wra
Environmental
Consultants

MEMORANDUM

TO:	Evan Wolf, H2O Solutions	**FROM:**	Leslie Lazarotti, Principal
CC:			
DATE:	March 19, 2025		
SUBJECT:	ESHA Buffer Discussion for Wetland Areas, Skolnick Property, San Mateo County		

Background and Purpose

In 2022, WRA, Inc. (WRA) conducted a suite of biological studies on a property located on APNs 086-250-140, 086-250-150 and 086-250-160 in the unincorporated community of Pescadero, San Mateo County (County), California (Study Area). The results of these studies were synthesized into the following technical reports:

- Biological Resources Technical Report - Younger Property, Pescadero, San Mateo County, CA (WRA, July 2022)
- Delineation of Potential Jurisdictional Waters of the U.S. And Waters of the State of California Report -Younger Property, Pescadero, San Mateo County, CA (WRA, July 2022)

In the 2022 Delineation Report, WRA identified a 0.29-acre seasonal wetland (SW01) and 0.62-acre scrub shrub wetland (SSW01) as potentially jurisdictional features and Environmentally Sensitive Habitat Areas (ESHA). ESHA are subject to guidelines outlined in the San Mateo County Local Coastal Program (LCP; San Mateo County 2013), including buffers based on sensitive habitat type. A 100-foot minimum buffer zone is typically required surrounding wetlands by the LCP. This setback may be reduced to no less than 50 feet only where: (1) no alternative development site or design is possible; and (2) adequacy of the alternative setback to protect wetland resources is conclusively demonstrated by a professional biologist to the satisfaction of the County.

Currently, efforts are being made to determine if the property contains sufficient water to supply a potential single-family residence. While a formal project has not been proposed to date, WRA is providing support to the Project engineers to provide the County with an application for a Coastal Development Permit for domestic well construction (Project). Potential locations for the wells have been determined by H2O Solutions; to date, all well test locations have been outside of the SW01 and SSW01 100-foot buffers. However, based on the need to expand the testable area for the test wells, WRA was asked to review a reduced, 50-foot ESHA buffer. For the purposes of this memorandum, WRA has reviewed the site plan and the portions of the site surrounding SW01 and SSW01. While a 100-foot buffer is typically implemented around wetland ESHAs, WRA is reviewing the applicability of a 50-foot buffer for SW01 and SSW01 as sufficient protection from direct or indirect impacts.

Study Area Conditions (WRA 2022)

Land cover types within the Study Area consist of coastal bluff scrub, Northern coastal scrub, Monterey cypress, scrub-shrub wetland, seasonal wetland, and sea cliffs. Bordering land uses include rural private residences, open space, and state-owned and operated public beach access. Historical imagery shows the site was used for agricultural purposes during the 1950s (Google Earth 2022; NETR 2022). Agricultural rows/crops were abandoned around the 1980s. Aerials show the Study Area has been regularly mowed since at least 2006 (Google Earth 2022).

Topography.
The overall topography of the Study Area is relatively flat, sloping slightly west with elevations ranging from approximately 40 to 73 feet above sea level. The Study Area includes steep sea cliffs, which change in elevation from 40 to 1.5 feet above sea level in as short as 30 lateral feet. SW01 is located with a slight topographic depression within the northern portion of the site.

Hydrology.
The Study Area is located in the central-northern coast of California, within the San Francisco Coastal South (HUC 8: 18050006) watershed (NRCS 2022). Annual rainfall within this watershed averages 29.42 inches, with the majority of rain falling between the months of November and March. Other than precipitation, hydrological sources for the Study Area include the Pacific Ocean (salt spray), ground water, and fog. No "blue line" streams are shown within the Study Area on the Pigeon Point (U.S. Geological Survey (USGS) quadrangle (USGS 2021), the National Wetlands Inventory (NWI; USFWS 2022), or the California Aquatic Resource Inventory (SFEI 2017).

Wetland Delineation (including ESHAs) Findings.
The 2022 wetland delineation followed the Routine Method to evaluate the Study Area for the presence or absence of indicators of the three wetland parameters described in the Army Corps of Engineers (Corps) Manual (Environmental Laboratory 1987) and Arid West Supplement (Corps 2008). In addition, the delineation determined the location and extent of features potentially meeting the definition of a California Coastal Commission (CCC) jurisdictional wetlands and ESHAs pursuant to the California Coastal Act (Coastal Act) and the County LCP. Three wetlands and/or ESHAs were mapped likely subject to CCC/LCP jurisdiction:

- Scrub-shrub wetland (0.62 acre)
- Seasonal wetland (0.29 acre)
- Sea cliffs (0.47 acre)

Proposed well locations are in the vicinity of SW01. Additional information regarding SW01 is included below.

Scrub-Shrub Wetland (SSW01)
The 0.62-acre scrub-shrub wetland (SSW01) was located near the western border of the site and was vegetated with a dense shrub layer of arroyo willow and surrounded by a few individuals of California wax myrtle (*Morella californica*, FACW). The wetland was located on the gently sloping edge of the coastal terrace, bordered to the east by the adjacent upland terrace and to the west by upland coastal bluff scrub. Wetland hydrology (saturated soils), hydrophytic vegetation (passed the dominance and prevalence tests) and hydric soil (redox dark surface)

indicators were observed within the scrub-shrub wetland. The adjacent upland did not have any hydrologic indicators and were dominated by facultative and upland vegetation.

Seasonal Wetland (SW01)

The 0.29-acre seasonal wetland (SW01) was located in the northern portion of the site in a subtle depression. Four widely separated California wax myrtle were present in the wetland. The herbaceous layer was dominated by silver weed cinquefoil (*Potentilla anserina*, OBL), common rush, brown-headed rush (*J. phaeocephalus*; FACW), coast rush, dense sedge (*Carex densa*, OBL), and scattered four-seeded vetch and brome fescue (*Festuca bromoides*, FACU). Except for the California wax myrtle, the area had been mowed, but herbaceous species were still readily identifiable. Determination of the wetland boundary was based on a slight change in elevation that corresponded to a shift in dominance by upland species such as four-seeded vetch and coyote brush. Wetland indicators observed during the delineation within SW01 include the following: wetland hydrology (saturation), hydrophytic vegetation (passed the dominance and prevalence tests), and hydric soil (redox dark surface) indicators were met. The adjacent upland area showed a hydric soil indicator (redox dark surface) but did not meet wetland hydrology or hydrophytic vegetation indicators. According to the CCC, one hydric parameter can indicate the presence of a wetland within the Coastal Zone. However, the Study Area has been historically utilized for agriculture, therefore relict redox from past irrigation could result in soils passing the hydric parameter, while otherwise demonstrating upland conditions (e.g., dominance of upland coyote brush and lack of primary/secondary hydrology indicators).

Conclusion

A main goal of implementing an ESHA buffer is to avoid direct and indirect impacts to the sensitive biological resource. Reducing the wetland ESHA buffer from 100 feet to 50 feet for SW01 and SSW01 within the Study Area is appropriate if such reduction would not significantly compromise the function and health of the wetland. A Proposed Well Drill & Installation exhibit (Water Solutions 2025) is included as Attachment A and shows SW01 (north) and SSW01 (western edge) within the Study Area, along with the proposed 50-foot buffer (orange line)

Overall, a 50-foot buffer for SW01 and SSW01 provide suitable protection to the wetland based on the following:

- Primary hydrology inputs for the site are precipitation and fog drip. Occasionally, groundwater may provide hydrologic input; however, static water levels were at 7.5 feet at the highest (Water Solutions 2025), which would have minimal effect on the wetland saturation and inundation duration. As such, it is unlikely installation of a well outside the 50-foot buffer would have a detrimental effect on the hydrology of SW01 and SSW01.
- The Study Area is relatively flat with a very gradual slope towards the western sea cliffs. Given the flat nature of the site, SW01 is largely identifiable as a slight depression. SSW01 is located on the gently sloping edge of the coastal terrace. Therefore, water flow across the site is dispersed and minimal. Installation of a well outside the 50-foot buffer would not have a significant effect on water travel paths into the wetland.
- The Project would implement appropriate Best Management Practices (BMPs) and ESHA buffer flagging to ensure no indirect or direct impacts occur as a result of construction and well installation.

References

Water Solutions. 2025. Constant Yield and Drawdown Aquifer Test; Well #2

Water Solutions. 2025. Constant Yield and Drawdown Aquifer Test; Well #1

WRA. 2022. Biological Resources Technical Report; Younger Property.

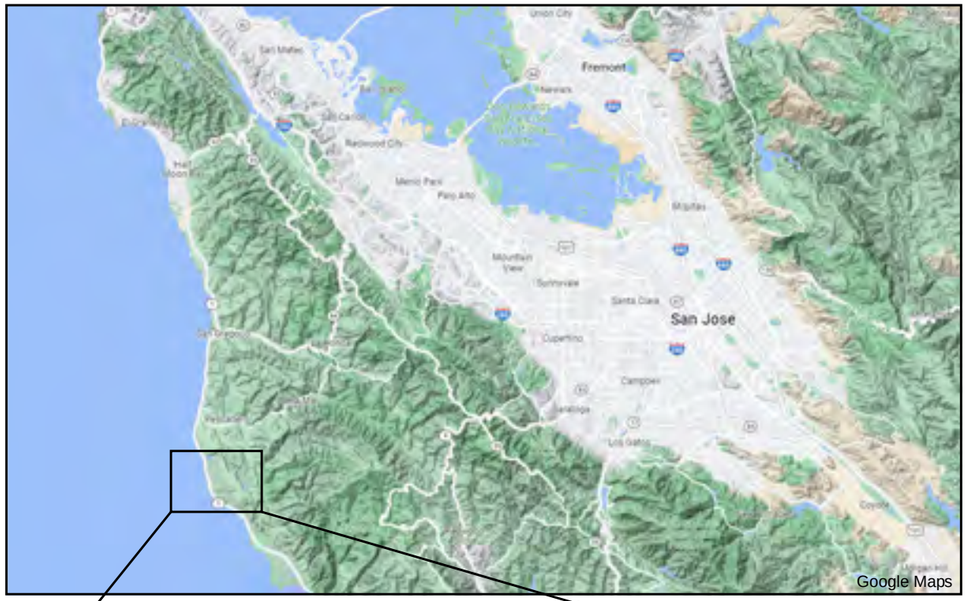
WRA. 2022. Delineation of Potential Jurisdictional Waters of the U.S. and Waters of the State of California.

Attachment A

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

WATER WELL DRILLING & INSTALLATION

0 Cabrillo Highway
Pescadero, San Mateo County, California
APNs: 086-250-140; 086-250-150; 086-250-160





OBJECTIVE:

DRILL A MAXIMUM OF FOUR (4) TEST BORINGS TO DETERMINE A SUITABLE LOCATION FOR INSTALLATION OF A GROUNDWATER WELL. THE PROPOSED WELL WILL SUPPLEMENT THE EXISTING LOW YIELDING WELLS AT THE SITE.

PROPOSED USE:

GROUNDWATER OBTAINED FROM THE WELL WILL BE USED FOR DOMESTIC AND IRRIGATION USE AT A POTENTIAL FUTURE RESIDENTIAL DEVELOPMENT.

SCOPE OF WORK:

1) DRILL UP TO FOUR (4) 9-INCH DIAMETER TEST BORINGS TO DEPTHS RANGING FROM 300 TO 600 FEET AT THE APPROXIMATE LOCATIONS SHOWN ON THE ACCOMPANYING SITE PLAN. THE PURPOSE OF THE TEST BORINGS IS TO LOCATE AN IDEAL LOCATION FOR CONSTRUCTING A GROUNDWATER WELL. IF THE TEST BORINGS ARE **NOT** CONSIDERED PRODUCTIVE, THE TEST BORINGS WILL BE DESTROYED IN ACCORDANCE WITH COUNTY REGULATIONS. DESTRUCTION OF THE TEST BORING WILL BE CONDUCTED UNDER THE OBSERVATION OF A REPRESENTATIVE OF THE SAN MATEO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH GROUNDWATER PROTECTION PROGRAM.

2) IF THE FINDINGS FROM ONE OF THE TEST BORINGS INDICATE THE POTENTIAL FOR GROUNDWATER OF SUFFICIENT YIELD AND SUITABLE QUALITY, THE TEST BORING WILL BE DEVELOPED AS A GROUNDWATER WELL. THE WELL IS PLANNED TO BE CONSTRUCTED OF 5-INCH (OD) PVC WELL CASING ENCOMPASSED BY A SUITABLE FILTER PACK (GRAVEL OR SAND). A SANITARY SEAL CONSISTING OF NEAT CEMENT GROUT WILL BE PLACED IN THE UPPER 20-TO 50-FEET OF THE ANNULAR SPACE UNDER THE OBSERVATION OF A REPRESENTATIVE OF THE SAN MATEO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH GROUNDWATER PROTECTION PROGRAM. A 5-FOOT DIAMETER BY 6-INCH THICK CONCRETE PAD WILL BE CONSTRUCTED AROUND THE WELL HEAD IN ACCORDANCE WITH COUNTY REGULATIONS.

3) FOLLOWING CONSTRUCTION OF THE WELL, THE WELL WILL BE DEVELOPED USING SURGE AND AIRLIFT METHODS. THE INTENT OF WELL DEVELOPMENT IS TO REMOVE ANY RESIDUAL DRILL CUTTINGS OR SUSPENDED SEDIMENT FROM THE WELL CASING AND FILTER PACK IN ORDER TO IMPROVE THE PERMEABILITY OF THE FILTER PACK AND FACILITATE FLOW OF GROUNDWATER INTO THE WELL.

4) TO DETERMINE THE SUSTAINABLE PUMPING RATE OF THE NEW WELL, A 4-HOUR CONSTANT YIELD AND DRAWDOWN TEST WILL BE CONDUCTED UNDER THE OBSERVATION OF A REPRESENTATIVE OF THE SAN MATEO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH GROUNDWATER PROTECTION PROGRAM.

DOCUMENT LIST

SHEET #1 TITLE PAGE
SHEET #2 ASSESSOR PARCEL MAP
SHEET #3 TOPOGRAPHIC SITE PLAN
SHEET #4 WELL SCHEMATIC

NO.	DESCRIPTION	ENGR / AHJ	BY COUNTY	DATE APPROVED

DATE: 03/20/2025
SCALE: NTS
DRAWN BY: E. Wolf
DESIGNED BY: E. Wolf
CHECKED BY: G. REYNOLDS

© WATER SOLUTIONS,
355 Princeton Ave.
Half Moon Bay, CA 94019
(650) 204-9596

WATER SOLUTIONS
Engineering Quality Water

PROPOSED WELL DRILLING & INSTALLATION
0 Cabrillo Highway
Pescadero, San Mateo County, CA, 94060
APNs: 086-250-140; 086-250-150; 086-250-160

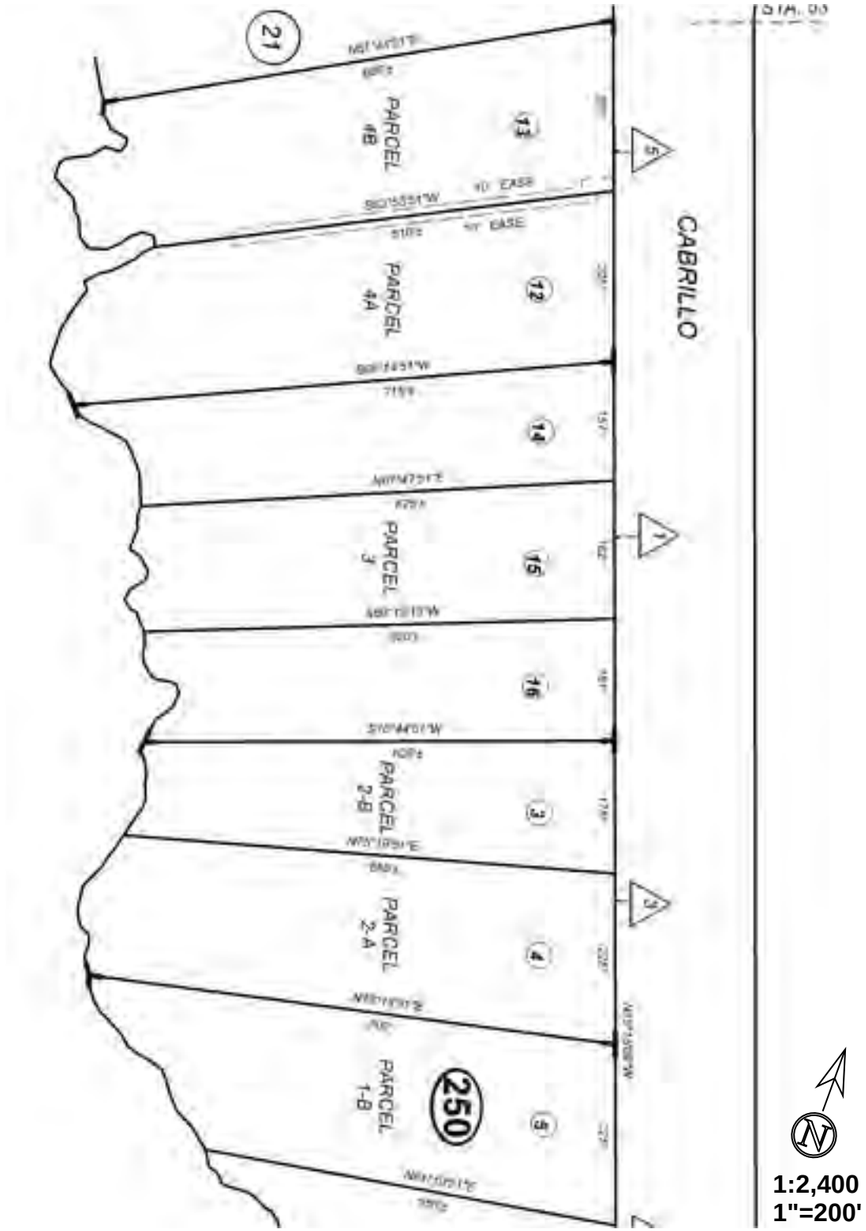
TITLE PAGE

PROJECT NO. | DRAWING | SHEET



REFERENCE: MODIFIED FROM SAN MATEO COUNTY ASSESSOR PROPERTY MAPS PORTAL (GIS.SMCGOV.ORG). IMAGERY DATE 2022

APN	Owner's Name	Address
086-250-030	STEMBEL, CHRISTINA	325 W WASHINGTON ST., SUITE 2 SAN DIEGO, CA 92103
086-250-040	AVOCET LLC	1920 CAMINO A LOS CERROS MENLO PARK, CA 94025
086-250-120	MAPACHE GROUP LLC	267 MAPACHE DRIVE PORTOLA VALLEY, CA 94028
086-250-130	MAPACHE INVESTMENTS LP	267 MAPACHE DRIVE PORTOLA VALLEY, CA 94028
086-250-140	SKOLNICK, ELLEN E	P.O. BOX 358 SOQUEL, CA 95073
086-250-150	SKOLNICK, EMILY M TR ET AL	1553 CONNECTICUT DRIVE SALT LAKE CITY, UT 84103
086-250-160	SKOLNICK, JOSHUA L	400 E CAPITOL PARK AVE #503 SALT LAKE CITY, UT 84103



CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

NO.	DESCRIPTION	ENGR INIT	BY COUNTY	DATE APPROVED

DATE: 03/20/2025
SCALE: As Shown
DRAWN BY: E. Wolf
DESIGNED BY: E. Wolf
CHECKED BY: G. REYNOLDS

© WATER SOLUTIONS,
355 Princeton Ave.
Half Moon Bay, CA 94019
(650) 204-9596

WATER SOLUTIONS
Engineering Quality Water

PROPOSED WELL DRILLING & INSTALLATION
0 Cabrillo Highway
Pescadero, San Mateo County, CA, 94060
APNs: 086-250-140; 086-250-150; 086-250-160

ASSESSOR PARCEL MAP

PROJECT NO.
DRAWING
SHEET

SHEET 2 OF 4

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

LANDS OF MAPACHE GROUP LLC

LANDS OF SKOLNICK
6259 OR 640*
APN 086-250-140
90,165± SQ.FT.
2.07± ACRES

LANDS OF SKOLNICK
DOC. 2015-022805*
APN 086-250-150
103,364 SQ.FT.
2.37± ACRES

LANDS OF SKOLNICK
DOC. 2015-046770*
APN 086-250-160
91,164± SQ.FT.
2.09± ACRES

LANDS OF STEMBEL

CABRILLO HIGHWAY (WIDTH VARIES)

WELL #1
(E) 290' DEEP WELL
(INSTALLED OCT. 2023)

WELL #2
(E) 590' DEEP WELL
(INSTALLED NOV. 2024)

(E) OLD 10" STEEL CASED WELLS 90± FEET DEEP (INSTALLATION DATE UNKNOWN)

DRY TEST HOLE (DRILLED IN 2023)

ETS-3 ETS-4 ETS-5 ETS-6 ETS-7 ETS-8 ETS-9 ETS-10

ACCESS ROUTE

HEAVILY WOODED INACCESSIBLE AREA, CONTOURS SHOWN AS APPROXIMATE IN THIS AREA

HIGH COYOTE BRUSH AND POISON OAK IN AREA, CONTOURS SHOWN AS APPROXIMATE IN THIS AREA

APPROXIMATE HIGH TIDE LINE

ROCKY CLIFF, ROCK, SAND

4' WOOD FENCE

POST

FOUND 3/4" IRON PIPE OPEN

FOUND 3/4" IRON PIPE OPEN

N67°47'51"E 581.83'± TO HIGH TIDE LINE

S69°19'15"W 607.92' ± TO HIGH TIDE LINE

N70°44'51"E 620.00'± TO HIGH TIDE LINE

EDGE OF PAVEMENT

PAVEMENT

ASPHALT BERM

ENTRANCE

PAINT STRIPE, TYP

10' WATERLINE EASEMENT (DOC. 2022-043519)

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: MARK YOUNGER, PROPERTY OWNER.
2. SURVEY BY LEA AND BRAZE MARCH, 2022 ELEVATION DATUM: NAVD88
3. SITE PLAN MODIFIED FROM: *PROPOSED DOMESTIC WELL SITE MAP*, BY SIGMA PRIME GEOSCIENCES, INC., JOB NO. 22-183, DATED 2/22/2023

RARE PLANT SPECIES AND WETLAND AREAS TO AVOID (As Defined in WRA's Biological Report)

Chorls Popcorn Flower · Harlequin Lotus · Wetland · 100 Foot Buffer From Wetland · 50 Foot Buffer From Wetland · Allowable Work Area With 50 Foot Buffer From Wetland

LEGEND

- 50 Foot Setback From Property Line
- Geophysical Test Locations (2005)
- Old (undocumented) Wells
- Recently Installed Wells
- Proposed Test Well Locations

0 30 60
1 INCH = 60 FEET

NO.	DESCRIPTION	ENGR INIT	BY	COUNTY APPROVED	DATE

DATE: 03/20/2025
SCALE: 1"=60'
DRAWN BY: E. Wolf
DESIGNED BY: E. Wolf
CHECKED BY: G. REYNOLDS

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WATER SOLUTIONS
Engineering Quality Water

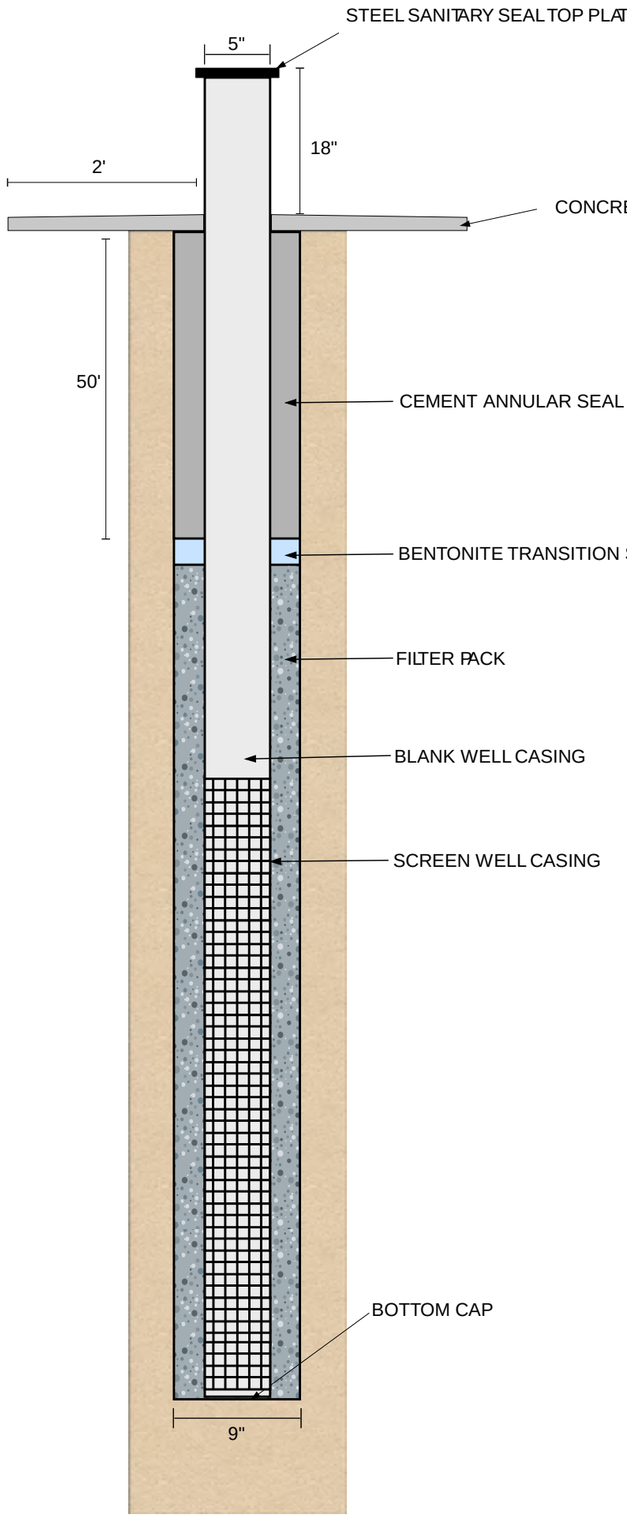
PROPOSED WELL DRILLING & INSTALLATION
0 Cabrillo Highway
Pescadero, San Mateo County, CA, 94060
APNs: 086-250-140; 086-250-150; 086-250-160

TOPOGRAPHIC SITE PLAN

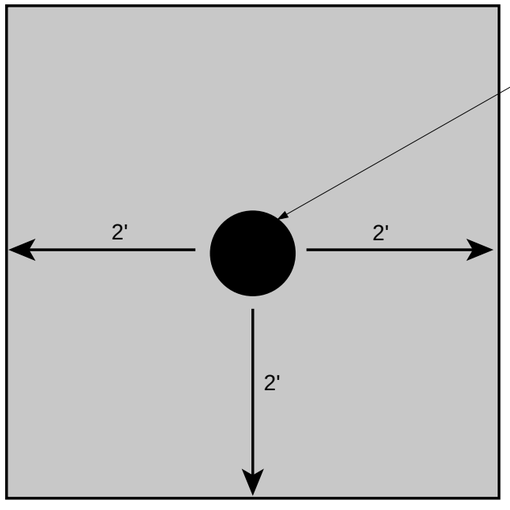
PROJECT NO. | DRAWING | SHEET

SHEET 3 OF 4

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



CONCRETE WELL PAD DETAIL



6" MINIMUM THICKNESS CONCRETE WELL PAD. NO LESS THAN 4½' WIDE. SLOPE AWAY FROM WELL HEAD 1/4"/ FT. OUTER EDGE APPROX. 4" ABOVE GRADE. COMPACT SUBGRADE. PLACE ON 6" COMPACTED AGGREGATE BASE (90% RELATIVE COMPACTION MIN.)

NO.	DESCRIPTION	ENGR INIT	BY COUNTY	DATE APPROVED

DATE: 03/20/2025
SCALE: NTS
DRAWN BY: E. Wolf
DESIGNED BY: E. Wolf
CHECKED BY: G. REYNOLDS

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(650) 204-9596

WATER SOLUTIONS
Engineering Quality Water

PROPOSED WELL DRILLING & INSTALLATION
0 Cabrillo Highway
Pescadero, San Mateo County, CA, 94060
APNs: 086-250-140; 086-250-150; 086-250-160

WELL SCHEMATIC

PROJECT NO. | DRAWING | SHEET

SHEET 4 OF 4

wra
Environmental
Consultants

MEMORANDUM

TO:	Mark Younger	**FROM:**	Amy Parravano, Senior Biologist
CC:	Kerry Burke		
DATE:	February 22, 2023		
SUBJECT:	Biological Resource Impact Avoidance Recommendations for Proposed Well Drilling Project, San Mateo County		

Background

On February 8 and April 26, 2022, WRA, Inc. (WRA) conducted a suite of biological studies on a property located on APNs 086-250-140, 086-250-150 and 086-250-160 in the unincorporated community of Pescadero, San Mateo County, California (Attachment 1; "Study Area"). A biological resources assessment was initially conducted to map vegetation communities and evaluate habitat suitability for special-status plant and wildlife species. Subsequently, wetland delineation and focused special-status plant surveys were conducted. Results of these studies were synthesized into the following technical reports:

- Biological Resources Technical Report - Younger Property, Pescadero, San Mateo County, CA (WRA, July 2022)
- Delineation of Potential Jurisdictional Waters of The U.S. And Waters of The State of California Report -Younger Property, Pescadero, San Mateo County, CA (WRA, July 2022)
- Rare Plant Survey Report - Younger Property, Pescadero, San Mateo County, CA (WRA, July 2022)

While no formal project has been proposed at this time, these reports were submitted to San Mateo County with an application for a Coastal Development Permit for domestic well construction to determine if the property contains sufficient water to supply a single-family residence. For the purposes of this memorandum, WRA has reviewed the site plan and taken into consideration any areas that may meet the definition of an Environmentally Sensitive Habitat Area (ESHA) defined the San Mateo County LCP (San Mateo County 2013). The LCP identifies ESHAs to include, but is not limited to, "riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species."

Methods and Results

<u>Wetland Delineation (including ESHAs)</u>
The wetland delineation followed the Routine Method to evaluate the Study Area for the presence or absence of indicators of the three wetland parameters described in the Corps Manual (Environmental Laboratory 1987) and Arid West Supplement (Corps 2008). In addition, this delineation determined the location and extent of features potentially meeting the definition of a California Coastal Commission (CCC) jurisdictional wetlands and ESHAs pursuant to the

California Coastal Act (Coastal Act) and San Mateo County Local Coastal Program (LCP). Three wetlands and/or ESHAs were mapped likely subject to CCC/LCP jurisdiction:

- Scrub-shrub wetland (0.62 acre)
- Seasonal wetland (0.29 acre)
- Sea cliffs (0.47 acre)

A 100-foot minimum buffer zone is typically required surrounding wetlands by the County LCP code. This setback may be reduced to no less than 50 feet only where: (1) no alternative development site or design is possible; and (2) adequacy of the alternative setback to protect wetland resources is conclusively demonstrated by a professional biologist to the satisfaction of the County.

Rare Plant Survey

A protocol-level special-status plant species survey was conducted in accordance with resource agency guidelines (CDFW 2018, CNPS 2001, and USFWS 1996). Two special-status species were identified and mapped during the survey:

- Harlequin lotus (*Hosackia gracilis*, CRPR 4.2)
- Choris' popcornflower (*Plagiobothrys chorisianus* var. *chorisianus*, CRPR 1B).

The LCP's development standards discourage development within 50 feet of any special-status plant population. However, LCP Policy 7.42 (Development Standards) states that when no feasible alternative exists, the County will allow development if: (1) the site or a significant portion thereof is returned to a natural state to allow for the reestablishment of the plant, or (2) a new site is made available for the plant to inhabit.

Biological Resources Assessment (Wildlife Habitat)

The biological resources assessment concluded that the Study Area provides suitable habitat for nesting birds, including one special-status species, San Francisco (saltmarsh) common yellowthroat, as well as other non-status species that are protected while nesting. The Study Area is outside of USFWS-designated critical habitat for San Francisco garter snake (*Thamnophis sirtalis tetrataenia*; federal Endangered, State Endangered, CDFW Fully Protected Species) and California red-legged frog (*Rana draytonii*; federal Threatened, CDFW Species of Special Concern). There are documented occurrences of CRLF within Spring Breach Gulch east of Highway 1. However, the Study Area does not contain suitable habitat for CRLF or SFGS. There is no aquatic habitat (e.g., ponds) or upland refugia habitat adjacent to aquatic habitat. The Study Area contains sparse, low-growing vegetation and does not provide burrows or cracks that could provide refugia for these species.

Impact Avoidance and Minimization Measures

Wetlands, ESHAs, and Rare Plants

WRA coordinated with Sigma Prime Geosciences, Inc. engineers to identify locations of proposed well sites and a temporary equipment access route that avoid impacts to wetlands/ESHAs and rare plants. This was accomplished by overlaying the site plans onto wetlands/ESHAs plus a surrounding 100-foot buffer, and rare plants plus a surrounding 50-foot buffer (refer to Attachment 2). Well sites, surrounding work areas, and the temporary access route were sited

outside of the resource protection buffers. Therefore, the proposed well drilling work will avoid impacts to wetlands/ESHAs and rare plants in accordance with LCP requirements.

Special-Status Wildlife Species and Other Nesting Bird Species

WRA recommends implementation of the following avoidance and minimization measure (AMM) to avoid impacts to San Francisco (saltmarsh) common yellowthroat and other nesting birds.

AMM BIO-1: Nesting Bird Avoidance

- Conduct well construction work outside of the nesting season (August 1-February 28).
- If construction work is conducted during the nesting bird season (March 1 through July 31). a qualified biologist will a conduct pre-construction nesting bird survey. If active nests containing eggs, chicks or young are discovered during the pre-construction survey, a qualified biologist would establish a species-specific no-work buffer around the active nest. Project activities may be postponed until the conclusion of the nesting season, or the biologist may perform follow-up checks to determine whether the nest is still active.

California Red-legged Frog and San Francisco Garter Snake

No suitable breeding or upland habitat is present within the Study Area for CRLF or SFGS. However, in the unlikely event that these species disperse through the Study Area, implementation of the following AMM is recommended.

AMM BIO-2: California Red-legged Frog and San Francisco Garter Snake Avoidance

- All ground disturbance activities will be restricted to the dry season (April 15 through October 15) when all habitats have dried to reduce potential for CRLF and SFGS to disperse through the Study Area.
- A qualified biologist will survey the work site immediately before the onset of ground disturbing activities to determine if species are present and verify that all habitats are dry. Any SFGS shall be allowed to leave the work area on their own and shall be monitored by the biologist to ensure they do not reenter the work area. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move the species from the work site before work activities begin.
- No work shall occur within 48 hours of a rain event (over 0.25 inch in a 24-hour period). Following a rain event, a qualified biologist shall survey the work site immediately before reinitiating ground disturbance activities to verify if species are present. If CRLF or SFGS are observed, then the steps previously described for the initial pre-construction survey will be followed.

With adherence to the proposed work area and access route depicted on Attachment 2 and implementation of Measures AMMs BIO-1 and BIO-2 proposed well construction will be conducted in compliance with LCP requirements and no additional mitigation measures are recommended.



Path: I:\Acad 2000 Files\320000\320050\GIS\ArcMap\320050Base.aprx

Sources: ESRI Topo, WRA | Prepared By: njander, 5/31/2022

Attachment 1. Study Area Regional Location Map

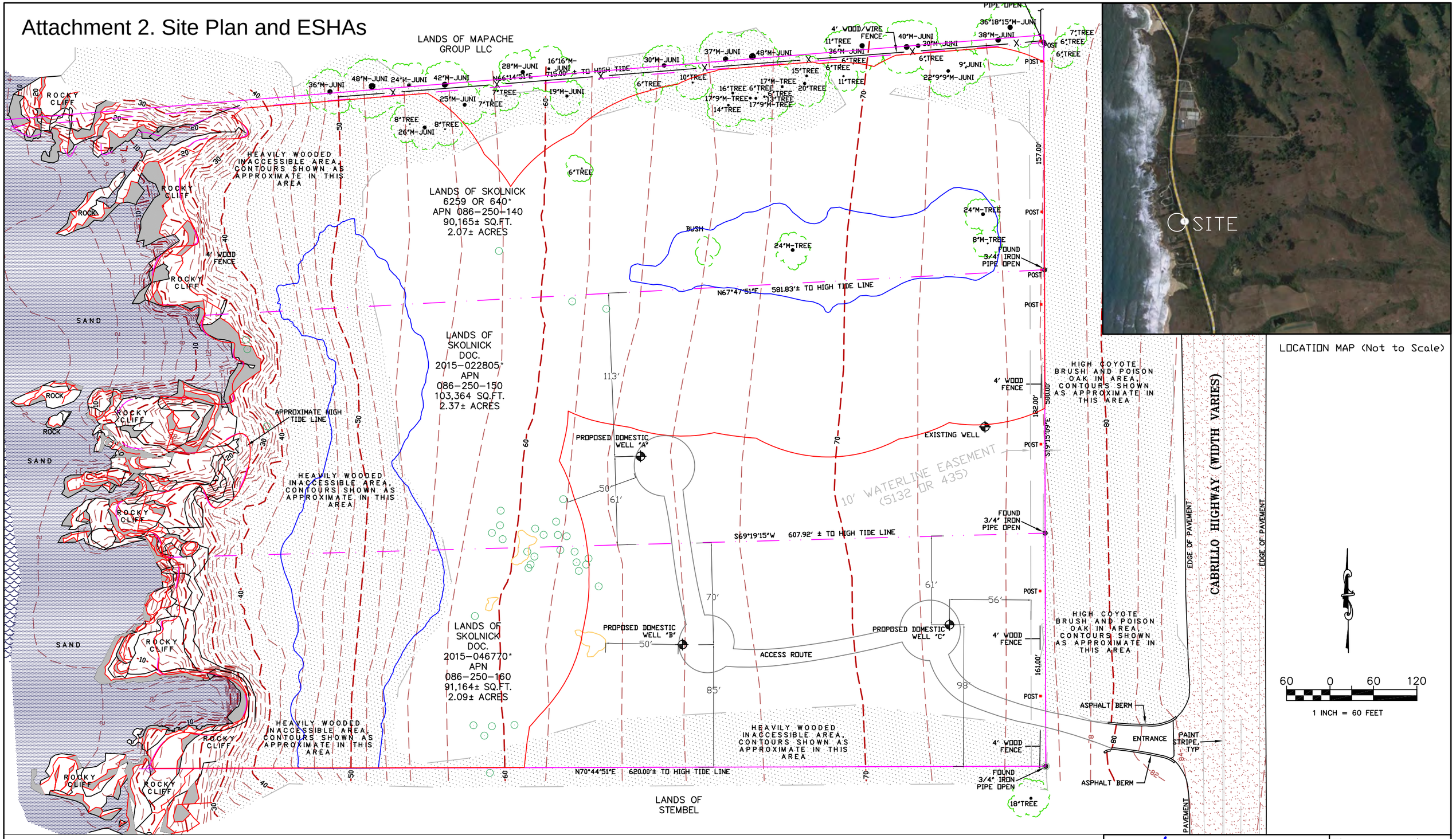
Younger Property Assessment
(APNs 086-250-140, 086-250-150, and 086-250-160)

0 0.25 0.5 Miles

N

wra
ENVIRONMENTAL CONSULTANTS

Attachment 2. Site Plan and ESHAs



LOCATION MAP (Not to Scale)

60 0 60 120

1 INCH = 60 FEET

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: MARK YOUNGER, PROPERTY OWNER.
2. SURVEY BY LEA AND BRAZE MARCH, 2022
   ELEVATION DATUM: NAVD88

RARE PLANT SPECIES AND WETLAND AREAS TO AVOID (As Defined in WRA's Biological Report)

Choris Popcorn Flower | Harlequin Lotus | Wetland | 100 Foot Buffer From Wetland

Sigma Prime Geosciences, Inc.

Figure	1
Date:	2/22/23
Job No.:	22-183

Proposed Domestic Well Site Map

CABRILLO HIGHWAY PESCADERO, CALIFORNIA
APNS: 086-250-140, -150, -160

RARE PLANT SURVEY REPORT

Younger Property
PESCADERO, SAN MATEO COUNTY, CALIFORNIA

Prepared for:

Mark Younger

benchmerk@gmail.com

Attn: Kerry Burke

(650) 726-1738

burkelanduse@gmail.com

WRA Contact:

Amy Parravano

amy.parravano@wra-ca.com





Date:

July 2022

WRA Project No. 320050

2169-G East Francisco Blvd., San Rafael, CA 94702 (415) 454-8868 tel info@wra-ca.com www.wra-ca.com

EXECUTIVE SUMMARY

WRA, Inc. (WRA) conducted a floristic, protocol-level rare plant survey of the Younger Property within the approximately 6.5-acre Study Area for the Younger Property in the unincorporated community of Pescadero, in San Mateo County, California. The surveys were conducted in conjunction with an aquatic resource delineation and biological reconnaissance survey to support a biological resources technical report prepared by WRA in July 2022.

Prior to the most recent field survey effort, WRA reviewed the California Native Plant Society (CNPS) Rare Plant Inventory (Inventory), the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) data, and the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) to determine which species have been documented in the vicinity of the Study Area. Based on a review of occurrence records and a comparison of species habitat requirements with Study Area conditions, it was initially determined that seven special status plant species had the potential to occur within the Study Area.

Special-status plant surveys were conducted by trained botanists familiar with California flora. The surveys were conducted by walking parallel transects along the entirety of the Study Area. The survey was conducted on April 26, 2022, during the period of time when species with moderate or high potential to occur would have been evident or identifiable. Overall rainfall for the 3-month period preceding the April survey was drier than normal, and the conditions were considered to be extreme drought (Deters 2022).

The protocol-level rare plant survey conducted on April 26, 2022, documented two rare plants: harlequin lotus (*Hosackia gracilis*, CRPR 4.2) and Choris' popcornflower (*Plagiobothrys chorisianus* var. *chorisianus*, CRPR 1B). Approximately 32 individuals of harlequin lotus and approximately 1,100 individuals of Choris' popcornflower were observed within the Study Area. No other rare plant species were identified in the Study Area. Both populations of plants have been mapped and impacts to the species will be less than significant with the combination of avoidance and mitigation measures.

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LIST OF PREPARERS

Leslie Lazarotti;	Principal-in-Charge	Amy Parravano;	Project Manager
Katie Tyree;	Plant Biologist	Scott Batiuk;	Plant Biologist
Neal Jander;	GIS Specialist		

1.0 INTRODUCTION

The Study Area is a privately-owned property encompassing approximately 6.5 acres bordering the Pacific Ocean (Appendix A, Figure 1). WRA prepared a biological resources technical report in accordance with the San Mateo County (County) Midcoast Local Coastal Program (LCP) for a Coastal Development Permit for domestic well construction on this property. A protocol-level rare plant survey was conducted on April 26, 2022. No additional surveys are suggested or required.

1.1 Study Area Description

The Study Area is located in San Mateo County, California (Appendix A, Figure 1). The Study Area can be reached from Highway 1, south of the unincorporated community of Pescadero. The Study Area is bounded to the north and south by rural residential properties, to the west by the Pacific Ocean, and to the east by Highway 1. Bordering land use includes rural private residences, open space, and State-owned and operated public beach access. Habitat conditions within the Study Area are generally disturbed from regular mowing that has occurred since at least 2006 (Google Earth 2022).

1.1.1 Biological Communities

A total of six biological communities occur in the Study Area; three of these communities are potentially jurisdictional under state and federal regulations and are therefore considered sensitive. Biological communities are described in detail below and are shown in Appendix A, Figure 2.

Non-Sensitive Biological Communities

Monterey Cypress Stand. Monterey cypress (*Hesperocyparis macrocarpa*) stands are found in headlands and sheltered areas near the coast in granitic-derived soils (CNPS 2022a). A stand of planted Monterey cypress is located on the northern boundary of the Study Area and separates the Study Area from the neighboring parcel. This stand is dominated by a canopy of Monterey cypress with a sparse understory. CNPS has protections for natural communities of Monterey cypress, however there are only two known native occurrences of Monterey cypress and they are located in Monterey County.

Northern Coastal Scrub. Coastal scrub communities are located extensively along the entire length of the California coastline. These communities are dominated by native shrubs tolerant of frequent and often high winds, salt spray, and extended cloud cover in summer months (Holland 1986). One vegetation alliance was documented within the northern coastal scrub in the Study Area: coyote brush (*Baccharis pilularis*) scrub (CNPS 2022a). Coyote brush scrub is a mixed community dominated by coyote brush and a mixture of native and nonnative forbs. Within the Study Area, coyote brush is the dominant species with both poison oak (*Toxicodendron diversilobum*) and California blackberry (*Rubus ursinus*) in the overstory. Other species in this community include soap plant (*Chlorogalum pomeridianum*), yarrow (*Achillea millefolium*), four seeded vetch (*Vicia tetrasperma*), and brome fescue (*Festuca bromoides*). The Study Area had been recently mowed at the time of the site visit, resulting in disturbed habitat conditions as evidenced by an abundance of Bermuda buttercup (*Oxalis pes-caprae*) cover and overall reduction in cover of native plant species. Rush species including *Juncus patens* and *J. hesperius* were abundant, but their cover is representative of the mowed, unnatural conditions of the site and not indicative of wetland conditions. It is presumed if the site were left un-mowed, coyote brush would dominate and shade out the grasses, herbs, and forbs currently found within the area. A narrow, un-mowed strip on the south edge of the site, included in this biological community, is characterized by coyote brush and Pacific

blackberry with some coastal bush lupine (*Lupinus arboreus*) individuals in the shrub layer, and common velvet grass (*Holcus lanatus*) in the understory.

Coastal Bluff Scrub. Coastal bluff scrub is located in the interface between the sea cliffs and the mowed northern coastal scrub. Although it is part of the same vegetation alliance as northern coastal scrub, the composition of the community is different. This community is un-mowed and characterized by a narrow band of generally short, dense vegetation. The dominant shrub is coyote brush mixed with an overstory of coastal bush lupine and poison oak, with an understory of herbs including soap plant and Douglas iris (*Iris douglasiana*).

Sensitive Biological Communities

Sea Cliffs. Sea cliffs occur along the western boundary of the Study Area. The California Coastal Commission (CCC) defines sea cliff as a cliff whose toe is or may be subject to marine erosion. In addition, a sea cliff is a scarp or steep face of rock, weathered rock, sediment, or soil resulting from erosion, faulting, folding, or excavation of the land mass. The cliff or bluff may contain a simple, planar, or curved surface; or it may be step-like in section. Sea cliffs occur within the Study Area along the entirety of the western boundary and are potentially regulated by the CCC.

Scrub-Shrub Wetland. A scrub-shrub wetland is located near the western border of the site and was vegetated with a dense shrub layer of arroyo willow (*Salix lasiolepis*) and surrounded by a few individuals of California wax myrtle (*Morella californica*). The wetland was located on the gently sloping edge of the coastal terrace, bordered to the east by the adjacent upland terrace and to the west by upland coastal bluff scrub. Scrub-shrub wetland may be regulated by the Corps, RWQCB, and CCC.

Seasonal Wetland. A seasonal wetland is located in the northern portion of the site in a subtle depression. Four widely separated California wax myrtle were present in the wetland. The herbaceous layer was dominated by silver weed cinquefoil (*Potentilla anserina*), common rush, brown-headed rush (*J. phaeocephalus*), coast rush, dense sedge (*Carex densa*), and scattered four-seeded vetch and brome fescue. Except for the California wax myrtle, the area had been mowed, but herbaceous species were still readily identifiable. Seasonal wetland may be regulated by the Corps, RWQCB, and CCC.

1.1.2 Soils

The Soil Survey of San Mateo Area (USDA 1961) and SoilWeb (CSRL 2022) list three soil mapping units within the Study Area: Elkhorn sandy loam, moderately steep, eroded (EhD2); Elkhorn sandy loam, thick surface, gently sloping (EtB); and terrace escarpments (Ta). Descriptions of the soil series that comprise the soil mapping units are provided below. The distribution of these soil mapping units within the Study Area is depicted in Appendix A, Figure 3.

Elkhorn series. This series consists of deep, well drained soils that formed in material weathered from alluvium from mixed rock sources. Elkhorn soils are on coastal terraces and have slopes of 2 to 50 percent. A typical soil profile consists of dark brown, neutral to slightly acid, fine sandy loam from 0 to 17 inches. From 17 to 26 inches, the profile consists of moderately acid, dark brown, heavy fine sandy loam. From 26 to 46 inches, the profile consists of mixed dark brown and reddish brown, moderately acid, sandy clay loam. This is underlain from 46 to 63 inches by mixed strong brown and dark brown, slighty acid, fine sandy loam (CSRL 2022). Elkhorn sandy loam, moderately steep, eroded and Elkhorn sandy loam, thick surface, gently sloping are considered hydric (USDA 2022).

Terrace escarpments. Terrace escarpments is a miscellaneous land type that includes the cliffs and slides adjacent to the ocean. They are scattered along the coastline and primarily consist of the marine sediments that make up the coastal terraces (USDA 1961). Terrace escarpments is not considered hydric (USDA 2022).

1.2 Survey Information

Protocol-level rare plant surveys should be conducted in a manner that will locate any rare plants species that may be present. The California Native Plant Society's (CNPS) guidelines (2001) state that surveys should be conducted "at the proper time of year when rare, threatened, or endangered species are both evident and identifiable." Usually, this is when the plants are in bloom; however, there are species that are identifiable outside of the blooming period because non-floral structures (e.g., leaves, roots) are sufficient to make a species determination and/or floral structures (e.g., fruits, buds) are necessary to be in a state of maturity beyond or prior to the documented blooming period. When rare plants are known to occur in the type(s) of habitat present in the Study Area, nearby accessible occurrences of the plant (reference sites) should be observed to determine that the plants are identifiable at the time of the survey. The following section provides details related to precipitation and other conditions that may affect the survey results and includes information about the results of previous surveys conducted in the Study Area.

The timing of the rare plant surveys corresponded to peak blooming periods for observing and accurately identifying all but one rare plant species determined to have moderate or high potential to occur within the Study Area vicinity. However, second survey was not conducted because habitat for the remaining rare plant species is within a 50-foot setback where no development will occur (see Section 2.2.1 for details). The field surveys were conducted by botanists with experience with the rare plant species that could occur in San Mateo County. The surveys followed the floristic survey protocol that complies with recommended resource agency guidelines (CNPS, CDFG, USFWS). All plants encountered were identified to the taxonomic level necessary to determine whether or not they are rare.

1.2.1 Precipitation

A hydrologic analysis using the Antecedent Precipitation Tool (Deters 2022) was conducted to determine whether precipitation levels during the 3 months prior to the site visit were above, below, or within the 30-year average for the region as well as to determine if the region was experiencing long-term drought conditions. Drought condition data were obtained from monthly Palmer Drought Severity Index dataset published by the National Ocean and Atmospheric Administration. During the 3-month period prior to the site visit, precipitation was below normal, and at the time of the site visit, the region was experiencing a severe drought.

1.2.3 Conditions Affecting Results

The CDFW plant survey guidelines (CDFW 2018) state that "adverse conditions may prevent investigators from determining the presence of, or accurately identifying, some species in potential habitat of target species. Disease, drought, predation, or herbivory may preclude the presence or identification of target species in any given year." WRA did not observe any signs of disease, predation, or herbivory that would preclude the presence or identification of target species during the April 2022 survey. However, severe drought conditions were observed at the time of the survey (Deters 2022). Drought conditions can affect the growth pattern of annual flowers and may affect the distribution and abundance of flowering plant individuals in a given year.

The CDFW plant survey guidelines (CDFW 2018) also state that "the failure to locate a known rare plant occurrence during one field season does not constitute evidence that this plant occurrence no longer exists at this location, particularly if adverse conditions are present. For example, surveys over a number of years may be necessary if the species is an annual plant having a persistent, long-lived seed bank and is known not to germinate every year. To further substantiate negative findings for a known occurrence, a visit to a nearby reference site may ensure that the timing of the survey was appropriate." Reference sites were not visited for five of the seven species with potential to occur within the Study Area because of vague location information and/or lack of access. A reference site near Pomponio State Beach was visited for coastal marsh milkvetch (*Astragalus pycnostachyus* var. *pycnostachyus*) prior to the site visit. Coastal marsh milkvetch was observed and was in a vegetative state. Although it was not blooming, this taxon is distinct and readily identifiable vegetatively in the coastal San Mateo County region. The remaining two species with moderate or high potential to occur in the Study Area were observed on-site (see Section 3.0 for further details), and a reference site visit was therefore not needed.

1.2.4 Surveyor Qualifications

Individuals who conducted the surveys have formal training in botany and extensive experience working in California. The surveys were conducted under the direction of the team leader, whose qualifications are summarized below.

Scott Batiuk, BS, Associate Plant Biologist. California Certified Botanist #0026. Scott received a Bachelor of Science degree in Forest Resources from the University of Washington, where his studies focused on forest ecology. He is a Certified California Botanist (#0026) and holds a CDFW 2018 Plant Voucher Collecting Permit (#21-005-V). Has led or helped to conduct numerous rare plant surveys in much of California, and he is experienced with common and rare flora of San Mateo County. In addition, he has taken numerous technical botanical workshops through the Jepson Herbarium and Chico State University Herbarium.

2.0 METHODS

2.1 Background Data

Rare plants are defined here to include: (1) all plants that are federal- or state-listed as rare, threatened or endangered, (2) all federal and state candidates for listing, (3) all plants included in Ranks 1 through 4 of the CNPS Inventory of Rare, Threated, and Endangered Plants of California (Inventory; CNPS 2022b), and (4) plants that qualify under the definition of "rare" in the California Environmental Quality Act (CEQA), section 15380.

A background information search was conducted to identify potential rare plant species that may occur in the Study Area vicinity. Database searches were conducted for known occurrences of rare species in the Pigeon Point, San Gregorio, Franklin Point, La Honda, and Año Nuevo USGS 7.5-minute Quadrangle map (USGS 2022). Sources included:

- California Natural Diversity Database (CDFW 2022)
- CNPS Inventory (CNPS 2022b)
- IPac (USFWS 2022)
- Consortium of California Herbaria (CCH 2022)

All rare plant species documented within the vicinity of the Study Area were then assessed based on associated vegetation communities, soil affinity, associated species, topographic position, shade tolerance, disturbance tolerance, elevation, and population distribution to determine the potential for these species to occur in the Study Area. A table of these species and their sensitivity statuses, habitat requirements, and likelihood to occur in the Study Area is provided in Appendix B.

2.2 Field Survey

2.2.1 Rare Plant Surveys

WRA conducted rare plant surveys within the Study Area on April 26, 2022, following regulatory agency and CNPS survey protocols (CNPS 2001, CDFW 2018, USFWS 1996). Surveys were conducted along appropriately spaced transects (approximately 25 feet apart), and the survey date corresponded with the period of time when most of the species with moderate or high potential to occur would have been evident or identifiable. With one exception (see Section 3.2 below), all plants were identified using the Jepson eFlora (Jepson Flora Project 2022) to the taxonomic level necessary to determine rarity. Plant surveys were floristic in nature with all observed species recorded and included on a species list provided in Appendix B. The location and extent of rare plant populations were recorded using a handheld GPS unit with mapping grade accuracy.

2.2.2 Population Estimate Methods

Each Harlequin lotus individual was counted during the protocol-level survey. The individuals were spaced sparsely over the Study Area, and each plant was documented with a handheld GPS device. Choris' popcornflower population sizes were estimated by counting the number of individuals in a representative area to determine the density of that area and extrapolating that density throughout similar portions of the areas occupied by Choris' popcornflower.

3.0 RESULTS

3.1 Background Data Search Results

Based upon a review of the CNDDB (CDFW 2022), CNPS Electronic Inventory (CNPS 2022b), IPaC (USFWS 2022), and CCH (2022) databases, 45 rare plant species have been documented in the vicinity of the Study Area. Seven species were determined to have moderate or high potential to occur in the Study Area and are described in detail below. A table of the 45 rare plant species, including each species' habitat requirements, blooming period, elevation range, and status, is provided in Appendix A. Descriptions of each species are included in the below.

High Potential

Blasdale's bent grass (*Agrostis blasdalei*) CNPS Rank 1B.2. Blasdale's bentgrass is a perennial graminoid in the grass family (Poaceae) that typically occurs in bare or sparsely vegetated areas in coastal dune, coastal bluff scrub, and coastal prairie habitat at elevations ranging from 0 to 150 meters. This species blooms from May to July and is known from Mendocino, Monterey, Marin, San Mateo, Santa Cruz, and Sonoma counties (CDFW 2022, CNPS 2022b). Soil survey data at known locations suggest that this species is typically located on moderately strongly acid (pH 5.0) to slightly acid sandy (pH 6.5) loams and sands derived from sedimentary rock (CDFW 2022, CSRL 2022). The nearest documented occurrence is located

approximately 1 mile north of the Study Area at Bean Hollow State Beach, from 2013. Blasdale's bent grass has high potential to occur in the Study Area due to the presence of potentially suitable bluff edge habitat. A small number of individuals of an unknown species of grass that vegetatively resembles this species was observed in coastal bluff scrub in the Study Area. The identity of this species could not be confirmed because the plants were not flowering at the time of the April 26, 2022, site visit; however, these individuals were found on sea cliffs, a CCC/LCP regulated sensitive habitat area that will be avoided by any future development on this property. The project proponent will submit engineered drawings demonstrating that the project is setback at least 50 feet to protect the public land, based on local geology and erosion rates.

Johnny-nip (*Castilleja ambigua* var. *ambigua*), CNPS Rank 4.2. Johnny-nip is an annual hemi-parasitic forb in broomrape family (Orobanchaceae) that blooms from March through August. It typically occurs in coastal bluff scrub, coastal scrub, coastal prairie, marshes and swamps, valley and foothill grassland, and vernal pool habitats. Johnny-nip has been recorded at elevations ranging from 0 to 435 meters in Alameda, Contra Costa, Del Norte, Humboldt, Mendocino, Marin, Napa, Santa Cruz, San Francisco, San Luis Obispo, San Mateo and Sonoma counties (CNPS 2022b). It blooms between March and August. The nearest record, from 2007, is approximately 1.5 miles north of the Study Area at Bean Hollow State Beach. Johnny-nip has high potential to occur in the Study Area due to the presence of potentially suitable coastal bluff scrub habitat and the close proximity of a nearby occurrence. Johnny-nip was not observed in the Study Area during the April 2022 protocol-level rare plant survey, which occurred during a period of time when this perennial species would have been evident and identifiable. Johnny-nip is assumed to be absent from the Study Area.

Harlequin lotus (*Hosackia gracilis*), CNPS Rank 4.2. Harlequin lotus is a perennial herb in the pea family (Fabaceae) . It occurs in many habitat types including: broadleafed upland forest, cismontane woodland, closed-cone coniferous forest, coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps, meadows and seeps, north coast coniferous forest, valley and foothill grassland. It is recorded from 0 to 700 meters in elevation in Del Norte, Humboldt, Marin, Mendocino, Monterey, San Francisco, San Luis Obispo, San Mateo, Santa Clara, Santa Cruz, Sonoma counties. It blooms between March and July. Harlequin lotus was observed during the protocol-level rare plant survey within the Study Area on April 26, 2022. See Section 3.2 for details.

Choris' popcornflower (*Plagiobothrys chorisianus* var. *chorisianus*), CNPS Rank 1B.2. Choris' popcornflower is an annual herbaceous species in the borage family (Boraginaceae). This species blooms between March and June. Typical habitat for this species includes chaparral, coastal prairie, and coastal scrub. Choris' popcornflower has been recorded in Alameda, San Francisco, San Mateo, and Santa Cruz counties at elevations ranging from 15 to 160 meters and blooms from March through June. Choris' popcornflower was observed during the protocol-level rare plant survey within the Study Area on April 26, 2022. See Section 3.2 for details.

Moderate Potential (Not Observed)

Ocean bluff milk-vetch (*Astragalus nuttallii* var. *nuttallii*), CNPS Rank 4.2. Ocean bluff milkvetch is a perennial herb in the pea family (Fabaceae) that occurs in coastal bluff scrub and coastal dunes at elevations ranging from 3 to 120 meters. This species blooms from January to November and is known in Alameda, Monterey, Marin, Santa Barbara, San Francisco, San Luis Obispo, and San Mateo counties. The nearest documented occurrence, from 1935, is located approximately 5 miles north of the Study Area. Given that the Study Area contains potentially suitable coastal bluff scrub and sea cliff habitats, this

species was determined to have a moderate potential to be present. Ocean bluff milk-vetch was not observed in the Study Area during the April 2022 protocol-level rare plant survey, which occurred during a period of time when this perennial species would have been evident and identifiable. Ocean bluff milk-vetch is assumed to be absent from the Study Area.

Coastal marsh milk-vetch (*Astragalus pycnostachyus* var. *pycnostachyus*), CNPS Rank 1B.2. Coastal marsh milk-vetch is a perennial herb in pea family (Fabaceae) that occurs in the coastal dunes (mesic), coastal scrub, coastal salt and streamside marshes and swamps. This species typically occurs at elevations ranging from 0 to 30 meters in Humboldt, Marin, and San Mateo counties. Coastal marsh milk-vetch blooms between April and October. The nearest documented occurrence, from 2004, is located 1 mile north of the Study Area at Bean Hollow Beach. This sighting is presumed extirpated, but there are multiple sightings within 5 miles of the Study Area that are presumed extant. This species has a moderate potential to occur in the Study Area due to the presence of potentially suitable mesic coastal scrub habitat. Coastal marsh milk-vetch was not observed in the Study Area during the April 2022 protocol-level rare plant survey, which occurred during a period of time when this species would have been evident and identifiable. Coastal marsh milk-vetch is assumed to be absent from the Study Area.

Perennial goldfields (*Lasthenia californica* ssp. *macrantha*), CNPS Rank 1B.2. Perennial goldfields is a perennial herb in the sunflower family (Asteraceae). This species typically occurs in coastal bluff scrub, coastal dunes, and coastal scrub communities at elevations ranging between 5 and 520 meters. It blooms between January and November. Perennial goldfields have been recorded in Mendocino, Marin, San Luis Obispo, San Mateo, and Sonoma counties. The nearest documented occurrence, from 2016, is located approximately 1 mile north of the Study Area in Bean Hollow State Beach. Within the Study Area, this species has moderate potential to occur within coastal bluff scrub habitat. Perennial goldfields was not observed in the Study Area during the April 2022 protocol-level rare plant survey, a period of time when this species would have been evident and identifiable. Perennial goldfields is assumed to be absent from the Study Area.

3.2 Field Survey Results

3.2.1 Rare Plant Species

During the April 2022 survey conducted by WRA, a total of 99 plant species were observed by WRA in the Study Area during the survey, including populations of two rare species: an estimated 1,100 individuals of Choris' popcornflower, and 32 individuals of harlequin lotus. These species are discussed below. Photographs of these species taken during the survey are included in Appendix C.

Choris' popcornflower (Rank 1B.2). An estimated 1,100 individuals of Choris' popcornflower were observed in the south-central portion of the Study Area, on a flat to very gently sloping terrace in mowed northern coastal scrub in non-wetland locations. Associated species include brome fescue, Italian rye grass (*Festuca perennis*), four seeded vetch, coyote brush, soap plant, coast rush (*Juncus hesperius*), sow thistle (*Sonchus oleraceus*), harlequin lotus, and slim oat (*Avena barbata*).

Harlequin lotus (Rank 4.2). Thirty-two individuals of harlequin lotus were observed in the central and western portions of the Study Area. It occurred in the northern coastal scrub biological community on a flat, gently sloping, mowed terrace as well as in coastal bluff scrub and on sea cliffs. Associated species include brome fescue, Italian rye grass, four seeded vetch, coyote brush, soap plant, coast rush (*Juncus*

hesperius), common rush (*J. patens*), California blackberry, Choris' popcornflower, and common velvetgrass.

4.0 CONCLUSION

Based on a review of literature and site assessments, the Study Area was initially determined to provide potentially suitable habitat for seven rare plant species. Protocol-level surveys were conducted in April 2022, during the period of time when all but one of the species with moderate or high potential to occur would have been evident or identifiable. A follow-up survey for the remaining species was not conducted because habitat for that species is located within a 50-foot no-development setback. Two rare plant species were observed in the Study Area, including Choris' popcornflower and harlequin lotus. The remaining four rare species are considered absent from the Study Area. In addition, three sensitive natural communities were observed: seasonal wetland, scrub-shrub wetland, and sea cliffs.

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APPENDIX A.

FIGURES

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Sources: ESRI Topo, WRA | Prepared By: njander, 5/31/2022

Figure 1. Study Area Regional Location Map

Younger Property Assessment
(APNs 087-250-140, 087-250-150, and 087-250-160)

0 0.25 0.5 Miles

N

wra ENVIRONMENTAL CONSULTANTS

Study Area (6.52 ac.)

Land Cover Types

Coastal Bluff Scrub (0.42 ac.)

Monterey Cypress (0.33 ac.)

Northern Coastal Scrub (4.39 ac.)

Scrub Shrub Wetland (0.62 ac.)

Seasonal Wetland (0.29 ac.)

Sea Cliffs (0.47 ac.)

Gabrillo Hwy

1

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Sources: San Mateo County Imagery 2018, WRA | Prepared By: njander, 6/30/2022

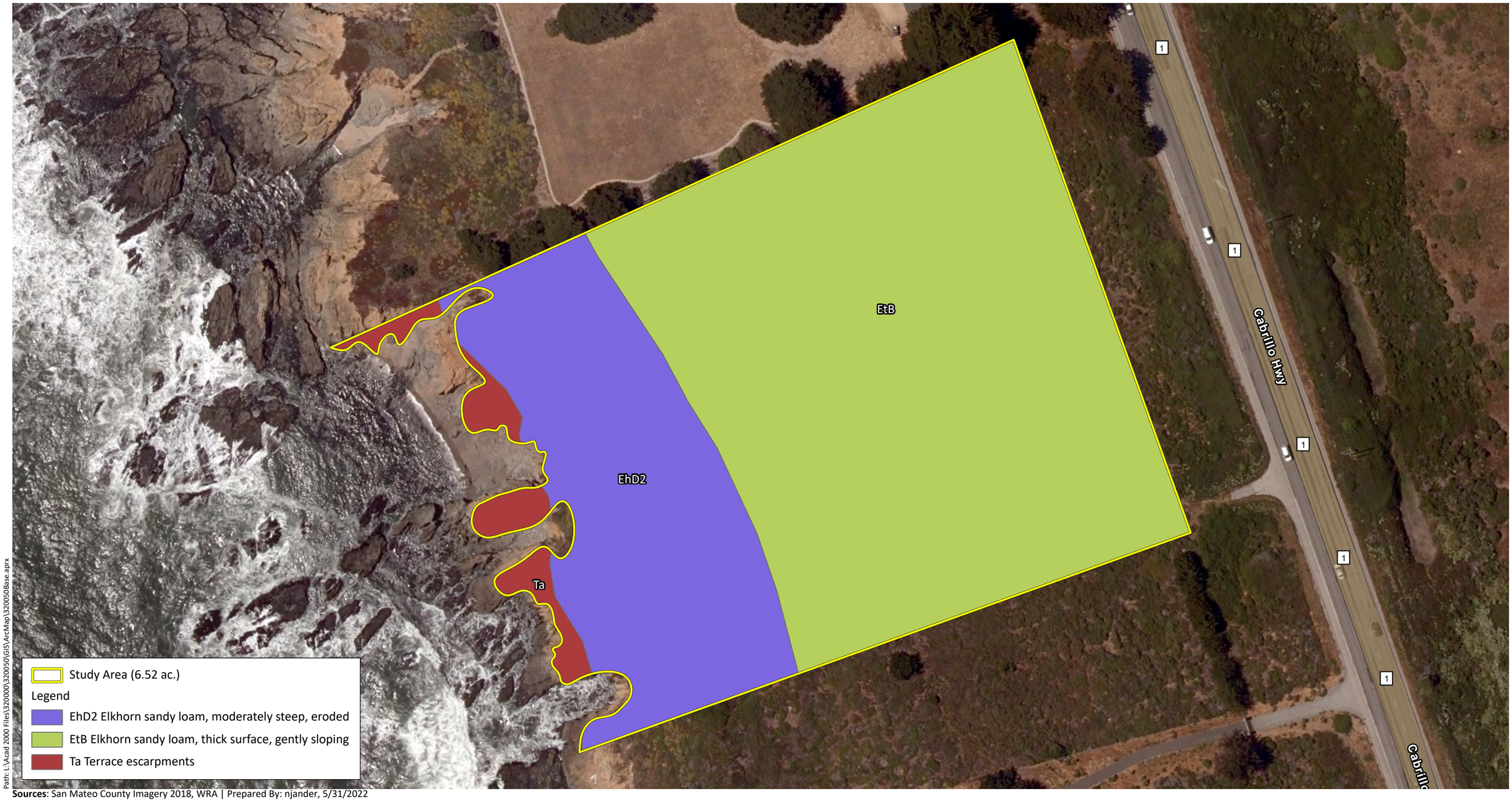
Figure 2. Biological Communities in the Study Area

Younger Property Assessment
(APNs 087-250-140, 087-250-150, and 087-250-160)

0 25 50
Feet

N

wra
ENVIRONMENTAL CONSULTANTS



Sources: San Mateo County Imagery 2018, WRA | Prepared By: njander, 5/31/2022

Figure 3. Soils in the Study Area

Younger Property Assessment
(APNs 087-250-140, 087-250-150, and 087-250-160)

wra
ENVIRONMENTAL CONSULTANTS



Sources: San Mateo County Imagery 2018, WRA | Prepared By: njander, 6/30/2022

Figure 4. Rare Plant Survey Results

Younger Property Assessment
(APNs 087-250-140, 087-250-150, and 087-250-160)

0 25 50 Feet

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APPENDIX B.

POTENTIAL FOR RARE PLANT SPECIES TO OCCUR IN THE STUDY AREA

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Appendix B. Potential for Rare Plant Species to Occur in the Study Area. List compiled from database searches for the Pigeon Point, San Gregorio, Franklin Point, La Honda, and Año Nuevo U.S. Geological Survey 7.5-minute Quadrangles in the California Natural Diversity Database (CDFW 2022) and the California Native Plant Society Inventory of Rare and Endangered Plants of California (CNPS 2022b).

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Plants				
Blasdale's bent grass *Agrostis blasdalei*	Rank 1B.2	Coastal bluff scrub, coastal dunes, coastal prairie. Elevation ranges from 0 to 490 feet (0 to 150 meters). Blooms May-Jul.	**High Potential.** The Study Area contains potentially suitable coastal bluff scrub habitat. A small number of individuals of an unknown species of grass that vegetatively resembles this species was observed in coastal bluff scrub in the Study Area; however, the identity of this species could not be confirmed because the plants were not flowering at the time of the April 26, 2022, site visit.	Although the identity of the plants in question was not confirmed, the plants occur adjacent to sea cliff habitat, within a 50-foot setback where no development will occur. As such, no further actions are recommended for this species.
bent-flowered fiddleneck *Amsinckia lunaris*	Rank 1B.2	Cismontane woodland, coastal bluff scrub, valley and foothill grassland. Elevation ranges from 10 to 1640 feet (3 to 500 meters). Blooms Mar-Jun.	**Unlikely.** Cismontane woodland and grassland habitats are absent from the Study Area. Coastal bluff scrub is present, but the nearest occurrence is 12 miles south of the Study Area. Additionally, this species was not observed during the April 26, 2022, survey, which occurred during the blooming period of this species. As such, this species is assumed to absent from the Study Area	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Anderson's manzanita *Arctostaphylos andersonii*	Rank 1B.2	Broadleaved upland forest, chaparral, north coast coniferous forest. Elevation ranges from 195 to 2495 feet (60 to 760 meters). Blooms Nov-May.	**No Potential.** Broadleaved upland forest, chaparral, and North Coast coniferous forest are absent from the Study Area.	No further actions are recommended for this species.
Schrieber's manzanita *Arctostaphylos glutinosa*	Rank 1B.2	Closed-cone coniferous forest and chaparral habitats on diatomaceous shale substrate. Elevation ranges from 560 to 2245 feet (170 to 685 meters). Blooms Mar-Apr (Nov).	**No Potential.** Diatomaceous shale substrate is absent from the Study Area	No further actions are recommended for this species.
Kings Mountain manzanita *Arctostaphylos regismontana*	Rank 1B.2	Broadleaved upland forest, chaparral, north coast coniferous forest. Elevation ranges from 1000 to 2395 feet (305 to 730 meters). Blooms Dec-Apr.	**No Potential.** This species occurs on granitic or sandstone outcrops, which are absent from the Study Area.	No further actions are recommended for this species.
ocean bluff milk-vetch *Astragalus nuttallii var. nuttallii*	Rank 4.2	Coastal bluff scrub, coastal dunes. Elevation ranges from 10 to 395 feet (3 to 120 meters). Blooms Jan-Nov.	**Moderate Potential.** Potentially suitable coastal bluff scrub habitat is present in the Study Area. However, this perennial species is conspicuous year-round, and none were observed during the April 26, 2022, survey. As such, this species is assumed to be absent from the Study Area.	**Not Observed.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
coastal marsh milk-vetch *Astragalus pycnostachyus var. pycnostachyus*	Rank 1B.2	Coastal dunes, coastal scrub, marshes and swamps. Elevation ranges from 0 to 100 feet (0 to 30 meters). Blooms (Apr)Jun-Oct.	**Moderate Potential.** Potentially suitable mesic coastal scrub habitat is present in the Study Area. However, a reference site was visited on April 26, 2022, prior to the site visit, and this species was observed. It was not blooming, but it is distinct and readily identifiable vegetatively. This species was not observed in the Study Area and is assumed to absent from the Study Area.	**Not Observed.** No further actions are recommended for this species.
johnny-nip *Castilleja ambigua var. ambigua*	Rank 4.2	Coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps, valley and foothill grassland, vernal pools. Elevation ranges from 0 to 1425 feet (0 to 435 meters). Blooms Mar-Aug.	**High Potential.** Potentially suitable coastal bluff scrub habitat is present, and the nearest occurrence is approximately 1.5 miles north-northwest of the Study Area. However, this perennial species was not observed during the April 26, 2022, survey, and is assumed to be absent from the Study Area.	**Not Observed.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Monterey Coast paintbrush *Castilleja latifolia*	Rank 4.3	Cismontane woodland, closed-cone coniferous forest, coastal dunes, coastal scrub. Elevation ranges from 0 to 605 feet (0 to 185 meters). Blooms Feb-Sep.	**No Potential.** This species is known from loose, sandy substrate, which is absent from the Study Area	No further actions are recommended for this species.
Franciscan thistle *Cirsium andrewsii*	Rank 1B.2	Broadleaved upland forest, coastal bluff scrub, coastal prairie, coastal scrub. Elevation ranges from 0 to 490 feet (0 to 150 meters). Blooms Mar-Jul.	**Unlikely.** The Study Area contains potentially suitable mesic areas in coastal scrub and coastal bluff scrub, but the closest occurrence is 7 miles south of the Study Area, and it is historical and has not been verified. The nearest verifiable occurrence is in San Francisco.	No further actions are recommended for this species.
San Francisco collinsia *Collinsia multicolor*	Rank 1B.2	Closed-cone coniferous forest, coastal scrub. Elevation ranges from 100 to 900 feet (30 to 275 meters). Blooms (Feb)Mar-May.	**Unlikely.** Closed-cone coniferous forest habitat is absent. Coastal scrub habitat is disturbed by periodic mowing, which reduces habitat quality. The nearest occurrence of this species is approximately 10 miles southeast of the Study Area.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
mountain lady's-slipper *Cypripedium montanum*	Rank 4.2	Broadleaved upland forest, cismontane woodland, lower montane coniferous forest, north coast coniferous forest. Elevation ranges from 605 to 7300 feet (185 to 2225 meters). Blooms Mar-Aug.	**No Potential.** Broadleaved upland forest, cismontane woodland, and coniferous forest habitats are absent from the Study Area. This species is known from dry, undisturbed slopes, and such habitat is absent from the Study Area.	No further actions are recommended for this species.
western leatherwood *Dirca occidentalis*	Rank 1B.2	Broadleaved upland forest, chaparral, cismontane woodland, closed-cone coniferous forest, north coast coniferous forest, riparian forest, riparian woodland. Elevation ranges from 80 to 1395 feet (25 to 425 meters). Blooms Jan-Mar (Apr).	**No Potential.** Broadleaved upland forest, chaparral, cismontane woodland, coniferous forest, riparian forest, and riparian woodland habitats. The nearest occurrence of this species is 10 miles northeast of the Study Area.	No further actions are recommended for this species.
California bottle-brush grass *Elymus californicus*	Rank 4.3	Broadleaved upland forest, cismontane woodland, north coast coniferous forest, riparian woodland. Elevation ranges from 50 to 1540 feet (15 to 470 meters). Blooms May-Aug (Nov).	**Unlikely.** The Study Area is characterized primarily by open, sunny habitats, which are unsuitable for this species. The scrub-shrub wetland is too wet and densely vegetated to support this species. The Monterey cypresses are planted and not true forested habitat and are therefore unlikely to support this species.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
San Mateo woolly sunflower *Eriophyllum latilobum*	FE, SE, Rank 1B.1	Cismontane woodland, coastal scrub, lower montane coniferous forest. Elevation ranges from 150 to 1085 feet (45 to 330 meters). Blooms May-Jun.	**Unlikely.** Woodland and coniferous forest habitats are absent from the Study Area. Most of the coastal scrub is disturbed by periodic mowing, which reduces habitat quality. The nearest reported occurrence is approximately 7 miles northeast of the Study Area, on the other side of the Santa Cruz Mountains ridgeline, and the identity of this occurrence is in question.	No further actions are recommended for this species.
Jepson's coyote-thistle *Eryngium jepsonii*	Rank 1B.2	Valley and foothill grassland, vernal pools. Elevation ranges from 10 to 985 feet (3 to 300 meters). Blooms Apr-Aug.	**No Potential.** Clay soils and vernal pool habitats are absent from the Study Area.	No further actions are recommended for this species.
sand-loving wallflower *Erysimum ammophilum*	Rank 1B.2	Chaparral, coastal dunes, coastal scrub. Elevation ranges from 0 to 195 feet (0 to 60 meters). Blooms Feb-Jun(Jul-Aug).	**No Potential.** This species is known from dune habitat, which is absent from the Study Area	No further actions are recommended for this species.
San Francisco wallflower *Erysimum franciscanum*	Rank 4.2	Chaparral, coastal dunes, coastal scrub, valley, and foothill grassland. Elevation ranges from 0 to 1805 feet (0 to 550 meters). Blooms Mar-Jun.	**Unlikely.** This species is known from sandy, serpentine, rocky, and/or granitic substrates, all of which are absent from the Study Area.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
minute pocket moss *Fissidens pauperculus*	Rank 1B.2	North coast coniferous forest. Elevation ranges from 35 to 3360 feet (10 to 1024 meters).	**No Potential.** North Coast coniferous forest is absent from the Study Area.	No further actions are recommended for this species.
stinkbells *Fritillaria agrestis*	Rank 4.2	Chaparral, cismontane woodland, pinyon and juniper woodland, valley and foothill grassland. Elevation ranges from 35 to 5100 feet (10 to 1555 meters). Blooms Mar-Jun.	**Unlikely.** Chaparral, woodland, and grassland habitats are absent from the Study Area.	No further actions are recommended for this species.
fragrant fritillary *Fritillaria liliacea*	Rank 1B.2	Cismontane woodland, coastal prairie, coastal scrub, valley, and foothill grassland. Elevation ranges from 10 to 1345 feet (3 to 410 meters). Blooms Feb-Apr.	**Unlikely.** Woodland, coastal prairie, and grassland habitats are absent from the Study Area. The sandy substrate of dune scrub is not suitable for this species. Most of the coastal scrub is disturbed by periodic mowing, which reduces habitat quality. This species typically occurs on finer textured substrate than what is present in the Study Area.	No further actions are recommended for this species.
Butano Ridge cypress *Hesperocyparis abramsiana var. butanoensis*	Rank 1B.2	Chaparral, closed-cone coniferous forest, lower montane coniferous forest. Elevation ranges from 1310 to 1610 feet (400 to 490 meters). Blooms Oct.	**No Potential.** Chaparral and coniferous forest are absent from the Study Area. The Monterey cypresses were planted and are not representative of natural forest.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Kellogg's horkelia *Horkelia cuneata var. sericea*	Rank 1B.1	Chaparral, closed-cone coniferous forest, coastal dunes, coastal scrub. Elevation ranges from 35 to 655 feet (10 to 200 meters). Blooms Apr-Sep.	**Unlikely.** The Study Area contains potentially suitable coastal scrub habitat, but the nearest occurrence of this species is approximately 12 miles southeast of the Study Area. Additionally, no species of *Horkelia* were observed during the April 26, 2022, site visit.	No further actions are recommended for this species.
Point Reyes horkelia *Horkelia marinensis*	Rank 1B.2	Coastal dunes, coastal prairie, coastal scrub. Elevation ranges from 15 to 2475 feet (5 to 755 meters). Blooms May-Sep.	**Unlikely.** The Study Area contains potentially suitable coastal scrub habitat, but the nearest occurrence of this species is approximately 12 miles southeast of the Study Area. Additionally, no species of *Horkelia* were observed during the April 26, 2022, site visit.	No further actions are recommended for this species.
harlequin lotus *Hosackia gracilis*	Rank 4.2	Broadleaved upland forest, cismontane woodland, closed-cone coniferous forest, coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps, meadows and seeps, north coast coniferous forest, valley, and foothill grassland. Elevation ranges from 0 to 2295 feet (0 to 700 meters). Blooms Mar-Jul.	**High Potential.** This species was observed in coastal scrub and sea bluff habitats in the western and central portions of the Study Area.	**Present.** This species was detected during the rare plant survey. Avoidance and mitigation measures are listed in Section 7.1 of the Biological Resources Technical Report prepared in 2022 by WRA.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
coast iris *Iris longipetala*	Rank 4.2	Coastal prairie, lower montane coniferous forest, meadows, and seeps. Elevation ranges from 0 to 1970 feet (0 to 600 meters). Blooms Mar-May (Jun).	**Unlikely.** Coastal prairie, coniferous forest, and meadow and seep habitats are absent from the Study Area.	No further actions are recommended for this species.
perennial goldfields *Lasthenia californica ssp. macrantha*	Rank 1B.2	Coastal bluff scrub, coastal dunes, coastal scrub. Elevation ranges from 15 to 1705 feet (5 to 520 meters). Blooms Jan-Nov.	**Moderate Potential.** The Study Area contains potentially suitable coastal scrub and coastal bluff scrub habitats. However, this perennial species was not observed during the April 26, 2022, survey, and is therefore assumed to be absent from the Study Area.	**Not Observed.** This species was not detected during the rare plant survey. No further actions are recommended for this species.
large-flowered leptosiphon *Leptosiphon grandiflorus*	Rank 4.2	Cismontane woodland, closed-cone coniferous forest, coastal bluff scrub, coastal dunes, coastal prairie, coastal scrub, valley and foothill grassland. Elevation ranges from 15 to 4005 feet (5 to 1220 meters). Blooms Apr-Aug.	**Unlikely.** This species is known from open, grassy areas, and open areas in coastal scrub in the Study Area are disturbed by periodic mowing and/or often have a strong presence of invasive species, which reduces habitat quality. Additionally, there are no records of this species from San Mateo County.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
rose leptosiphon *Leptosiphon rosaceus*	Rank 1B.1	Coastal bluff scrub. Elevation ranges from 0 to 330 feet (0 to 100 meters). Blooms Apr-Jul.	**Unlikely.** Potentially suitable coastal bluff scrub habitat is present. However, the nearest occurrences of this species are from 1896 and 1943 and are likely extirpated. The nearest extant occurrence is located approximately 20 miles north of the Study Area. Additionally, this species was not observed during April 26, 2022, site visit, which occurred when this species would have been evident.	No further actions are recommended for this species.
Point Reyes meadowfoam *Limnanthes douglasii ssp. sulphurea*	Rank 1B.2	Coastal prairie, marshes and swamps, meadows and seeps, vernal pools. Elevation ranges from 0 to 460 feet (0 to 140 meters). Blooms Mar-May.	**No Potential**. This species is known from herb-dominated seasonal wetland habitats, which are absent from the Study Area.	No further actions are recommended for this species.
arcuate bush-mallow *Malacothamnus arcuatus*	Rank 1B.2	Chaparral, cismontane woodland. Elevation ranges from 50 to 1165 feet (15 to 355 meters). Blooms Apr-Sep.	**No Potential.** Chaparral and cismontane woodland habitats and gravelly alluvium substrate are absent from the Study Area.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Mt. Diablo cottonweed *Micropus amphibolus*	Rank 3.2	Broadleafed upland forest, chaparral, cismontane woodland, valley and foothill grassland. Elevation ranges from 150 to 2705 feet (45 to 825 meters). Blooms Mar-May.	**No Potential.** Broadleaf upland forest, chaparral, woodland, and grassland habitats are absent from the Study Area.	No further actions are recommended for this species.
marsh microseris *Microseris paludosa*	Rank 1B.2	Cismontane woodland, closed-cone coniferous forest, coastal scrub, valley, and foothill grassland. Elevation ranges from 15 to 1165 feet (5 to 355 meters). Blooms Apr-Jun (Jul).	**Unlikely.** Woodland, coniferous forest, and grassland habitats are absent from the Study Area. Scrub habitat is unlikely to support this species because while it was open at the time of the site visit, the openness is a result of mowing and not typical of un-mowed conditions, which are dense and therefore unlikely to be suitable for this species.	No further actions are recommended for this species.
elongate copper moss *Mielichhoferia elongata*	Rank 4.3	Broadleafed upland forest, chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, subalpine coniferous forest. Elevation ranges from 0 to 6430 feet (0 to 1960 meters).	**Unlikely.** The dense vegetation in the Study Area would likely outcompete this species. The nearest occurrence of this species is 5 miles southeast of the Study Area on moist, shaded rock, and such habitat is absent from the Study Area.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
woodland woollythreads *Monolopia gracilens*	Rank 1B.2	Broadleaved upland forest, chaparral, cismontane woodland, north coast coniferous forest, valley and foothill grassland. Elevation ranges from 330 to 3935 feet (100 to 1200 meters). Blooms (Feb)Mar-Jul.	**Unlikely.** Broadleaved upland forest, chaparral, cismontane woodland, North Coast coniferous forest, and grassland habitats are absent from the Study Area. Plant communities are likely too densely vegetated to support this species. The nearest occurrence is 10 miles northeast of the Study Area.	No further actions are recommended for this species.
Gairdner's yampah *Perideridia gairdneri ssp. gairdneri*	Rank 4.2	Broadleaved upland forest, chaparral, coastal prairie, valley and foothill grassland, vernal pools. Elevation ranges from 0 to 2000 feet (0 to 610 meters). Blooms Jun-Oct.	**Unlikely.** Although seasonally wet areas are present, the nearest occurrence of this species is approximately 11 miles east-southeast of the Study Area, east of the Santa Cruz Mountains crest, and with the lack of a nearby seed source, this species is unlikely to colonize the Study Area.	No further actions are recommended for this species.
Monterey pine *Pinus radiata*	Rank 1B.1	Cismontane woodland, closed-cone coniferous forest. Elevation ranges from 80 to 605 feet (25 to 185 meters).	**No Potential.** The Study Area is located well outside of any known historic or modern native occurrences of this species. Additionally, no species of *Pinus* were observed in the Study Area.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Choris' popcornflower *Plagiobothrys chorisianus var. chorisianus*	Rank 1B.2	Chaparral, coastal prairie, coastal scrub. Elevation ranges from 10 to 525 feet (3 to 160 meters). Blooms Mar-Jun.	**High Potential.** This species was observed in mowed coastal scrub habitat in the central portion of the Study Area.	**Present.** This species was detected during the rare plant survey. Avoidance and mitigation measures are listed in Section 7.1 of the Biological Resources Technical Report prepared in 2022 by WRA.
San Francisco popcornflower *Plagiobothrys diffusus*	Rank 1B.1	Coastal prairie, valley and foothill grassland. Elevation ranges from 195 to 1180 feet (60 to 360 meters). Blooms Mar-Jun.	**No Potential.** Coastal prairie and grassland habitats are absent from the Study Area.	No further actions are recommended for this species.
pine rose *Rosa pinetorum*	Rank 1B.2	Cismontane woodland, closed-cone coniferous forest. Elevation ranges from 5 to 3100 feet (2 to 945 meters). Blooms May-Jul.	**No Potential.** Woodland and coniferous forest habitats are absent from the Study Area. The Monterey cypresses were planted and are not representative of natural forest habitat.	No further actions are recommended for this species.
Hoffmann's sanicle *Sanicula hoffmannii*	Rank 4.3	Broadleafed upland forest, chaparral, cismontane woodland, coastal bluff scrub, coastal scrub, lower montane coniferous forest. Elevation ranges from 100 to 985 feet (30 to 300 meters). Blooms Mar-May.	**Unlikely.** All occurrences of this species in the region are from shady, forested habitat, which is absent from the Study Area. The Monterey cypresses were planted and are not representative of natural forest habitat.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Scouler's catchfly *Silene scouleri ssp. scouleri*	Rank 2B.2	Coastal bluff scrub, coastal prairie, valley and foothill grassland. Elevation ranges from 0 to 1970 feet (0 to 600 meters). Blooms (Mar-May)Jun-Aug(Sep).	**Unlikely.** Although coastal bluff scrub habitat is present, this species is known from rocky habitats in San Mateo County, and such habitat is absent from the Study Area.	No further actions are recommended for this species.
San Francisco campion *Silene verecunda ssp. verecunda*	Rank 1B.2	Chaparral, coastal bluff scrub, coastal prairie, coastal scrub, valley and foothill grassland. Elevation ranges from 100 to 2115 feet (30 to 645 meters). Blooms (Feb)Mar-Jul(Aug).	**Unlikely.** Although coastal scrub and coastal bluff scrub habitats are present, this species typically occurs on mudstone or shale or in loose sandy substrates, which are absent from the Study Area. Additionally, the nearest occurrence is approximately 10 miles southeast of the Study Area.	No further actions are recommended for this species.
Santa Cruz microseris *Stebbinsoseris decipiens*	Rank 1B.2	Broadleafed upland forest, chaparral, closed-cone coniferous forest, coastal prairie, coastal scrub, valley and foothill grassland. Elevation ranges from 35 to 1640 feet (10 to 500 meters). Blooms Apr-May.	**Unlikely.** Although scrub habitat is present, this species is typically known from ridges and slopes, not the near flat topography along the immediate coast. Additionally, coastal scrub is disturbed by periodic mowing. The nearest occurrence of this species is approximately 6 miles southeast of the Study Area.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
northern slender pondweed *Stuckenia filiformis ssp. alpina*	Rank 2B.2	Marshes and swamps. Elevation ranges from 985 to 7055 feet (300 to 2150 meters). Blooms May-Jul.	**No Potential.** Marsh and swamp habitats are absent from the Study Area.	No further actions are recommended for this species.
Santa Cruz clover *Trifolium buckwestiorum*	Rank 1B.1	Broadleafed upland forest, cismontane woodland, coastal prairie. Elevation ranges from 345 to 2000 feet (105 to 610 meters). Blooms Apr-Oct.	**No Potential.** Broadleafed upland forest, cismontane woodland, and coastal prairie habitats are absent from the Study Area.	No further actions are recommended for this species.

*** Key to status codes:**

FE	Federal Endangered
FT	Federal Threatened
SE	State Endangered
SD	State Delisted
ST	State Threatened
SR	State Rare
Rank 1A	CNPS Rank 1A: Plants presumed extinct in California
Rank 1B	CNPS Rank 1B: Plants rare, threatened or endangered in California and elsewhere
Rank 2A	CNPS Rank 2A: Plants presumed extirpated in California, but more common elsewhere
Rank 2B	CNPS Rank 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
Rank 3	CNPS Rank 3: Plants about which CNPS needs more information (a review list)
Rank 4	CNPS Rank 4: Plants of limited distribution (a watch list)

Potential to Occur:

No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).

Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.

Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.

High Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.

Results and Recommendations:

Present. Species was observed on the site or has been recorded (i.e. CNDDB, other reports) on the site recently.

Not Present. Species is assumed to not be present due to a lack of key habitat components.

Not Observed. Species was not observed during surveys.

Presence Unknown: A survey was not conducted to determine absence or presence of this species.

APPENDIX C

LIST OF PLANT SPECIES OBSERVED IN THE STUDY AREA

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Appendix C. Plant Species Observed in the Study Area, April 26, 2022.

Scientific name	Common name	Life form	Origin	Rare Status[1]	Invasive Status[2]	Wetland indicator (AW 2020)[3]
Achillea millefolium	Yarrow	native	perennial herb	-	-	FACU
Acmispon wrangelianus	Chilean trefoil	native	annual herb	-	-	-
Aira caryophyllea	Silvery hairgrass	non-native	annual grass	-	-	FACU
Angelica hendersonii	Henderson's angelica	native	perennial herb	-	-	-
Armeria maritima ssp. *californica*	Sea thrift	native	perennial herb	-	-	FACU
Artemisia pycnocephala	Beach sagewort	native	perennial herb	-	-	-
Avena barbata	Slim oat	non-native (invasive)	annual, perennial grass	-	Moderate	-
Baccharis pilularis ssp. *consanguinea*	Coyote brush	native	shrub	-	-	-
Baccharis pilularis ssp. *pilularis*	Coyote brush	native	shrub	-	-	-
Brassica rapa	Common mustard	non-native (invasive)	annual herb	-	Limited	FACU
Briza maxima	Rattlesnake grass	non-native (invasive)	annual grass	-	Limited	-
Briza minor	Little rattlesnake grass	non-native	annual grass	-	-	FAC
Bromus diandrus	Ripgut brome	non-native (invasive)	annual grass	-	Moderate	-
Bromus hordeaceus	Soft chess	non-native (invasive)	annual grass	-	Limited	FACU
Bromus rubens	Red brome	non-native (invasive)	annual grass	-	High	UPL
Cardamine hirsuta	Hairy bitter cress	non-native	annual herb	-	-	FACU
Carduus pycnocephalus ssp. *pycnocephalus*	Italian thistle	non-native (invasive)	annual herb	-	Moderate	-
Carex barbarae	Valley sedge	native	perennial grasslike herb	-	-	FAC
Carex densa	Dense sedge	native	perennial grasslike herb	-	-	OBL
Carpobrotus chilensis	Sea fig	non-native (invasive)	perennial herb	-	Moderate	FACU
Carpobrotus edulis	Iceplant	non-native (invasive)	perennial herb	-	High	-

Scientific name	Common name	Life form	Origin	Rare Status[1]	Invasive Status[2]	Wetland indicator (AW 2020)[3]
Cerastium glomeratum	Large mouse ears	non-native	annual herb	-	-	UPL
Chasmanthe floribunda	Chasmanthe	non-native	perennial herb	-	Watch	-
Chlorogalum pomeridianum	Amole	native	perennial herb	-	-	-
Cirsium occidentale	Western thistle	native	perennial herb	-	-	-
Cirsium vulgare	Bullthistle	non-native (invasive)	perennial herb	-	Moderate	FACU
Clinopodium douglasii	Yerba buena	native	perennial herb	-	-	FACU
Cotula coronopifolia	Brass buttons	non-native (invasive)	perennial herb	-	Limited	OBL
Daucus pusillus	Wild carrot	native	annual herb	-	-	-
Distichlis spicata	Salt grass	native	perennial grass	-	-	FAC
Dudleya farinosa	Sea lettuce	native	perennial herb	-	-	-
Elymus glaucus	Blue wildrye	native	perennial grass	-	-	FACU
Erigeron glaucus	Seaside daisy	native	perennial herb	-	-	FACU
Eriogonum latifolium	Coast buckwheat	native	perennial herb	-	-	-
Eriophyllum staechadifolium	Lizard tail	native	perennial herb	-	-	-
Eschscholzia californica	California poppy	native	annual, perennial herb	-	-	-
Festuca bromoides	Brome fescue	non-native	annual grass	-	-	FACU
Festuca myuros	Rattail sixweeks grass	non-native (invasive)	annual grass	-	Moderate	FACU
Festuca perennis	Italian rye grass	non-native (invasive)	annual, perennial grass	-	Moderate	FAC
Frangula californica	California coffeeberry	native	shrub	-	-	-
Galium aparine	Cleavers	native	annual herb	-	-	FACU
Gamochaeta ustulata	Featherweed	native	annual herb	-	-	-
Geranium dissectum	Wild geranium	non-native (invasive)	annual herb	-	Limited	-
Grindelia stricta	Gumweed	native	perennial herb	-	-	FACW
Hesperocyparis macrocarpa	Monterey cypress	native	tree	Rank 1B.2	-	-

Scientific name	Common name	Life form	Origin	Rare Status[1]	Invasive Status[2]	Wetland indicator (AW 2020)[3]
Holcus lanatus	Common velvetgrass	non-native (invasive)	perennial grass	-	Moderate	FAC
Hosackia gracilis	Harlequin lotus	native	perennial herb	Rank 4.2	-	FACW
Hypochaeris radicata	Hairy cats ear	non-native (invasive)	perennial herb	-	Moderate	FACU
Iris douglasiana	Douglas iris	native	perennial herb	-	-	-
Isolepis cernua	Low bulrush	native	annual grasslike herb	-	-	OBL
Juncus effusus	Common bog rush	native	perennial grasslike herb	-	-	FACW
Juncus hesperius	Coast rush	native	perennial grasslike herb	-	-	FACW
Juncus patens	Common rush	native	perennial grasslike herb	-	-	FACW
Juncus phaeocephalus	Brown headed rush	native	perennial grasslike herb	-	-	FACW
Koeleria macrantha	June grass	native	perennial grass	-	-	-
Leucanthemum vulgare	Oxe eye daisy	non-native (invasive)	perennial herb	-	Moderate	UPL
Linum bienne	Narrow-leaved flax	non-native	annual herb	-	-	-
Lotus corniculatus	Bird's foot trefoil	non-native	perennial herb	-	-	FAC
Lupinus arboreus	Coastal bush lupine	native	shrub	-	-	-
Lupinus littoralis var. *variicolor*	Varied lupine	native	shrub	-	-	-
Lysimachia arvensis	Scarlet pimpernel	non-native	annual herb	-	-	FAC
Lythrum hyssopifolia	Hyssop loosestrife	non-native (invasive)	annual, perennial herb	-	Limited	OBL
Medicago polymorpha	Bur clover	non-native (invasive)	annual herb	-	Limited	FACU
Morella californica	California wax myrtle	native	shrub	-	-	FACW
Myosotis discolor	Forget me not	non-native	annual herb	-	-	FAC
Oxalis pes-caprae	Bermuda buttercup	non-native (invasive)	perennial herb	-	Moderate	-

Scientific name	Common name	Life form	Origin	Rare Status[1]	Invasive Status[2]	Wetland indicator (AW 2020)[3]
Parapholis incurva	Sickle grass	non-native	annual grass	-	-	FACU
Parentucellia viscosa	Yellow glandweed	non-native (invasive)	annual herb	-	Limited	FAC
Plagiobothrys chorisianus var. *chorisianus*	Choris's popcorn flower	native	annual herb	Rank 1B.2	-	OBL
Plantago coronopus	Cut leaf plantain	non-native	annual herb	-	-	FAC
Plantago lanceolata	Ribwort	non-native (invasive)	perennial herb	-	Limited	FAC
Plantago maritima	Maritime plantain	native	perennial herb	-	-	FACW
Polycarpon tetraphyllum var. *tetraphyllum*	Four leaved allseed	non-native	annual herb	-	-	-
Polygonum paronychia	Dune knotweed	native	perennial herb	-	-	-
Polypodium sp.	Polypody fern	Native	perennial herb	-	-	-
Polystichum munitum	Western sword fern	native	fern	-	-	FACU
Potentilla anserina	Silver weed cinquefoil	native	perennial herb	-	-	OBL
Pseudognaphalium stramineum	Cottonbatting plant	native	perennial herb	-	-	FAC
Rubus ursinus	California blackberry	native	vine, shrub	-	-	FAC
Rumex acetosella	Sheep sorrel	non-native (invasive)	perennial herb	-	Moderate	FACU
Rumex crispus	Curly dock	non-native (invasive)	perennial herb	-	Limited	FAC
Rumex salicifolius	Willow leaved dock	native	perennial herb	-	-	FACW
Salix lasiolepis	Arroyo willow	native	tree, shrub	-	-	FACW
Sanicula crassicaulis	Pacific sanicle	native	perennial herb	-	-	-
Scrophularia californica	California bee plant	native	perennial herb	-	-	FAC
Senecio vulgaris	Common groundsel	non-native	annual herb	-	-	FACU
Sidalcea malviflora	Wild hollyhock	native	perennial herb	-	-	FACW
Silene gallica	Common catchfly	non-native	annual herb	-	-	-
Sisyrinchium californicum	California golden eyed grass	native	perennial herb	-	-	FACW
Sonchus oleraceus	Common sow thistle	non-native	annual herb	-	-	UPL

Scientific name	Common name	Life form	Origin	Rare Status[1]	Invasive Status[2]	Wetland indicator (AW 2020)[3]
Spergularia marina	Salt sand spurry	native	annual herb	-	-	OBL
Stachys bullata	Southern hedge nettle	native	perennial herb	-	-	-
Symphyotrichum chilense	Pacific aster	native	perennial herb	-	-	FAC
Toxicodendron diversilobum	Poison oak	native	vine, shrub	-	-	FACU
Vicia sativa	Spring vetch	non-native	annual herb, vine	-	-	FACU
Vicia tetrasperma	Four seeded vetch	non-native	annual herb	-	-	-
Viola adunca ssp. *adunca*	Western dog violet	native	perennial herb	-	-	FAC
Wyethia angustifolia	Narrow leaved mule ears	native	perennial herb	-	-	FACU
Zantedeschia aethiopica	Callalily	non-native (invasive)	perennial herb	-	Limited	OBL

All species identified using the *Jepson eFlora* [Jepson Flora Project (eds.) 2022]; nomenclature follows *Jepson eFlora* [Jepson Flora Project (eds.) 2022] or Inventory of Rare and Endangered Plants (CNPS 2022). Sp.: "species", intended to indicate that the observer was confident in the identity of the genus but uncertain which species.

[1] **California Native Plant Society. 2022. Inventory of Rare and Endangered Plants (online edition, v9-01 1.5). Sacramento, California. Online at: http://rareplants.cnps.org/; most recently accessed: April 2022.**

FE:	Federal Endangered
FT:	Federal Threatened
SE:	State Endangered
ST:	State Threatened
SR:	State Rare
Rank 1A:	Plants presumed extinct in California
Rank 1B:	Plants rare, threatened, or endangered in California and elsewhere
Rank 2:	Plants rare, threatened, or endangered in California, but more common elsewhere
Rank 3:	Plants about which we need more information – a review list
Rank 4:	Plants of limited distribution – a watch list

[2] **California Invasive Plant Council. 2022. California Invasive Plant Inventory Database. California Invasive Plant Council, Berkeley, CA. Online at: http://www.cal-ipc.org/paf/; most recently accessed: April 2022.**

High:	Severe ecological impacts; high rates of dispersal and establishment; most are widely distributed ecologically.
Moderate:	Substantial and apparent ecological impacts; moderate-high rates of dispersal, establishment dependent on disturbance; limited-moderate distribution ecologically
Limited:	Minor or not well documented ecological impacts; low-moderate rate of invasiveness; limited distribution ecologically
Assessed:	Assessed by Cal-IPC and determined to not be an existing current threat

[3] **U.S. Army Corps of Engineers. 2020. National Wetland Plant List, version 3.5. Engineer Research and Development Center. Cold Regions Research and Engineering Laboratory, Hanover, NH. Online at: http://wetland-plants.usace.army.mil/**

OBL:	Almost always found in wetlands
FACW:	Usually found in wetlands
FAC:	Equally found in wetlands and uplands
FACU:	Usually not found in wetlands
UPL:	Almost never found in wetlands
NL:	Not listed, assumed almost never found in wetlands

NI: No information; not factored during wetland delineation

APPENDIX D

REPRESENTATIVE PHOTOGRAPHS OF THE STUDY AREA

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Choris' popcornflower (*Plagiobothrys chorisianus* var. *chorisianus*) inflorescence. Photo taken on April 26, 2022.



Nutlet from Choris' popcornflower. Photo taken on April 26, 2022.



Example of a cluster of Choris' popcornflower in the foreground. Photo taken on April 26, 2022.



Harlequin lotus (*Hosackia gracilis*) inflorescence. Photo taken on April 26, 2022.



Harlequin lotus inflorescence. Photo taken on April 26, 2022.



Example of a harlequin lotus individual. Photo taken on April 26, 2022.



Sea cliff land cover type. Photo taken on April 26, 2022, facing west.



Seasonal wetland land cover type. Photo taken on April 26, 2022, facing west.



Mowed northern coastal scrub habitat. Photo taken on April 26, 2022, facing west.



Monterey cypress stand. Photo taken on April 26, 2022, facing north.



Coastal bluff scrub habitat. Photo taken on April 26, 2022, facing west.



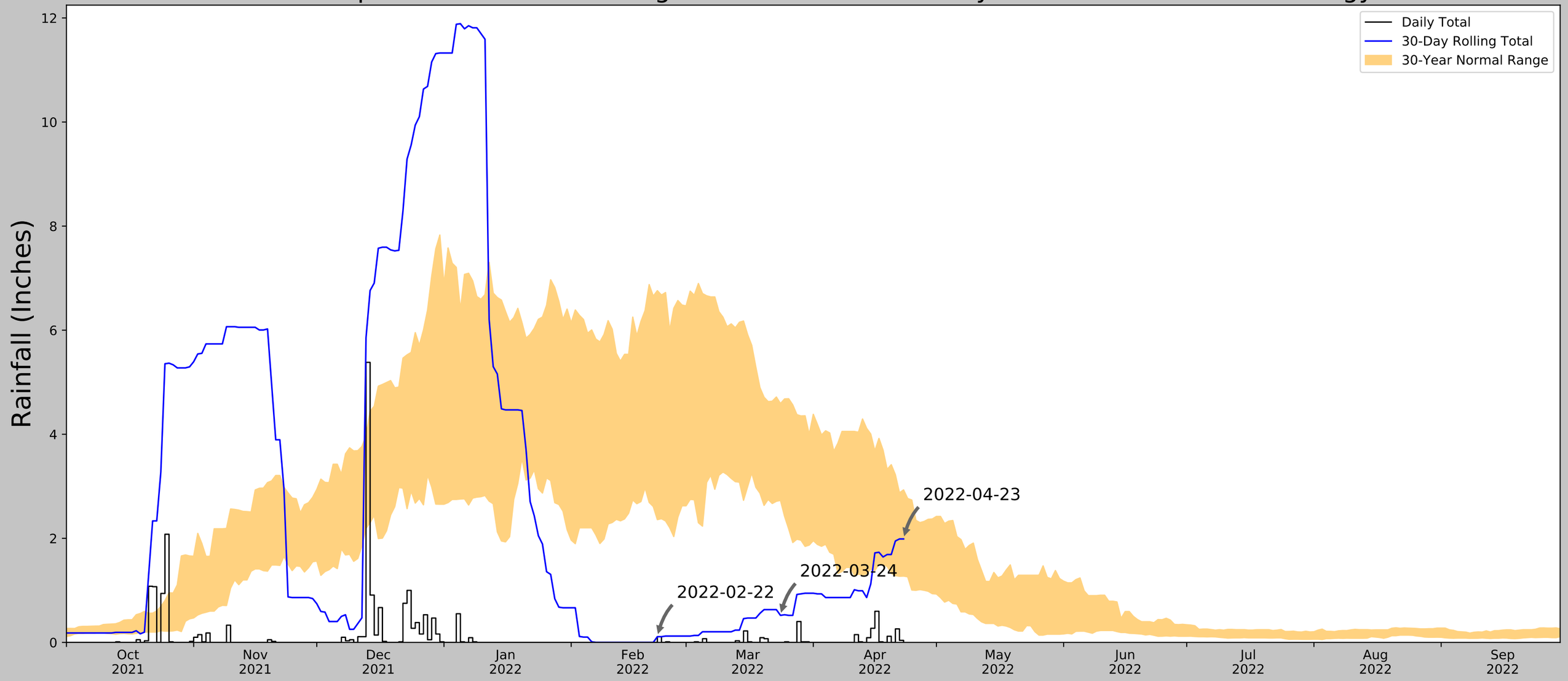
Scrub-shrub wetland in background. Photo taken on April 26, 2022, facing west.

APPENDIX E

ANTECEDENT PRECIPITATION TOOL ANALYSIS

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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	37.209120, -122.399980
Observation Date	2022-04-23
Elevation (ft)	122.64
Drought Index (PDSI)	Severe drought (2022-03)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2022-04-23	1.274803	2.931496	1.988189	Normal	2	3	6
2022-03-24	2.729134	4.590158	0.519685	Dry	1	2	2
2022-02-22	2.359055	6.759843	0.110236	Dry	1	1	1
Result							Drier than Normal - 9

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days (Normal)	Days (Antecedent)
HALF MOON BAY	37.4725, -122.4433	26.903	18.353	95.737	10.016	10555	87
SAN GREGORIO 2 SE	37.3117, -122.3617	274.934	7.394	152.294	4.453	766	0
DAVENPORT 3.1 NW	37.0436, -122.2293	46.916	14.805	75.724	7.784	2	0
HALF MOON BAY 1.0 S	37.455, -122.4383	64.961	17.119	57.679	8.691	20	2
HALF MOON BAY 0.5 SSW	37.463, -122.4408	54.134	17.684	68.506	9.169	9	1
MOUNTAIN VIEW 1.2 S	37.3848, -122.0752	108.924	21.587	13.716	10.01	1	0

BIOLOGICAL RESOURCES TECHNICAL REPORT

YOUNGER PROPERTY

PESCADERO, SAN MATEO, CALIFORNIA



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ENVIRONMENTAL CONSULTANTS

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LIST OF ACRONYMS

APT	Antecedent Precipitation Tool
BCC	USFWS Birds of Conservation Concern
BGEPA	Bald and Golden Eagle Protection Act
BIOS	Biogeographic Information and Observation System
BRA	Biological Resources Assessment
CCC	California Coastal Commission
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CFGC	California Fish and Game Code
CFP	California Fully Protected Species
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPPA	California Native Plant Protection Act
CNPS	California Native Plant Society
Corps	U.S. Army Corps of Engineers
County	County of San Mateo
CRLF	California Red-legged Frog
CRPR	California Rare Plant Rank
CWA	Clean Water Act
EFH	Essential Fish Habitat
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
ESA	Federal Endangered Species Act
LCP	Local Coastal Program (San Mateo County)
Magnuson-Stevens Act	Magnuson-Stevens Fishery Conservation & Management
MBTA	Migratory Bird Treaty Act
NMFS	National Marine Fisheries Service
NOAA	National Oceanic and Atmospheric Administration
NRCS	Natural Resource Conservation Service
NWI	National Wetland Inventory
NWPL	National Wetland Plant List
OHWM	Ordinary High Water Mark
PDSI	Palmer Drought Severity Index
RWQCB	Regional Water Quality Control Board
SFGS	San Francisco Garter Snake
SSC	Species of Special Concern
SWRCB	State Water Resource Control Board
TOB	Top of Bank
USDA	U.S. Department of Agriculture

USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WBWG	Western Bat Working Group
WRA	WRA, Inc.
WRCC	Western Regional Climate Center

1.0 INTRODUCTION

On April 26, 2022, WRA, Inc. conducted a biological resource assessment of the Younger property (Study Area) located in the unincorporated community of Pescadero, in San Mateo County, California (Figure 1). The Study Area is comprised of Assessor Parcel Numbers [APNs] 087-250-140, 087-250-150, and 087-250-160. This Biological Resources Technical Report evaluates existing biological resources, potential impacts, and mitigation measures (if required) for installing a well to support the potential future development of a single-family residence.

1.1 Overview and Purpose

This report provides an assessment of biological resources within the Study Area and the immediate vicinity. The assessment included a biological resources assessment in addition to a rare plant survey. A wetland delineation was conducted concurrently with the biological assessment and detailed information relating to the wetland delineation is included in a separate report. The purpose of the assessment was to identify, describe, and map any sensitive habitats, including riparian, wetland, and stream areas, or other Environmental Sensitive Habitat Areas (ESHAs); and "rare, threatened, or endangered" species, which may occur in the Study Area. WRA performed the biological resources assessment in accordance with the San Mateo County (County) Midcoast Local Coastal Program (LCP), including Sections 7.1-7.19. This report contains an evaluation of potential impacts to special-status species or ESHAs that may occur as a result of the proposed project and potential mitigation measures to compensate for those impacts to support a California Environmental Quality Act (CEQA) evaluation. If the project has the potential to result in significant impacts to these biological resources, measures to avoid, minimize, or mitigate for those significant impacts are described.

A biological resources assessment provides general information on the presence, or potential presence, of sensitive species and habitats. Additional focused surveys may be required to support endangered species consultation, regulatory permit applications, or to implement preconstruction impact avoidance measures included in this report. This assessment is based on information available at the time of the study and on-site conditions that were observed on the dates the site was visited. Conclusions are based on currently available information used in combination with the professional judgement of the biologists completing this study.

1.2 Project Description

While no formal project has been proposed at this time, this report will be submitted to the County along with applications for a Coastal Development Permit for domestic well construction to determine if the property contains sufficient water to supply a single-family residence. A map of proposed well sites is provided as Figure 7.

1.3 Summary of Results

The Study Area (6.52 acres) is located in a rural residential area on the western side of Highway 1, bordering the Pacific Ocean. The dominant land cover types are northern coastal scrub and coastal bluff scrub, both non-sensitive land cover types. The other non-sensitive land cover type includes a stand of planted and naturalized Monterey cypress trees. The Study Area contains sensitive habitats including wetlands and sea cliffs.

Two wetlands occur on site, seasonal wetland (0.29 acres) and scrub shrub wetland (0.62 acres). The potential project location is intentionally sited to avoid on-site seasonal wetlands, which are potentially jurisdictional by U.S. Army Corps of Engineers and Regional Water Quality Control Board and regulated by the California Coastal Commission (CCC). A combination of avoidance and preservation is recommended to ensure consistency with the LCP policies and state and federal regulations.

The sea cliffs land cover type area encompasses 0.47 acres of the Study Area and incorporates the unvegetated cliffs down to the Pacific Ocean. Sea cliffs are under CCC/LCP jurisdiction. The Study Area is intentionally sited to avoid sea cliffs and mitigation measures and best management practices have been developed and provided herein to avoid impacts to this land cover type.

Ten special-status plant species have the potential to occur within the Study Area. A protocol-level rare plant survey conducted on April 26, 2022, documented two special-status plants: Harlequin lotus (*Hosackia gracilis*, CRPR 4.2) and Choris' popcornflower (*Plagiobothrys chorisianus* var. *chorisianus*, CRPR 1B). Both populations of plants have been mapped and impacts to the species will be less than significant with the combination of avoidance and mitigation measures.

One special-status wildlife species has a moderate potential to occur within the Study Area, San Francisco common yellowthroat (*Geothlypis trichas sinuosa*), as well as non-status birds with baseline legal protections, have the potential to occur in the Study Area. Mitigation measures and best management practices have been developed and provided herein to avoid impacts to these species.

TABLE 1. Summary of Biological Resources Evaluation

CEQA Assessment Category[1] IV. -Biological Resources	Biological Resources Considered	Relevant Laws and Regulations	Responsible Regulatory Agency	Summary of Findings & Report Section[2]
Question A. Special-status species	Special-status Plants Special-status Wildlife Designated Critical Habitat	Federal Endangered Species Act California Endangered Species Act California Native Plant Protection Act Migratory Bird Treaty Act	U.S. Fish and Wildlife Service National Marine Fisheries Service California Department of Fish and Wildlife	Mitigation measures are recommended to reduce potential impacts to a level that is less than significant. **See Section 7.0 for more information**
Question B. Sensitive natural communities & riparian habitat	Sensitive Natural Communities Streams, Lakes, & Riparian Habitat	California Fish and Game Code Porter-Cologne Act Clean Water Act	California Department of Fish and Wildlife State Water Resources Control Board Regional Water Quality Control Board	Mitigation measures are recommended to reduce potential impacts to a level that is less than significant. **See Section 7.0 for more information**
Question C. State and federally protected wetlands	Wetlands Unvegetated Waters	Clean Water Act Sections 404/401 Porter Cologne Act	U.S. Army Corps of Engineers U.S. Environmental Protection Agency State Water Resources Control Board Regional Water Quality Control Board	Mitigation measures are recommended to reduce potential impacts to a level that is less than significant. **See Section 7.0 for more information**
Question D. Fish & wildlife corridors	Essential Fish Habitat Wildlife Corridors	California Fish and Game Code Magnuson-Stevens Fishery Conservation & Management Act	California Department of Fish and Wildlife National Marine Fisheries Service	No impact. **See Section 7.0 for more information**
Question E. Local policies	Coastal Zone Resources Protected Trees	Local Tree Ordinance San Mateo County LCP (e.g., Stream & Wetland	San Mateo County California Coastal Commission San Mateo County	Mitigation measures are recommended to reduce potential impacts to a level

[1] CEQA Questions have been summarized here; see Section 6.2 for details.

[2] As given in this report; see Section 5.0 subheadings

CEQA Assessment Category[1] IV. -Biological Resources	Biological Resources Considered	Relevant Laws and Regulations	Responsible Regulatory Agency	Summary of Findings & Report Section[2]
		Setbacks) Local ordinances		that is less than significant. **See Section 7.0 for more information**
Question F. Local, state, federal conservation plans	Habitat Conservation Plans Natural Community Conservation Plans	Federal Endangered Species Act Natural Community Conservation Planning Act	U.S. Fish and Wildlife Service California Department of Fish and Wildlife	No impact. **See Section 7.0 for more information**

2.0 REGULATORY BACKGROUND

The following sections explain the regulatory context of the biological assessment, including applicable laws and regulations that were applied to the field investigations and analysis of potential project impacts. Table 1 shows the correlation between these regulations and each Biological Resources question in the Environmental Checklist Form (Appendix G) of the CEQA guidelines.

2.1 Federal and State Regulatory Setting

2.1.1 Aquatic Resources and Sensitive Communities

CEQA provides protections for particular vegetation types defined as sensitive by the California Department of Fish and Game (CDFW), and aquatic communities protected by laws and regulations administered by the U.S Army Corps of Engineers (Corps), State Water Resources Control Board (SWRCB), and Regional Water Quality Control Boards (RWQCB). Additionally, local laws and policies that apply to Environmentally Sensitive Habitat Areas (ESHAs) and project activities in the coastal zone, are enacted by the California Coastal Commission (CCC) and the San Mateo Local Coastal Plan (LCP). The laws and regulations that provide protection for these resources are summarized below.

Waters of the United States, Including Wetlands: The Corps regulates "Waters of the United States" under Section 404 of the Clean Water Act (CWA). Waters of the United States are defined in the Code of Federal Regulations (CFR) as including the territorial seas, and waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, such as tributaries, lakes and ponds, impoundments of waters of the U.S., and wetlands that are hydrologically connected with these navigable features (33 CFR 328.3). Potential wetland areas, according to the three criteria used to delineate wetlands as defined in the *U.S. Army Corps of Engineers Wetlands Delineation Manual* (Corps Manual; Environmental Laboratory 1987), are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. Unvegetated waters including lakes, rivers, and streams may also be subject to Section 404 jurisdiction and are characterized by an ordinary high water mark (OHWM) identified based on field indicators such as the lack of vegetation, sorting of sediments, and other indicators of flowing or standing water. The placement of fill material into Waters of the United States generally requires a permit from the Corps under Section 404 of the CWA.

The Corps also regulates construction in navigable waterways of the U.S. through Section 10 of the Rivers and Harbors Act (RHA) of 1899 (33 USC 403). Section 10 of the RHA requires Corps approval and a permit for excavation or fill, or alteration or modification of the course, location, condition, or capacity of, any port, roadstead, haven, harbor, canal, lake, harbor or refuge, or enclosure within the limits of any breakwater, or of the channel of any navigable water of the United States. Section 10 requirements apply only to navigable waters themselves, and are not applicable to tributaries, adjacent wetlands, and similar aquatic features not capable of supporting interstate commerce.

Waters of the State, Including Wetlands: The term "Waters of the State" is defined by the Porter-Cologne Act as "any surface water or groundwater, including saline waters, within the boundaries of the state." The SWRCB and nine RWQCB protect waters within this broad regulatory scope through many different regulatory programs. Waters of the State in the context of a CEQA Biological Resources evaluation include wetlands and other surface waters protected by the *State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* (SWRCB 2019). The SWRCB and RWQCB issue permits for the discharge of fill material into surface waters through the State Water Quality Certification

Program, which fulfills requirements of Section 401 of the CWA and the Porter-Cologne Water Quality Control Act. Projects that require a Clean Water Act permit are also required to obtain a Water Quality Certification. If a project does not require a federal permit but does involve discharge of dredge or fill material into surface waters of the State, the SWRCB and RWQCB may issue a permit in the form of Waste Discharge Requirements.

Section 30121 of the Coastal Act: The California Coastal Commission (CCC)/LCP regulates the diking, filling, or dredging of wetlands within the coastal zone. Section 30121 of the Coastal Act defines "wetlands" as land "which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens." The 1981 CCC Statewide Interpretive Guidelines state that hydric soils and hydrophytic vegetation "are useful indicators of wetland conditions," but the presence or absence of hydric soils and/or hydrophytes alone are not necessarily determinative when the CCC identifies wetlands under the Coastal Act.

Sections 1600-1616 of California Fish and Game Code: Streams and lakes, as habitat for fish and wildlife species, are regulated by CDFW under Sections 1600-1616 of California Fish and Game Code (CFGC). Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term "stream," which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life [including] watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (14 CCR 1.72). The term "stream" can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife (CDFG 1994). Riparian vegetation has been defined as "vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself" (CDFG 1994). Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFW.

Sensitive Natural Communities: Sensitive natural communities include habitats that fulfill special functions or have special values. Natural communities considered sensitive are those identified in local or regional plans, policies, regulations, or by the CDFW. CDFW ranks sensitive communities as "threatened" or "very threatened" (CDFW 2021a) and keeps records of their occurrences in its California Natural Diversity Database (CNDDB; CDFW 2021b). Vegetation alliances are ranked 1 through 5 in the CNDDB based on NatureServe's (2022) methodology, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. Impacts to sensitive natural communities identified in local or regional plans, policies, or regulations or those identified by the CDFW or U.S. Fish and Wildlife Service (USFWS) must be considered and evaluated under CEQA (CCR Title 14, Div. 6, Chap. 3, Appendix G). In addition, this general class includes oak woodlands that are protected by local ordinances under the Oak Woodlands Protection Act and Section 21083.4 of California Public Resources Code.

Environmentally Sensitive Habitat Areas: The California Coastal Act Section 30107.5 defines ESHAs as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." Coastal Act Section 30240 protects ESHAs from "significant disruption of habitat values," limits allowable land uses within ESHAs, and requires adjacent uses to be designed to be compatible with habitat benefits provided by ESHAs. The Coastal Act includes wetlands as ESHAs but does not specifically define every vegetation community defined as an ESHA. Instead, the California Coastal Commission (CCC) often delegates the responsibility for administering the California Coastal Act to local

municipalities through the approval of Local Coastal Programs (LCPs). Many LCPs provide more specific lists of communities that are considered ESHAs. More information about ESHAs defined by the local San Mateo County LCP is provided in Section 2.2 below.

2.1.2 Special-status Species

Endangered and Threatened Plants, Fish, and Wildlife. Specific species of plants, fish, and wildlife species may be designated as threatened or endangered by the federal Endangered Species Act (ESA), or the California Endangered Species Act (CESA). Specific protections and permitting mechanisms for these species differ under each of these acts, and a species' designation under one law does not automatically provide protection under the other.

The ESA (16 USC 1531 et seq.) is implemented by the USFWS and the National Marine Fisheries Service (NMFS). The USFWS and NMFS maintain lists of endangered and threatened plant and animal species (referred to as "listed species"). "Proposed" or "candidate" species are those that are being considered for listing, and are not protected until they are formally listed as threatened or endangered. Under the ESA, authorization must be obtained from the USFWS or NMFS prior to take of any listed species. "Take" under the ESA is defined as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Take under the ESA includes direct injury or mortality to individuals, disruptions in normal behavioral patterns resulting from factors such as noise and visual disturbance, and impacts to habitat for listed species. Actions that may result in take of an ESA-listed species may obtain a permit under ESA Section 10, or via the interagency consultation described in ESA Section 7. Federally listed plant species are only protected when take occurs on federal land.

The ESA also provides for designation of critical habitat, which are specific geographic areas containing physical or biological features "essential to the conservation of the species". Protections afforded to designated critical habitat apply only to actions that are funded, permitted, or carried out by federal agencies. Critical habitat designations do not affect activities by private landowners if there is no other federal agency involvement.

The CESA (CFGC 2050 et seq.) prohibits a take of any plant and animal species that the CFGC determines to be an endangered or threatened species in California. CESA regulations include take protection for threatened and endangered plants on private lands, as well as extending this protection to candidate species which are proposed for listing as threatened or endangered under CESA. The definition of a "take" under CESA ("hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") only applies to direct impact to individuals, and does not extend to habitat impacts or harassment. CDFW may issue an Incidental Take Permit under CESA to authorize take if it is incidental to otherwise lawful activity and if specific criteria are met. Take of these species is also authorized if the geographic area is covered by a Natural Community Conservation Plan (NCCP), as long as the NCCP covers that activity.

Fully Protected Species and Designated Rare Plant Species. This category includes specific plant and wildlife species that are designated in the CFGC as protected even if not listed under CESA or ESA. Fully Protected Species includes specific lists of birds, mammals, reptiles, amphibians, and fish designated in CFGC. Fully protected species may not be taken or possessed at any time. No licenses or permits may be issued for take of fully protected species, except for necessary scientific research and conservation purposes. The definition of "take" is the same under the California Fish and Game Code and the CESA. By law, CDFW may not issue an Incidental Take Permit for Fully Protected Species. Under the California Native Plant Protection Act (NPPA), CDFW has listed 64 "rare" or "endangered" plant species, and

prevents "take", with few exceptions, of these species. CDFW may authorize take of species protected by the NPPA through the Incidental Take Permit process, or under a NCCP.

Special Protections for Nesting Birds and Bats. The federal Bald and Golden Eagle Protection Act provides relatively broad protections to both of North America's eagle species (bald eagle [*Haliaeetus leucocephalus*] and golden eagle [*Aquila chrysaetos*)] that in some regards are similar to those provided by the ESA. In addition to regulations for special-status species, most native birds in the United States, including non-status species, have baseline legal protections under the Migratory Bird Treaty Act of 1918 and CFGC, i.e., sections 3503, 3503.5 and 3513. Under these laws/codes, the intentional harm or collection of adult birds as well as the intentional collection or destruction of active nests, eggs, and young is illegal. For bat species, the Western Bat Working Group (WBWG) designates conservation status for species of bats, and those with a high or medium-high priority are typically given special consideration under CEQA.

Species of Special Concern, Movement Corridors, and Other Special-status Species under CEQA. To address additional species protections afforded under CEQA, CDFW has developed a list of special species as "a general term that refers to all of the taxa the CNDDB is interested in tracking, regardless of their legal or protection status." This list includes lists developed by other organizations, including for example, the Audubon Watch List Species, the Bureau of Land Management Sensitive Species, and USFWS Birds of Special Concern. Plant species on the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (Inventory) with California Rare Plant Ranks (Rank) of 1 and 2, as well as some with a Rank of 3, are also considered special-status plant species and must be considered under CEQA. Some Rank 3 species and all Rank 4 species are typically only afforded protection under CEQA when such species are particularly unique to the locale (e.g., range limit, low abundance/low frequency, limited habitat) or are otherwise considered locally rare. Movement and migratory corridors for native wildlife (including aquatic corridors) as well as wildlife nursery sites are given special consideration under CEQA.

2.2 Local Plans and Policies

San Mateo County Local Coastal Program (LCP)

The San Mateo County LCP (San Mateo County 2013) identifies ESHAs to include, but is not limited to, "riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species." Further, the County LCP defines sensitive habitats as:

> *…any area which meets one of the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes.*
>
> County LCP (2013), Policy 7.1

For the purposes of this report, WRA has taken into consideration any areas that may meet the definition of any ESHA defined by the San Mateo County LCP.

In areas defined as wetlands, buffer zones must be established according to the following guidelines:

Buffer zones shall extend a minimum of 100 feet landward from the outermost line of wetland vegetation. This setback may be reduced to no less than 50 feet only where: (1) no alternative development site or design is possible; and (2) adequacy of the alternative setback to protect wetland resources is conclusively demonstrated by a professional biologist to the satisfaction of the County and the State Department of Fish and Game. A larger setback shall be required as necessary to maintain the functional capacity of the wetland ecosystem.

County LCP (2013), Policy 7.18

Additionally, the County LCP defines Riparian Corridors as a sensitive habitat, where riparian corridors are defined as:

…the "limit of riparian vegetation" (i.e., a line determined by the association of plant and animal species normally found near streams, lakes and other bodies of freshwater: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder). Such a corridor must contain at least a 50% cover of some combination of the plants listed.

County LCP (2013), Policy 7.7

This County LCP further clarifies in Policy 7.8, that riparian corridors be established for all perennial and intermittent streams, lakes, and other bodies of freshwater in the Coastal Zone. Guidelines for establishing buffer zones are described as:

a. *On both sides of riparian corridors, from the "limit of riparian vegetation" extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams.*
b. *Where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams.*
c. *Along lakes, ponds, and other wet areas, extend buffer zones 100 feet from the high water point except for manmade ponds and reservoirs used for agricultural purposes for which no buffer zone is designated.*

County LCP (2013), Policy 7.11

The County LCP defines sea cliffs or coastal bluffs (below) and restricts development in those areas:

"*The area of demonstration of stability includes the base, face, and top of all bluffs and cliffs. The extent of the bluff top considered should include the area between the face of the bluff and a line described on the bluff top by the intersection of a plane inclined at a 20º angle from the horizontal passing through the toe of the bluff or cliff, or 50 feet inland from the edge of the cliff or bluff, whichever is greater*"

"*Permit bluff and cliff top development only if design and setback provisions are adequate to assure stability and structural integrity for the expected economic life span of the development (at least 50 years) and if the development (including storm runoff, foot traffic, grading, irrigation, and septic tanks) will neither create nor contribute significantly to erosion problems or geologic instability of the site or surrounding area".*

County LCP (2013), Hazards Component

The LCP considers The CCC's requirement for Coastal Development Permits (CDP) for new development involving wells within the coastal zone:

> "*Approval of any new private well or development that relies on a new private well may only be considered if a connection to the public water supply is not available. In such instances, the applicant for the development must obtain a coastal development permit (CDP) for a test well, and document compliance with all Environmental Health standards and requirements for the proposed use of the well, prior to submitting a CDP application for the development. The CDP application for the development shall include a report prepared by a California Registered Geologist or Registered Civil Engineer which demonstrates, to the satisfaction of the Environmental Health Director and the Community Development Director, that:*
>
> *i. The yield of the well meets the Standards for Adequate Water as described in the County Well Ordinance and will be adequate to meet the needs of the development for the design life of the development;*
>
> *ii. The water quality meets safe drinking water standards, or will meet such standards with treatment;*
>
> *iii. The well will be sited, designed, and operated in a manner that avoids contamination from any potential pollutant sources; and iv. Operation of the well will, at the level contemplated for the development, avoid individual or cumulative adverse impacts to other wells, or to biological resources including streams, riparian habitats, and wetlands*.".
>
> County LCP (2013), Section 1.19

The LCP lists one sensitive species known to occur near the Study Area: San Francisco garter snake (*Thamnophis sirtalis tetrataenia*; SFGS). Section 7.36 of the LCP states the County will:

> "a. Prevent any development where there is known to be a riparian or wetland location for the San Francisco garter snake with the following exceptions: (1) existing manmade impoundments smaller than one-half acre in surface, and (2) existing manmade impoundments greater than one-half acre in surface providing mitigation measures are taken to prevent disruption of no more than one half of the snake's known habitat in that location in accordance with recommendations from the State Department of Fish and Game.
>
> b. Require developers to make sufficiently detailed analyses of any construction which could impair the potential or existing migration routes of the San Francisco garter snake. Such analyses will determine appropriate mitigation measures to be taken to provide for appropriate migration corridors."

3.0 ASSESSMENT METHODOLOGY

On April 26, 2022, WRA, Inc. (WRA) biologists visited the Study Area to map vegetation, aquatic communities, unvegetated land cover types, document plant and wildlife species present, and evaluate on-site habitat for the potential to support special-status species as defined by CEQA. Prior to the site visit, WRA biologists reviewed literature resources and performed database searches to assess the potential for sensitive biological communities (e.g., wetlands) and special-status species (e.g., endangered plants), including:

- Web Soil Survey, California (USDA 2022)
- Contemporary aerial photographs (Google Earth 2022)
- Historical aerial photographs (NETR 2022)
- National Wetlands Inventory (USFWS 2022a)
- CNDDB (CDFW 2022b)
- CNPS Inventory (CNPS 2022a)
- Consortium of California Herbaria (CCH1 2022, CCH2 2022)
- USFWS List of Federal Endangered and Threatened Species (USFWS 2022b)
- eBird Online Database (eBird 2018)
- CDFW Publication, California Bird Species of Special Concern in California (Shuford and Gardali 2008)
- CDFW and University of California Press publication California Amphibian and Reptile Species of Special Concern (Thomson et al. 2016)
- A Field Guide to Western Reptiles and Amphibians (Stebbins 2003)
- A Manual of California Vegetation, Online Edition (CNPS 2022b)
- Preliminary Descriptions of the Terrestrial Natural Communities (Holland 1986)
- Database searches (i.e., CNDDB, CNPS) for special-status species focused on the Davenport, Ano Nuevo, Big Basin, and Franklin Point USGS 7.5-minute quadrangles.

Following the remote assessment, WRA biologists completed a field review to document: (1) land cover types (e.g., terrestrial communities, aquatic resources), (2) existing conditions and to determine if such provide suitable habitat for any special-status plant or wildlife species, (3) if and what type of aquatic natural communities (e.g., wetlands) are present, and (4) if special-status species are present.

3.1 Biological Communities

During the site visit, WRA evaluated the species composition and area occupied by distinct vegetation communities, aquatic communities, and other land cover types. Mapping of these classifications utilized a combination of aerial imagery and ground surveys. In most instances, communities are characterized and mapped based on distinct shifts in plant assemblage (vegetation) and follow the Preliminary Descriptions of the *Terrestrial Natural Communities of California* (Holland 1986) and *A Manual of California Vegetation, Online Edition* (CNPS 2022b). These resources cannot anticipate every component of every potential vegetation assemblage in California, and so in some cases, it is necessary to identify other appropriate vegetative classifications based on best professional judgment of WRA biologists. When undescribed variants are used, it is noted in the description. Vegetation alliances (natural communities) with a CDFW Rank of 1 through 3 (globally critically imperiled [S1/G1], imperiled [S2/G2], or vulnerable [S3/G3]) (CDFW 2022a), were evaluated as sensitive as part of this evaluation.

3.2 Sensitive Communities

The Study Area was evaluated for the presence of other sensitive biological communities, including and sensitive plant communities recognized by CDFW or ESHAs under the San Mateo LCP Policies Sections 7.1-7.14. Prior to the site visit, aerial photographs, local soil maps, *A Manual of California Vegetation* (Sawyer et al. 2009), and the LCP were reviewed to assess the potential for sensitive biological communities to occur in the Study Area.

3.3 Aquatic Resources Delineation

The Study Area was reviewed for the presence of wetlands and other aquatic resources regulated by the Corps, RWQCB, and CCC/LCP according to the methods described in the Corps Manual (Environmental Laboratory 1987), the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West/Western Mountains and Valleys Region*. Areas meeting these indicators were mapped as aquatic resources and categorized using the vegetation community classification methods described above. The boundaries of areas regulated by the Corps and CCC/LCP are often not the same due to the differing goals of the respective regulatory programs and because these agencies use different definitions for determining the extent of wetland areas. For example, the Corps requires that positive indicators for the presence of wetland hydrology, hydric soils, and a predominance of hydrophytic vegetation be present for an area to meet the Corps' wetland definition. The CCC does not necessarily require that all three wetland indicators (wetland hydrology, hydric soils, and a predominance of hydrophytic vegetation) be present for an area to be determined to by a "wetland"; rather, the presence of hydric soils in the absence of a predominance of hydrophytes (or vice versa) could be sufficient for a positive wetland determination. The detailed results of the wetland delineation will be included in a separate report.

3.4 Special-status Species Habitat Assessment

WRA plant and wildlife biologists conducted the habitat assessment on the entirety of the Study Area to determine whether habitats containing or supporting rare, endangered, or unique species are present. Potential occurrences of special-status species in the Study Area were evaluated by first determining which special-status species occur in the vicinity of the Study Area through a literature and database review, described above. Presence of suitable habitat for special-status species was evaluated during the April 26, 2022, site visit based on physical and biological conditions of the site as well as the professional expertise of the investigating biologists. The potential for each special-status species to occur in the Study Area was then determined according to the following criteria:

- **No Potential.** Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).

- **Unlikely.** Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.

- **Moderate Potential.** Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.

- **High Potential.** All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.

- **Present.** Species is observed on the site or has been recorded (i.e., CNDDB, other reports) on the site in the recent past.

The site assessment was intended to identify the presence or absence of suitable habitat for each special-status species known to occur in the vicinity in order to determine its potential to occur in the Study Area. Appendix C presents the evaluation of potential for occurrence of each special-status plant and wildlife species known to occur in the vicinity of the Study Area with their habitat requirements, potential for occurrence, and rationale for the classification based on criteria listed above. The BRTR does not constitute a protocol-level wildlife survey and was not intended to determine the actual presence or absence of a wildlife species; however, if a special-status wildlife species was observed during the site visit, its presence was recorded and discussed. A protocol-level special-status plant species survey (rare plant survey) was conducted on April 26, 2022, during the blooming period for all species with a moderate or high potential to occur within the Study Area. A Rare Plant Survey Report with field methods and results will be submitted to support this BRTR; and is discussed in more detail in Section 3.5. If a special-status plant species was observed during the site visit, its presence was recorded and discussed below in Section 5.2.

3.5 Protocol-level Rare Plant Survey

A floristic, protocol-level rare plant survey was conducted concurrent with the April 2022 site assessment. The surveys followed the protocol for rare plant surveys described by CNPS (2001) and CDFW (2018). The timing of the survey corresponded to peak blooming or fruiting periods for observing and accurately identifying plant species in western San Mateo County, including all of the special-status plant species with the potential to occur in the Study Area. The field survey was conducted by two botanists familiar with the flora of seasonal wetlands and coastal scrub habitats of San Mateo County.

3.6 Wildlife Corridors and Native Wildlife Nursery Sites

To account for potential impacts to wildlife movement/migratory corridors, biologists reviewed maps from the California Essential Connectivity Project (CalTrans 2010), and habitat connectivity data available through the CDFW Biogeographic Information and Observation System (BIOS; CDFW 2021). Additionally, aerial imagery (Google 2022) for the local area was referenced to assess if local core habitat areas were present within, or connected to the Study Area. This assessment was refined based on observations of on-site physical and/or biological conditions, including topographic and vegetative factors that can facilitate wildlife movement, as well as on-site and off-site barriers to connectivity.

The potential presence of native wildlife nursery sites is evaluated as part of the site visit and discussion of individual wildlife species below. Examples of native wildlife nursery sites include nesting sites for native bird species (particularly colonial nesting sites), marine mammal pupping sites, and colonial roosting sites for other species (such as for monarch butterfly [*Danaus plexippus*]).

4.0 ECOLOGICAL SETTING

The approximately 6.5-acre Study Area is located in the unincorporated community of Pescadero in San Mateo County, California. The Study Area is west of Highway 1, bordering the sea cliffs overlooking the Pacific Ocean. The bordering land use includes rural private residences, open land, and State-owned and operated public beach access. The Study Area includes the entire property; additional details of the local setting are below.

4.1 Soils and Topography

The overall topography of the Study Area is relatively flat, sloping slightly west with elevations ranging from approximately 40 to 73 feet above sea level. The Study Area includes steep sea cliffs, which change in elevation from 40 to 1.5 feet above sea level in as short as 30 lateral feet. According to the *Web Soil Survey* (USDA 2022), the Study Area is underlain by three soil mapping units: Elkhorn sandy loam, moderately steep, eroded (EhD2), Elkhorn sandy loam, thick surface, gently sloping (EtB), and terrace escarpments (Ta). Soils within the Study Area are shown in Appendix A – Figure 3 and Figure 3A. The parent soil series of all the Study Area's mapping units are summarized below.

Elkhorn series: This series consists of deep, well drained soils that formed in material weathered from alluvium from mixed rock sources. Elkhorn soils are on coastal terraces and have slopes of 2 to 50 percent. The mean annual precipitation is about 18 inches and the mean annual air temperature is about 58 degrees Fahrenheit (USDA 2003).

Elkhorn sandy loam soil type falls under Capability Unit IIs-3, according to the U.S. Department of Agriculture (USDA) Soil Conservation Service Land Use Capability Classification. The Capability Classification of Elkhorn sandy loam defines the soil as suited to a fairly wide range of crops, but their depth is unfavorable for some deep-rooted plants (WRA 2022). Soils with a Capability Classification of Class I or Class II fall under the definition of Prime Agricultural Lands according to the LCP. Parcels which contain land/ soils suitable for agriculture must be designated as agriculture on the LCP Land Use Plan Map. Permitted uses of prime agricultural land includes the cultivation of foods, fiber, flowers, grazing growing, or pasturing of livestock, etc. The LCP conditionally permits the development of single-family residences on prime agricultural land. The development of a single-family residence on land designated as agriculture requires the conversion of prime agricultural land to a conditionally permitted use and must demonstrate:

1. That no alternative site exists for the use
2. Clearly defined buffer areas are provided between agricultural and non-agricultural uses
3. The productivity of any adjacent agricultural land will not be diminished
4. Public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality

4.2 Climate and Hydrology

The Study Area is located in the unincorporated community of Pescadero in San Mateo County, California. The average monthly maximum temperature in the area is 64.6 degrees Fahrenheit, while the average monthly minimum temperature is 44.5 degrees Fahrenheit. Predominantly, precipitation falls as rainfall

between November and March with an annual average precipitation of 29.42 inches (WRCC 2022). The Antecedent Precipitation Tool (APT), developed by the US Army Corps, assists in supporting "decisions as to whether field data collection and other site-specific observations occurred under normal climatic conditions". At the time of the site visit, the area was experiencing drier than normal conditions and a Palmer Drought Severity Index (PDSI) classification of severe drought.

The local watershed is Gazos Creek-Frontal Ano Nuevo Bay (HUC 12: 180500060303) and the regional watershed is San Francisco Coastal South (HUC 8: 18050006). The Study Area is located in the central portion of the Gazos Creek-Frontal Ano Nuevo Bay watershed. There are no blue-line streams in the Study Area (NWI 2022). However, because the Study Area is directly adjacent to the Pacific Ocean, the beach, exposed during the low tides is categorized as M2RSN: regularly flooded, high energy coastlines characterized by large boulders or bedrock. Additionally, the Pacific Ocean is classified as N1UBL: permanently flooded, open ocean deepwater habitat (NWI 2022). No other aquatic resources were mapped during the desktop review. Detailed descriptions of aquatic resources are provided in Section 5.1 below.

4.3 Land Use

The Study Area is a regularly mowed, undeveloped, rural parcel of land, adjacent to the Pacific Ocean. It is bordered by Highway 1 and open space to the east, the Pacific Ocean to the west, and rural residences to the north and south. Historical imagery shows the site was used for agricultural purposes during the 1950's (Google Earth 2022; NETR 2022). Agricultural rows/ crops were abandoned around the 1980's. Aerials show the Study Area has been regularly mowed since at least 2006 (Google Earth 2022). Detailed plant community descriptions are included in Section 5.1 below, and all observed plant species are included in Appendix B. Areas to the north and west of the Study Area are developed residential properties, and the property is bordered to the west by the Pacific Ocean and to the east by Highway 1/Cabrillo Highway and undeveloped open space.



Photo 1: Overview of the Study Area. 04/26/2022.

5.0 ASSESSMENT RESULTS

5.1 Biological Communities

Non-sensitive biological communities in the Study Area include planted Monterey cypress stands and coastal scrub. Three ESHAs occur within the Study Area: sea cliffs, scrub shrub wetland, and seasonal wetland. Descriptions for each biological community are contained in the following sections and are illustrated in Figure 4. Acreage summations for biological communities are detailed in Table 2.

TABLE 2. VEGETATION COMMUNITY AND LAND COVER TYPES

COMMUNITY/LAND COVER TYPES	SENSITIVE STATUS[3]	RARITY RANKING	ACRES WITHIN STUDY AREA
Biological Community			
Monterey cypress	Non-sensitive	N/A	0.33
Coastal Bluff Scrub	Non-sensitive	S5/G5	0.42
Northern Coastal Scrub	Non-sensitive	S5/G5	4.39
Sea Cliffs	Sensitive	N/A	0.47
Aquatic Resources			
Scrub shrub wetland	Sensitive	N/A	0.62
Seasonal wetland	Sensitive	N/A	0.29

5.1.1 Terrestrial Land Cover

Non-sensitive Land Cover Types

Monterey Cypress Stand. (No vegetation alliance). CDFW Rank: None.

Monterey cypress (*Hesperocyparis macrocarpa*) stands are found in headlands and sheltered areas near the coast in granitic-derived soils (CNPS 2022b). A stand of planted Monterey cypress is located on the northern boundary of the Study Area and separates the Study Area from the neighboring parcel. This stand is dominated by a canopy of Monterey cypress with a sparse understory. CNPS has protections for natural communities of Monterey cypress, however there are only two known native occurrences of Monterey cypress and they are located in Monterey County.



Photo 2: Monterey cypress in the background, northern coastal scrub in the foreground. 4/26/2022.

[3] Determination based on the *List of California Terrestrial Natural Communities* (CDFG 2010) and the *San Mateo County Local Coastal Program* (County 1998)

Northern Coastal Scrub (*Baccharis pilularis* Shrubland Alliance). CDFW Rank: S5/G5.
Coastal scrub communities are located extensively along the entire length of the California coastline. These communities are dominated by native shrubs tolerant of frequent and often high winds, salt spray, and extended cloud cover in summer months (Holland 1986). One vegetation alliance was documented within the northern coastal scrub in the Study Area: coyote brush (*Baccharis pilularis*) scrub (CNPS 2022b). Coyote brush scrub is a mixed community dominated by coyote brush and a mixture of native and non-native forbs. Within the Study Area, coyote brush was the dominant species with both poison oak (*Toxicodendron diversilobum*) and Pacific blackberry (*Rubus ursinus*) in the overstory. Other species in this community included soap plant (*Chlorogalum pomeridianum*), yarrow (*Achillea millefolium*), four seeded vetch (*Vicia tetrasperma*), and brome fescue (*Festuca bromoides*). The Study Area was recently mowed at the time of the site visit, resulting in disturbed habitat conditions as evidenced by an abundance of Bermuda buttercup (*Oxalis pes-caprae*) cover and overall reduction in cover of native plant species. Rush species including *Juncus patens* and *J. hesperius* were abundant, but their cover is representative of the mowed, un-natural conditions of the site and not indicative of wetland conditions. It is presumed if they site were left un-mowed, coyote brush would dominate and shade out the grasses, herbs, and forbs currently found within the area. A narrow, un-mowed strip on the south edge of the site, included in this biological community, is characterized by coyote brush and Pacific blackberry and also included multiple yellow bush lupine (*Lupinus arboreus*) individuals and common velvet grass (*Holcus lanatus*) in the understory.

Coastal Bluff Scrub (*Baccharis pilularis* Shrubland Alliance). CDFW Rank: S5/G5. Coastal bluff scrub is located in the interface between the sea cliffs and the mowed northern coastal scrub. Although it is part of the same vegetation alliance as northern coastal scrub, the composition of the community is significantly different. This community is un-mowed and characterized by a narrow band of generally short, dense vegetation. The dominate shrub is coyote brush mixed with an overstory of coastal bush lupine (*Lupinus arboreus*) and poison oak, with an understory of herbs including soap plant and Douglas iris (*Iris douglasiana*).

Sensitive Land Cover Types



Photo 3: Sea cliffs at the western boundary of the Study Area. 4/26/2022.

Sea Cliffs. (No Vegetation Alliance). CDFW Rank: None.
Sea cliffs occur along the western perimeter of the Study Area. As defined by the CCC/LCP, a sea cliff is a scarp or steep face of rock, weathered rock, sediment, or soil resulting from marine erosion, faulting, folding, or excavation of the land mass. The cliff or bluff may be simple planar or curved surface or it may be step-like in section. Sea Cliffs are subject to CCC/LCP jurisdiction as an ESHA.

5.1.2 Aquatic Resources

Scrub-Shrub Wetland. (No vegetation alliance). CDFW Rank: None.
Scrub-shrub wetland communities are dominated by woody vegetation less than twenty feet tall. They typically occur within or adjacent to stream channels, along seasonally flooded arroyos, or in depressional areas located close to ground water. Within the Study Area, this community occurs as a dense, wind-pruned willow (*Salix lasiolepis*, FACW) thicket in a depressional area along a coastal bluff near the southwestern boundary in the Study Area. This community may be regulated by CDFW jurisdiction as riparian vegetation and CCC/LCP jurisdiction as ESHA and a one-parameter wetland.

Seasonal Wetland. (No vegetation alliance). CDFW Rank: None.
The seasonal wetland within the Study Area intergrades closely with northern coastal scrub. Wetland-adapted plant species including softrush (*Juncus effusus,* FACW), common rush (*Juncus patens*, FACW), sedges (*Carex sp*.), hedge nettle (*Stachys ajugoides*, OBL), and occasional wax myrtle (*Morella californica,* FACW) occur on flat to slightly concave topography in association with upland (non-wetland) Northern coastal scrub species including coyote brush and soap plant. Due to the co-dominance of wetland and upland species, portions of this community may satisfy the dominance test for hydrophytic vegetation and meet the CCC/LCP's one-parameter wetland criteria. Areas where saturation was observed may also meet the Corps' three-parameter wetland criteria. A more accurate determination of seasonal wetlands will be concluded in the Wetland Delineation Report (WRA 2022) using the results of the formal delineation of the Study Area conducted on April 26, 2022. Seasonal wetlands are likely subject to the Corps and RWQCB jurisdiction as Waters of the U.S./State. Seasonal wetlands and any identified coastal seasonal wetlands are subject to CCC/LCP jurisdiction as an ESHA.

5.2 Special-status Species

5.2.1 Special-status Plants

Based upon a review of the resource databases listed in Section 3.0, 66 special-status plant species have been documented in the vicinity of the Study Area. Ten of these species were considered to have the potential to occur in the Study Area, and two were observed during field surveys. The remaining species documented from the greater vicinity are unlikely or have no potential to occur for one or more of the following:

- Hydrologic conditions (e.g., riverine) necessary to support the special-status plant species are not present in the Study Area;
- Edaphic (soil) conditions (e.g., serpentine, clay) necessary to support the special-status plant species are not present in the Study Area;
- Topographic conditions (e.g., montane) necessary to support the special-status plant species are not present in the Study Area;
- Associated natural communities (e.g., coniferous forest, woodlands, prairies, coastal dunes, meadows, vernal pools) necessary to support the special-status plant species are not present in the Study Area;
- The Study Area is geographically isolated (e.g., below elevation) from the documented range of the special-status plant species;
- Land use history and contemporary management (e.g., mowing) has degraded the localized habitat necessary to support the special-status plant species.

WRA biologists conducted a protocol-level rare plant survey on April 26, 2022, a period sufficiently timed to identify all special-status plant species with the potential to occur. Two special-status plants were identified in the Study Area during protocol-level surveys: Choris' popcornflower (*Plagiobothrys chorisianus* var. *chorisianus)*, CRPR 1B.2 and Harlequin lotus (*Hosackia gracilis*), CRPR 4. Detailed results of this survey can be found in the Rare Plant Report, to be submitted after this report.

Harlequin lotus (*Hosackia gracilis*). CRPR 4. Moderate Potential. Harlequin lotus is a perennial forb in the pea family (Fabaceae) that blooms from March to July. It typically occurs in wetlands or ditches in broadleaf upland forest, coastal bluff scrub, coastal scrub, closed-cone coniferous forest, cismontane woodland, coastal prairie, meadow and seep, marsh and swamp, North Coast coniferous forest, and valley and foothill grassland habitats at elevations ranging from 0 to 2,295 feet (CNPS 2022). Known associated species include coyote brush, little rattlesnake grass (*Briza minor*), blue-eyed grass (*Sisyrinchium bellum*), western rush (*Juncus occidentalis*), sky lupine (*Lupinus nanus*), big heron bill (*Erodium botrys*), scarlet pimpernel (*Lysimachia arvensis*), and common velvet grass (CCH1 2022). Figure 5 depicts the location of the individuals of harlequin lotus found within the Study Area.

Choris popcornflower (*Plagiobothrys chorisianus* var. *chorisianus*, CRPR 1B.2). Moderate Potential. Choris popcornflower is an annual herb in the borage family (Boraginaceae) that blooms March through June. It typically occurs in mesic niches within chaparral, coastal prairie, non-native grassland, and coastal scrub at elevations range 9 to 420 feet (CNPS 2022b). Known associated species include coast live oak, coyote bush, seaside daisy, common spikerush, bristly oxtongue, harlequin lotus, and Chilean rabbitsfoot grass (*Polypogon australis*). Choris popcorn flower is known from Alameda, Monterey, Santa Clara, Santa Cruz, San Francisco, San Mateo counties (CNPS 2022b). Figure 5 depicts the location of the populations of Choris' popcornflower found within the Study Area.

California Rare Plant Rank 1A, 1B, and 2 plants consist of individuals that may qualify for listing by state and federal agencies. As part of the CEQA process, such species should be fully considered, as they meet the definition of threatened or endangered under the NPPA and Sections 2062 and 2067 of the California Fish and Game Code. CRPR 3 and 4 species are considered to be plants about which more information is needed or are uncommon enough that their status should be regularly monitored. Such plants may be eligible or may become eligible for state listing, and CNPS and CDFW recommend that these species be evaluated for consideration during the preparation of CEQA documents (CNPS 2001).

5.2.2 Special-status Wildlife

Of the 25 special-status wildlife species documented in the vicinity of the Study Area, most are excluded from the Study Area based on a lack of habitat features. Features not found within the Study Area that are required to support special-status wildlife species include:

- Vernal pools;
- Perennial aquatic habitat (e.g. streams, rivers or ponds);
- Tidal marsh areas;
- Old growth redwood or fir forest;
- Serpentine soils to support host plants;
- Sandy beaches or alkaline flats;
- Presence of specific host plants; and
- Dead trees, caves, mine shafts, or abandoned buildings.

The absence of such habitat features eliminates components critical to the survival or movement of most special-status species found in the vicinity. For instance, the California black rail *(Laterallus jamaicensis coturniculus)* is an obligate salt marsh species and has no potential to occur within the Study Area as there is no salt marsh present.

One special status species has a moderate potential to occur within the Study Area: San Francisco common yellowthroat. Other species may occur, but it is unlikely. These species are discussed in greater detail below.

<u>San Francisco (saltmarsh) common yellowthroat (*Geothlypis trichas sinuosa*), CDFW Species of Special Concern</u>**.** San Francisco (saltmarsh) common yellowthroat is found in freshwater marshes, coastal swales, riparian thickets, brackish marshes, and saltwater marshes. Their breeding range extends from Tomales Bay in the north, Carquinez Strait to the east, and Santa Cruz County to the south. This species requires thick, continuous cover such as tall grasses, tule patches, or riparian vegetation down to the water surface for foraging; and prefers willows for nesting (Shuford and Gardali 2008). Although this species is typically associated with nesting near open water, the willow riparian habitat within the Study Area is suitable for nesting by this species. There is a moderate potential for this species to nest within the riparian habitat in the Study Area.



Photo 4: Seasonal wetland depression. Potential non-breeding habitat within the Study Area. 4/26/2022.

Special-status wildlife species unlikely within the Study Area, but potentially in adjacent habitat:

<u>California red-legged frog (*Rana draytonii*). Federal Threatened, CDFW Species of Special Concern.</u> California red-legged frog is dependent on suitable aquatic, estivation, and upland habitat. During periods of wet weather, starting with the first rainfall in late fall, these frogs disperse away from their estivation sites to seek suitable breeding habitat. Aquatic and breeding habitat is characterized by dense, shrubby, riparian vegetation and deep, still, or slow-moving water. Breeding occurs between late November and late April. This species estivates (a period of inactivity) during the dry months in small mammal burrows, moist leaf litter, incised stream channels, and large cracks in the bottom of dried ponds. There is a seasonal wetland within the Study Area which could provide potential aquatic habitat, however, burrows on site were not near the wetland area nor were they abundant. The proximity to the coast makes the site an unlikely destination for dispersal habitat because the nearest flowing freshwater sources are a mile north and more than a mile south. However, the Study Area is adjacent to properties with suitable habitat for this species: cattle/stock ponds. Traversing highway 1 is a dangerous endeavor that may reduce the likelihood of CRLF dispersing into the Study Area for use of aquatic habitat. However, non-breeding habitat and dispersal habitat could be present in the Study Area. There is a low potential that CRLF will use the Study Area during or after rain events or heavily foggy events. Critical habitat, habitat elements, and nearby occurrences of CRLF to the Study Area are discussed further in Section 5.2.3.

American badger (*Taxidea taxus*), CDFW Species of Special Concern. American badgers are most abundant in drier open stages of most shrub, forest, and herbaceous habitats with friable soils and open, uncultivated ground. This species preys on burrowing rodents. The Study Area is adjacent to the coast and covered by heavy mist in the mornings, reducing the likelihood that the soils would be suitable for habitat. The Study Area is not within the known occurrences for the species nor does it connect habitatbetween known ranges. There was a documented sighting about one mile south of the Study Area; a result of a vehicular collision in 2015. No badgers were observed during the site visits and burrows found within the Study Area were not large enough to indicate the presence of dens . Therefore, it is unlikely that American badgers traverse through or use burrows within the Study Area.

Monarch butterfly (*Danaus plexippus*). CDFW Roost Protected. Winter roost sites for monarch butterflies extend along the coast from northern Mendocino to Baja California, Mexico. Roosts are located in wind protected tree groves, with nectar and water sources nearby. They are often on south, southwest, or west facing slopes which may provide more favorable temperature regimes and protection from the wind (Leong et al. 2004). Monarch butterflies typically arrive in mid-October to overwintering sites along the California coast and remain until late February or March (Jepsen et al. 2015). No documented roosts are known within the Study Area. Potentially suitable winter roost sites exist for this species in the Monterey cypress stands within the Study Area; however, roost sites are typically in more sheltered locations further inland from the coastline. Monarch butterflies were not observed within the Study Area. In addition, roosting by monarchs was not observed in the Monterey cypress stand within the Study Area.Also, no foraging habitat is present within the Study Area. But, because the Monterey cypress stands are exposed and monarchs were not observed roosting during the site visits, monarch butterflies are considered unlikely to establish winter roost sites on the Study Area.

San Francisco garter snake (*Thamnophis sirtalis tetrataenia*). Federal Endangered, State Endangered, CDFW Fully Protected Species. Historically, San Francisco garter snake (SFGS) occurred in scattered wetland areas on the San Francisco Peninsula, approximately from the San Francisco County line to the Santa Cruz Mountains. SFGS occurred along the eastern and western bases of the Santa Cruz Mountains as far as Upper Crystal Springs Reservoir, and along the coast south to Año Nuevo Point, San Mateo County, and Waddell Creek, Santa Cruz County. This species prefers a densely vegetated pond near open hillsides where they can sun, feed, and find cover in rodent burrows. However, less ideal habitats can also be successfully occupied; including temporary ponds and other seasonal freshwater habitats. There is no standing water in the Study Area to provide aquatic habitat for breeding or non-breeding activities. However, the Study Area is adjacent to several cattle ponds and a manmade drainage along Highway 1, all of which are within the historical range with known occurrences for SFGS. The nearest occurrences in CNDDB, without having the locations disclosed, are in San Gregorio (2008) and Ano Nuevo (2015), in a freshwater pond on agriculture lands. Therefore, due to the lack of the habitat available, it is unlikely that San Francisco garter snake will establish within the Study Area. Habitat elements for SFGS within the Study Area are discussed further in Section 5.2.3.

San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), CDFW Species of Special Concern. San Francisco dusky-footed woodrat occurs in the Coast Ranges between the San Francisco Bay and the Salinas River (Matocq 2003). Occupied habitats are variable and include forest, woodland, riparian areas, and chaparral. Woodrats feed on woody plants, but will also consume fungi, grasses, flowers, and acorns. Foraging occurs on the ground and in bushes and trees. This species constructs robust stick houses/structures in areas with moderate cover and a well-developed understory containing woody debris. Breeding takes place from December to September. Individuals are active year-round and are generally nocturnal. The Monterey cypress stand within the Study Area does not contain understory

vegetation and is unlikely to be used by woodrats based upon lack of suitable vegetation and proximity to sea spray from the coast. No woodrat houses were observed in the Monterey cypress stand during the site visits. There is scrub shrub riparian habitat present in the Study Area that could provide some refuge, however, no woodrat houses were observed within the Project Area. Therefore, this species unlikely to establish in the riparian scrub habitats within the Project Area.

Western bumble bee (*Bombus occidentalis)*. USFWS Sensitive Species. The western bumble bee has two subspecies, the subspecies *B. o. occidentalis* is distributed from the southern part of British Columbia to central California. These bees were once widely distributed, but they population numbers are quickly declining due to pathogens and insecticides. This species uses urbanized environments as well as agricultural lands, farmlands, mixed woodlands, montane meadows, and western edges or prairie grassland for habitat. The mixed grassland and nearby agricultural lands adjacent to the Study Area provides suitable foraging habitat for this species. Western bumblebee could opportunistically forage within the Study Area.

5.2.3 Rare, Unique, and Endangered Species Habitat

California Red-legged Frog

California red-legged frog (CRLF) was listed as federally threatened on May 23, 1996 (61 FR 25813-25833). Critical habitat for CRLF was designated on April 13, 2006 (71 FR 19243-19346), and the revised designation was finalized March 17, 2010 (75 FR 12815-12959). A Recovery Plan for the CRLF was published by the USFWS on May 28, 2002. The Study Area falls within USFWS-designated Critical Habitat unit SNM-2 (USFWS 2010).

There are four primary constituent elements (PCEs) that are considered essential for the conservation or survival of CRLF (USFWS 2010):

1. aquatic breeding habitat;
2. non-breeding aquatic habitat;
3. upland habitat; and
4. dispersal habitat.

The Study Area contains dispersal habitat and is 0.3 to 0.8 miles away from suitable aquatic breeding and non-breeding habitat. The PCEs are discussed in greater detail below.

Aquatic Breeding and Non-breeding Habitat

Aquatic breeding habitat consists of low-gradient freshwater bodies, including natural and manmade (e.g., stock) ponds, backwaters within streams and creeks, marshes, lagoons, and dune ponds. It does not include deep water habitat, such as lakes and reservoirs. Aquatic breeding habitat must hold water for a minimum of 20 weeks in most years. This is the average amount of time needed for egg, larvae, and tadpole development and metamorphosis so that juveniles can become capable of surviving in upland habitats (USFWS 2010).

Aquatic non-breeding habitat may or may not hold water long enough for this species to hatch and complete its aquatic life cycle, but it provides shelter, foraging, predator avoidance, and aquatic dispersal

for juvenile and adult CRLF. These waterbodies include plunge pools within intermittent creeks, seeps, quiet water refugia during high water flows, and springs of sufficient flow to withstand the summer dry period. CRLF can use large cracks in the bottom of dried ponds as refugia to maintain moisture and avoid heat and solar exposure (Alvarez 2004). Non-breeding aquatic features enable CRLF to survive drought periods and to disperse to other aquatic breeding habitat (USFWS 2010).

There is no potential for aquatic breeding and minimal potential for aquatic non-breeding habitat within the Study Area. According to CNDDB (2022) Arroyo de los Frijoles Creek and Lake Lucerne, 0.8 and 0.9 miles northeast of the Study Area contain the nearest aquatic habitat for breeding and non-breeding

Upland Habitat

Upland habitats include areas adjacent to aquatic and riparian habitats, and are comprised of grasslands, woodlands, and/or vegetation that provide shelter, habitat for foraging, and predator avoidance. These upland features provide feeding and sheltering habitat for juvenile and adult frogs (e.g., shelter, shade, moisture, cooler temperatures, a prey base, foraging opportunities, and areas for predator avoidance). Upland habitats usually include structural features such as boulders, rocks and organic debris (e.g. downed trees, logs), as well as small mammal burrows and moist leaf litter (USFWS 2010).

The Study Area contains sparse, low-growing vegetation and no burrows or cracks that could support CRLF. Although the Study Area is within a 1-mile radius of Lake Lucerne and Arroyo de los Frijoles Creek, there is no suitable cover for CRLF to use as refugia or for foraging; therefore, the Study Area does not contain the necessary habitat elements to serve as upland habitat.

Dispersal Habitat

Dispersal habitat is accessible upland or riparian areas between occupied locations within 0.7 mi of each other that allow for movement between these sites. Dispersal habitat includes various natural and altered habitats such as agricultural fields, which do not contain barriers to dispersal. Moderate to high density urban or industrial developments, large reservoirs, and heavily traveled roads without bridges or culverts are considered barriers to dispersal (USFWS 2010).

Dispersal distances are typically less than 0.5 miles, with a few individuals moving in excess of one mile (Fellers and Kleeman 2007). Movements typically occur along riparian corridors, but some individuals, especially on rainy nights, move directly from one site to another through normally inhospitable habitats, such as heavily grazed pastures or oak-grassland savannas (Fellers and Kleeman 2007). Bulger et al (2003) documented dispersing frogs in northern Santa Cruz County traveling distances from 0.25 miles to more than 2 miles without apparent regard to topography, vegetation type, or riparian corridors.

The nearest documented occurrence of CRLF was found less than 0.8-mile south of the Study Area near Spring Breach Gulch (CDFW 2022). The lack of vegetative cover poses a high risk for CRLF dispersing through Study Area. Furthermore, CRLF are only likely to move through the Study Area under appropriate weather conditions, such as rainy nights. The Study Area is outside of mapped critical habitat for CRLF, but it has the potential to provide dispersal habitat.

San Francisco Garter Snake

San Francisco Garter Snake (SFGS) requires seasonal or permanent water bodies as a basic habitat requirement. In addition to the basic requirement of a water source, there are four main habitat requirements for SFGS (USFWS 2006b):

- freshwater marsh habitat with a diversity of habitat components including dense vegetation near the pond edge and open water;
- basking sites upland of the water;
- food sources for all life stages of the snake; and
- shallow water near the shoreline, providing access to food sources.

During the summer, snakes may disperse from the typical vegetated aquatic-edge habitat into adjacent areas to feed on amphibians or to hibernate in rodent burrows. Typically, SFGS utilize upland rodent burrows, including Botta's pocket gopher *(Thomomys bottae)* and California meadow vole *(Microtus californicus)*, within several hundred feet of their aquatic habitat (McGinnis 2001, USFWS 2006). Literature suggests that lowland rodent burrows are not utilized for hibernation due to the potential for flooding (McGinnis 2001).

During periods of heavy rain or shortly after, SFGS may make long-distance movements of up to 1.25 miles along drainages within dense riparian cover and are not documented to travel over open terrain (McGinnis 2001).

There are no occurrences of SFGS within five miles of the Study Area; however, occurrence information is confidential and exact locations cannot be disclosed in public documents. Based on this occurrence information and habitat conditions, it is likely that SFGS use creeks in San Gregorio such as Pomponio Creek as a dispersal corridor. However, the Study Area does not contain suitable habitat elements for SFGS, such as aquatic habitat, vegetative cover, or prey items. The burrows found were outside of the Study Area and may not be of sufficient size for SFGS to occupy, were not within a few hundred feet of foraging grounds (vegetated ponds). The nearest potential foraging pond for SFGS is 0.3 miles east of the Study Area. In addition, SFGS is unlikely to use the Study Area for refuge or basking because of the high levels of disturbance from vegetation mowing.

Although the Study Area does not contain any of the main habitat requirements of SFGS, the Study Area is in close proximity to Arroyo de los Frijoles and several potential foraging ponds within 1.25 miles. Therefore, SFGS has the potential to disperse along the Arroyo de los Frijoles riparian corridor but is unlikely to pass through or reside within the Study Area.

5.3 Wildlife Corridors and Native Wildlife Nursery Sites

The Study Area is part of a large natural habitat area, but no native wildlife nursery sites are present in the Study Area.

Wildlife movement between suitable habitat areas can occur via open space areas lacking substantial barriers. The terms “landscape linkage” and “wildlife corridor” are often used interchangeably when referring to these areas. The key to a functioning corridor or linkage is that it connects two larger habitat

blocks, also referred to as core habitat areas (Beier and Loe 1992; Soulé and Terbough 1999). It is useful to think of a "landscape linkage" as being valuable in a regional planning context, a broad scale mapping of natural habitat that functions to join two larger habitat blocks. The term "wildlife corridor" is useful in the context of smaller, local area planning, where wildlife movement may be facilitated by specific local biological habitats or passages and/or may be restricted by barriers to movement. Above all, wildlife corridors must link two areas of core habitat and should not direct wildlife to developed areas or areas that are otherwise void of core habitat (Hilty et al. 2019).



Photo 5. Site adjacent to Highway 1 is a scenic corridor (but not a wildlife corridor). 4/26/2022.

According to CalTrans and the San Mateo LCP, the Study Area is not within a designated wildlife corridor. The site is located within a much larger tract of lightly developed land within a rural portion of the San Mateo County coast. While common wildlife species presumably utilize the site to some degree for movement at a local scale, the Study Area itself does not provide corridor functions beyond connecting similar land parcels in surrounding areas.

6.0 ANALYTICAL METHODOLOGY AND SIGNIFICANCE THRESHOLD CRITERIA

Pursuant to Appendix G, Section IV of the State CEQA Guidelines, a project would have a significant impact on biological resources if it would:

1. 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;

2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;

3. 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

4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and/or,

6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

These thresholds were utilized in completing the analysis of potential project impacts for CEQA purposes. For the purposes of this analysis, a "substantial adverse effect" is generally interpreted to mean that a potential impact could directly or indirectly affect the resiliency or presence of a local biological community or species population. Potential impacts to natural processes that support biological communities and special-status species populations that can produce similar effects are also considered potentially significant. Impacts to individuals of a species or small areas of existing biological communities may be considered less than significant if those impacts are speculative, beneficial, de minimis, and/or would not affect the resiliency of a local population.

7.0 IMPACTS AND MITIGATION EVALUATION

Using the CEQA analysis methodology outlined in Section 6.2 above, this impact assessment evaluates impacts that may occur as a result of potential future site development, and is based on the significance thresholds and methodology discussed above in Section 6.0. Because no specific project has been proposed at this time and a site plan has not been prepared, the following impacts and mitigation evaluation is provided at a conceptual level to guide future planning efforts. Recommended impact avoidance, minimization and mitigation measures in this section are subject to change following preparation of a site plan.

7.1 Special-status Species

This section analyzes the Project's potential impacts and mitigation for special-status species in reference to the significance threshold outlined in CEQA Appendix G, Part IV (a):

> *Does the project have the potential to 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 Game or U.S. Fish and Wildlife Service?*

<u>California Red-legged Frog and San Francisco Garter Snake</u>

California red-legged frog and SFGS have low to unlikely potential to inhabit the Study Area because of the absence of preferred habitat components and distance from suitable and/or occupied habitats. However, because of the suitability of nearby habitats, these species, although unlikely, may on occasion disperse through the Study Area under certain conditions. No suitable breeding habitat is present within the Study Area; however, CRLF or SFGS may occasionally disperse through the Study Area. WRA recommends the following impact avoidance and minimization measures (AMMs) be implemented to avoid take of CRLF and SFGS.

AMM BIO-1: California Red-legged Frog and San Francisco Garter Snake

- All ground disturbance activities shall be restricted to the dry season (April 15 through October 15) when all habitats have dried to reduce potential for CRLF and SFGS to disperse through the Study Area.
- A qualified biologist shall survey the work site immediately before the onset of vegetation clearing or ground disturbance activities to verify if species are present and all if habitats are dry. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move the species from the work site before work activities begin. Any SFGS shall be allowed to leave the work area on their own, and shall be monitored by the biologist to ensure they do not reenter the work area.
- Prior to the start of groundbreaking activities, all construction personnel will receive training on listed species and their habitats by a qualified biologist. The importance of these species and their habitat will be described to all employees as well as the minimization and avoidance measures that are to be implemented as part of the project. An educational brochure containing color photographs of all listed species in the work area will be distributed to all employees working within the Study Area. The original list of employees who attend the training sessions will be

maintained by the contractor and be made available for review by the USFWS and the CDFW upon request.

- The contractor shall designate a person or employee to monitor on-site compliance with all minimization measures. The on-site monitor(s) will be on-site daily for the duration of the Project, including vegetation removal, grading and clean-up activities.
- All vehicles and equipment associated with work-activities will be parked or staged only within designated staging areas at the end of each workday or when not in use to minimize habitat disturbance and water quality degradation.
- Wildlife exclusion fencing would be erected and maintained around the project construction staging areas, to prevent SFGS and CRLF from entering staging areas overnight.
- Installation of fencing will be performed under the supervision of a qualified biologist.
- No work shall occur within 48 hours of a rain event (over 0.25 inch in a 24-hour period). Following a rain event, a qualified biologist shall survey the work site immediately before reinitiating ground disturbance activities to verify if species are present. If CRLF or SFGS are observed, then the steps previously described for the initial pre-construction survey shall be followed.
- Any erosion control materials used shall be made of tightly woven fiber netting or similar material to ensure that the CRLF and SFGS do not get trapped. This limitation will be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material shall not be used at the Study Area because CRLF, SFGS, and other species may become entangled or trapped in it.
- No trash shall be deposited on the site during construction activities. All trash shall be placed in trash receptacles with secure lids stored in vehicles and removed nightly from the Study Area.
- Any fueling and maintenance of equipment shall be conducted off-site and at least 50 feet from any wetland or designated ESHA.
- CRLF and SFGS may take refuge in cavity-like and den-like structures such as pipes and may enter stored pipes and become trapped. Therefore, all construction pipes, culverts, or similar structures that are stored at the site for one or more overnight periods will be either securely capped prior to storage or thoroughly inspected by the on-site monitor and/or the construction foreman/manager for these animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. It is also recommended these structures, if stored, are kept within off the ground by being placed on pallets within the staging areas either in developed areas or within wildlife exclusion fencing. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move them from the work site before work activities begin. If SFGS is found, it shall be allowed to passively leave the work area on its own, as determined by the on-site monitor, unless in circumstances where the animal is determined to be trapped as discussed below.
- Furthermore, to prevent inadvertent entrapment of CRLF or SFGS during construction, the on-site monitor and/or construction foreman/manager shall ensure that all excavated, steep-walled holes or trenches more than one foot deep are completely covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps constructed of earth fill or wooden planks and inspected by the on-site biologist. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals by the on-site biologist and/or construction foreman/manager.
- If at any time a trapped CRLF or SFGS is discovered by the on-site biologist or anyone else, the animal shall be allowed to passively leave the work area on its own, as determined by the onsite

biologist. If a CRLF or SFGS is trapped, only a USFWS-approved biologist shall move the individual under the direction of USFWS and CDFW. The biologist will also report these findings, as required, to appropriate the agencies.

Special-Status Wildlife Species and Other Nesting Bird Species

One special-status bird species, San Francisco (saltmarsh) common yellowthroat could be impacted by site development. In addition, any other species protected under the Migratory Bird Act is included in this measure. Impacts to these species and their eggs, chicks, and young could occur during the removal of vegetation or other ground-disturbing activities. These activities could result in the direct removal or destruction of active nests, as well as indirect nest abandonment due to audible and vibratory and/or visual disturbances. Potential impacts to nesting San Francisco common yellowthroat and any other nesting bird species through the direct removal/destruction of active nests would be considered significant under CEQA. WRA recommends implementation of the following avoidance and minimization measure (AMM) to avoid impacts to nesting birds.

AMM BIO-2: Special-Status Wildlife Species and Other Nesting Bird Species
Pre-construction surveys for avian species are recommended for Project activities that must occur during the nesting bird season (March 1 through July 31). If active nests (containing eggs, chicks or young) are discovered during pre-construction surveys, a qualified biologist would establish a species-specific no-work buffer around the active nest. Project activities may be postponed until the conclusion of the nesting season, or the biologist may perform follow-up checks to determine whether the nest is still active. A nesting bird management plan may be prudent to establish a programmatic approach to nest surveys, buffer size, duration, and may include other abatement or attenuation recommendations that might allow for size reductions in the exclusion buffers, or other such measures satisfactory to the lead agency to reduce the impacts to a less than significant level.

Special-Status Plant Species

Of the 66 special-status plant species known to occur in the vicinity of the Study Area, two were observed in the Study Area on April 26, 2022, during their documented blooming periods: harlequin lotus and Choris' popcorn flower. If complete avoidance to special-status species is infeasible, mitigation may be required by the CCC and the County. WRA recommends implementation of the following measure to avoid, minimize, and mitigate potential impacts to special-status plant species.

AMM BIO-3: Special-Status Plants

- Choris popcorn flower: WRA recommends designing future site plans to avoid the Choris' popcorn flower population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, Choris' popcorn flower seeds would be collected from the planned limit of disturbance and planted in other suitable habitat areas. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction.
- Harlequin lotus: WRA recommends designing future site plans to avoid the harlequin lotus population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, harlequin lotus seeds would be collected from the planned limit of disturbance and planted in other suitable habitat areas. This mitigation program would be

coordinated with and commenced to the satisfaction of the County prior to the initiation of construction.

7.2 Sensitive Natural Communities and Land Cover Types

This section addresses the question:

> *b) Does the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;*

Sensitive natural communities within the Study Area include sea cliffs, scrub shrub wetland, and seasonal wetland.

Wetlands

The scrub shrub wetland could be classified as a riparian corridor in the LCP due to the dominance of arroyo willows. However, setbacks for riparian corridors are related to stream classification, and the scrub shrub wetland will be regulated under the wetland category which contains more stringent setbacks and regulations. The San Mateo County LCP establishes a wetland setback of 100 feet or 50 feet where no alternative development site or design is possible. Impacts to both the seasonal wetland and scrub shrub wetland will be mitigated through AMM BIO-5 to a level that is ***less than significant***.

Sea Cliffs

Sea cliffs are designated ESHA's by the LCP and CCC. Sea cliffs are located on the western border of the Study Area shown in Figure 4. Where nesting or roosting bird activity exists within the sea cliffs, only education and research activities are permitted. If nesting or roosting does not exist, road and underground utility and intake or outfall lines are permitted where no feasible alternative exists.

> **AMM BIO-4: Sea cliffs**
> Sea cliffs will be avoided as part of the project. The applicant will submit engineered drawings demonstrating that the project avoids CCC/LCP regulated sensitive habitat areas to the County for review and approval. A setback of at least 50 feet will be provided to protect public land, based on local geology and erosion rates Loss of sea cliffs due to Project activities will be reduced to a ***less than significant*** level with the implementation of Mitigation Measure BIO-4.

7.3 Aquatic Resources

This section analyzes the Project's potential impacts and recommends mitigation measures for wetlands and other areas presumed or determined to be within the jurisdiction of the Corps in reference to the significance threshold outlined in CEQA Appendix G, Part IV (c):

> *c) Does the Project have the potential to have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;*

Seasonal wetlands and scrub-shrub wetlands are subject to the jurisdiction to the Corps and RWQCB under the federal Clean Water Act. Impacts to potential seasonal wetlands within the Study Area would

likely require a Corps Section 404 Permit and RWQCB Section 401 Water Quality Certification. Lastly, because the Study Area is within the Coastal Zone, wetlands as defined through CCC, are only required to meet one of three wetland indicators: hydrophytic vegetation, hydrology, and hydric soils. This is referred to as the one-parameter test, and it is explained in greater detail in the Wetland Delineation Report (WRA 2022).

AMM BIO-5: State and Federally Protected Wetlands and Waters
It is recommended that any future development be designed, to the maximum extent feasible, to avoid impacts to state and federally protected wetlands. If impacts to seasonal wetlands regulated by the Corps/RWQCB cannot be avoided, then a CWA Section 404 permit would need to be obtained prior to site development. In addition, the project proponent would be required to submit to the RWQCB an application for Section 401 Water Quality Certification. Lastly, because the Study Area is within the

Impacts to more than 0.5 acres of wetlands would trigger the need for an individual Section 404 permit from the Corps. As part of the permitting process, both the Corps and the RWQCB would require the preparation of a Clean Water Act 404(b)(1) Alternatives Analysis and the project would need to demonstrate that the proposed site plan is the "Least Environmentally Damaging Practicable Alternative" or LEDPA. The term "practicable" in this context means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purpose. The preparation of an Alternatives Analysis requires coordination between several different subject matter experts including environmental consultants and permitting specialists, civil engineers, developers, economists, and land use attorneys. The Corps and RWQCB would likely want to see one or more project alternatives that would reduce impacts to wetlands. An individual permit, as a federal action, will require National Environmental Protection Act (NEPA) compliance, which is typically fulfilled through the preparation of an Environmental Assessment (EA); however, projects with larger impacts sometimes require the preparation of a more detailed Environmental Impact Statement (EIS). The Corps would not make a decision on NEPA compliance until after receiving comments on the public notice issued by the Corps. Additionally, the RWQCB and CDFW would not issue permits for the project until the project has complied with the California Environmental Quality Act (CEQA).

Impacts to jurisdictional wetland features typically require compensatory mitigation at a minimum 1:1 ratio on a functions and values basis ("no net loss"); however, the final wetland mitigation requirements are determined by the regulatory agencies during the permitting process. Required mitigation ratios can be met by creating and enhancing wetlands on-site or off-site (may require a higher than 1:1 replacement to impacts ratio) or purchasing wetland credits from a wetland mitigation bank. Purchase of mitigation credits would be subject to approval and verification by Corps and RWQCB. The project proponent would be required to prepare a mitigation plan to be submitted with the agency permit applications that provides detailed information about the bank, and how this approach will result in no net loss of wetlands. The plan would be prepared pursuant to, and through consultation with, the Corps and RWQCB. As conditions of permit approval, impact minimization measures may also be required and could include implementation of best management practices (i.e., erosion and sediment control measures) and seasonal work restrictions, as appropriate.

These permits will be acquired, and all conditions will be agreed to prior to project construction. The project proponent will be responsible for complying with all conditions outlined in the applicable Corps and RWQCB permits.

Prior to construction, a Stormwater Pollution Prevention Plan (SWPPP) should be developed for the Project and all measures included in the SWPPP should be implemented during all phases of construction, as appropriate. The SWPPP should include measures for spill prevention and cleanup, as well as erosion control measures to be utilized throughout all phases of the Project where sediment runoff from construction may potentially enter waters.

Implementation of this mitigation measure would reduce impacts to state and federal protected wetlands and waters to levels considered ***less than significant***.

7.4 Wildlife Corridors and Native Wildlife Nursery Sites

This section analyzes the Project's potential impacts and mitigation for habitat corridors and linkages in reference to the significance threshold outlined in CEQA Appendix G, Part IV (d):

> *d) Does the Project have the potential to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;*

As noted in Section 5.3, the Study Area does not provide a native wildlife nursery, lacking the necessary components to maintain species of special concern in their breeding and non-breeding seasons. There is little connectivity within the Study Area provided between areas of suitable habitat. If standing water is sufficient to last longer than a couple of weeks, a stopover for migratory birds or other terrestrial wildlife can occur, however, it is unlikely. For aquatic species, all portions of the Study Area are within a greater context of rural grassland and light development, with only drainage ditches providing connectivity between the Study Area and upstream freshwater habitats. No impact will occur to migratory corridors for terrestrial and aquatic species and impacts to wildlife corridors as a result of the Project is considered ***less than significant***.

7.5 Local Policies and Ordinances

This section analyzes the potential impacts and mitigation based on conflicts with local policies and ordinances in reference to the significance threshold outlined in CEQA Appendix G, Part IV (e):

> *e) Does the Project have the potential to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance;*

Local plans and policies related to biological resources examined in this analysis are:

- San Mateo County (County) Midcoast Local Coastal Program (LCP): Sensitive Habitats Component, including Policies 7.1-7.19
- San Mateo County General Plan

The County's LCP is a subset of the County General Plan, and the two documents are internally consistent. The following sections describe policies by which a potential future development in the Study Area would be evaluated for consistency with the LCP. The LCP is more specific than the General Plan with regard to issues raised by a project, and therefore also addresses a project's consistency with the County's General Plan.

Project Components- Wells

Discussed in Section 2.2 Local Plans and Policies, The San Mateo County LCP and CCC requires a Coastal Development Permit before any new construction or drilling of a well can occur.

Wetlands

As discussed in the Assessments Results section 5.0, seasonal wetlands, scrub-shrub wetlands, and sea cliffs are ESHAs subject to the jurisdiction to the CCC and County LCP. Impacts to these sensitive habitats within the Study Area would require a coastal development permit (CDP) through the CCC and County. Further, work within buffers of potential seasonal wetlands may also require a CDP through the CCC and County. The CCC and County LCP generally prohibit land use or development that would have significant adverse impact on ESHAs. The County LCP defines specific criteria for allowable development areas in ESHAs, requires ESHA impacts to be minimized to the maximum extent feasible through siting and design, requires that mitigation measures implemented where impacts to ESHAs may occur. A 100-foot minimum buffer is typically required surrounding wetlands by the County LCP code. This setback may be reduced only where (1) no alternative development site or site design is possible and (2) adequacy of the alternative setback to protect wetland resources is conclusively demonstrated by a professional biologist to the satisfaction of the County. It is recommended that potential future development avoid impacting these sensitive habitats. However, if avoidance of these features is not feasible, standard impact minimization and mitigation measures are provided in section 7.2 and mitigated through AMM BIO-5.

Sea Cliffs

The Study Area is bound by sea cliffs and coastal bluffs along the western boundary, which are subject to LCP policies pertaining to sensitive habitats. Specifically, policy 7.31 outlines the following development standards pertaining to cliffs and bluffs:

a) Restrict pedestrian traffic in bluff and cliff areas and on faces to a limited number of well-defined trails which avoid seabird nesting and roosting sites.
b) Post signs informing recreational users not to disturb natural vegetation or nesting and roosting sites.

The Visual Resources Component of the LCP contains policies specific to the protection of these natural features.

a) Prohibit development on bluff faces except public access stairways where deemed necessary and erosion control structures which are in conformity with coastal policies on access and erosion
b) Set back bluff top development and landscaping from the bluff edge (i.e., decks, patios, structures, trees, shrubs, etc.) sufficiently far to ensure it is not visually obtrusive when viewed from the shoreline except in highly developed areas where adjoining development is nearer the bluff edge, or in special cases where a public facility is required to serve the public safety, health, and welfare.

It is recommended that potential future development avoid impacting these sensitive habitats. However, if avoidance of these features is not feasible, standard impact minimization and mitigation measures are provided in section 7.2 and mitigated through AMM BIO-4.

Special-Status Species

The confirmed or potential presence of special-status species is discussed in section 5.0. Two special-status plant species were observed in the Study Area and two special-status wildlife species have the potential to be present. Standard protection measures to avoid impacting special-status wildlife species are provided in section 7.1 and mitigated through AMM BIO-1 and BIO-2. The LCP's development standards discourage development within 50 feet of any special-status plant population. However, LCP Policy 7.42 (Development Standards) states that when no feasible alternative exists, the County will allow development if: (1) the site or a significant portion thereof is returned to a natural state to allow for the reestablishment of the plant, or (2) a new site is made available for the plant to inhabit. Standard protection measures to avoid impacting special-status plant species are also provided in section 7.1 and mitigated through AMM BIO-3.

Trees

The Study Area contains mature Monterey Cypress trees that may be protected by the County's Significant Tree Ordinance and Heritage Tree Ordinance. The Visual Resources Component of the LCP contains Policy 8.9 specific to tree protection:

a) Locate and design new development to minimize tree removal.
b) Employ the regulations of the Significant Tree Ordinance to protect significant trees (38 inches or more in circumference) which are located in urban areas zoned Design Review (DR).
c) Employ the regulations of the Heritage Tree Ordinance to protect unique trees which meet specific size and locational requirements.
d) Protect trees specifically selected for their visual prominence and their important scenic or scientific qualities.
e) Prohibit the removal of trees in scenic corridors except by selective harvesting which protects the existing visual resource from harmful impacts or by other cutting methods necessary for development approved in compliance with LCP policies and for opening up the display of important views from public places, i.e., vista points, roadways, trails, etc.
f) Prohibit the removal of living trees in the Coastal Zone with a trunk circumference of more than 55 inches measured 4 1/2 feet above the average surface of the ground, except as may be permitted for development under the regulations of the LCP, or permitted under the Timber Harvesting Ordinance, or for reason of danger to life or property.
g) Allow the removal of trees which are a threat to public health, safety, and welfare

7.6 Habitat Conservation Plans

This section analyzes the Project's potential impacts and mitigation based on conflicts with any adopted local, regional, and state habitat conservation plans in reference to the significance threshold outlined in CEQA Appendix G, Part IV (f):

> *f) Does the Project have the potential to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.*

The Study Area is not located within the plan area of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan and therefore would not have the potential to conflict with any such plans.

8.0 REFERENCES

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APPENDIX A – FIGURES



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Sources: ESRI Topo, WRA | Prepared By: njander, 5/31/2022

Figure 1. Study Area Regional Location Map

Younger Property Assessment
(APNs 087-250-140, 087-250-150, and 087-250-160)

0 0.25 0.5 Miles

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Sources: San Mateo County Imagery 2018, | Prepared By: njander, 5/31/2022

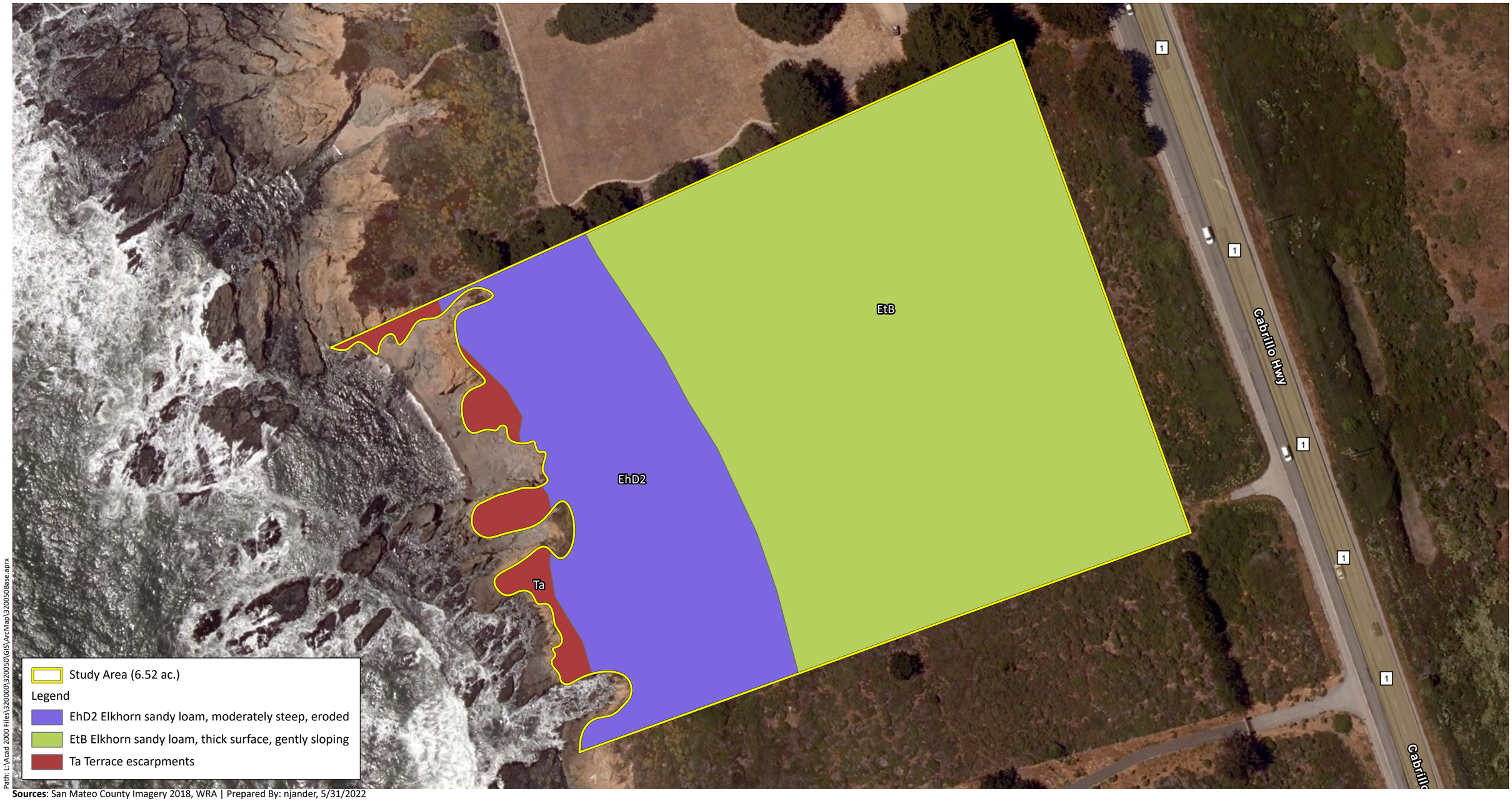
Figure 2. Aerial Photograph of Study Area

Younger Property Assessment
(APNs 087-250-140, 087-250-150, and 087-250-160)

0 25 50
Feet

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Sources: San Mateo County Imagery 2018, WRA | Prepared By: njander, 5/31/2022

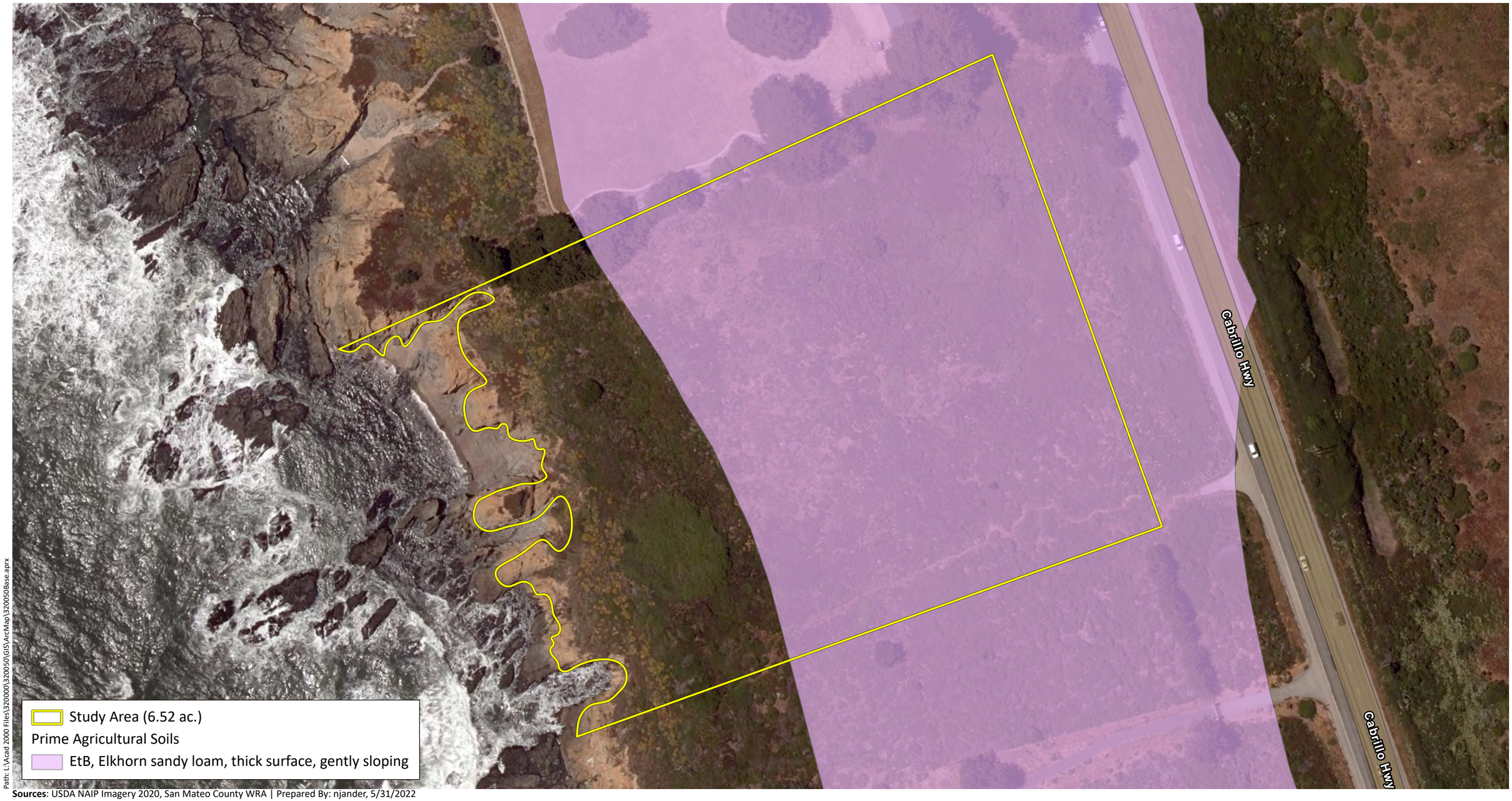
Figure 3. Map of Soils within the Study Area

Younger Property Assessment
(APNs 087-250-140, 087-250-150, and 087-250-160)

0 25 50 Feet

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Sources: USDA NAIP Imagery 2020, San Mateo County WRA | Prepared By: njander, 5/31/2022

Figure 3a. San Mateo County Prime Soils

Younger Property Assessment
(APNs 087-250-140, 087-250-150, and 087-250-160)

0 25 50
Feet

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Study Area (6.52 ac.)

Land Cover Types

Coastal Bluff Scrub (0.42 ac.)

Monterey Cypress (0.33 ac.)

Northern Coastal Scrub (4.39 ac.)

Scrub Shrub Wetland (0.62 ac.)

Seasonal Wetland (0.29 ac.)

Sea Cliffs (0.47 ac.)

Gabrillo Hwy

1

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Sources: San Mateo County Imagery 2018, WRA | Prepared By: njander, 6/30/2022

Figure 4. Land Cover Types within the Study Area

Younger Property Assessment
(APNs 087-250-140, 087-250-150, and 087-250-160)

0 25 50
Feet

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Figure 5. Observed Special-status Plant Species in the Study Area

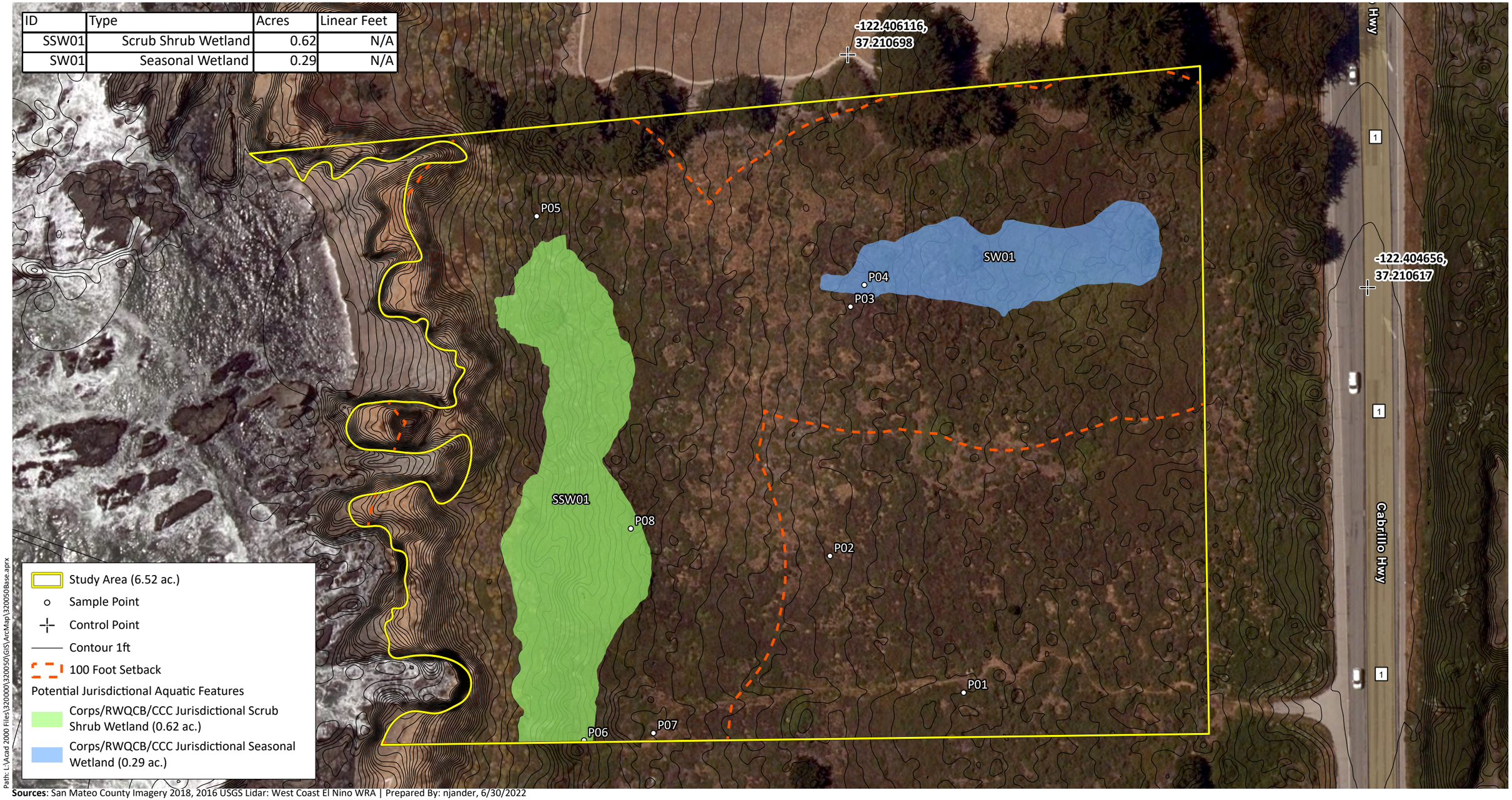
Younger Property Assessment
(APNs 087-250-140, 087-250-150, and 087-250-160)

0 25 50 Feet

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ID	Type	Acres	Linear Feet
SSW01	Scrub Shrub Wetland	0.62	N/A
SW01	Seasonal Wetland	0.29	N/A



Sources: San Mateo County Imagery 2018, 2016 USGS Lidar: West Coast El Nino WRA | Prepared By: njander, 6/30/2022

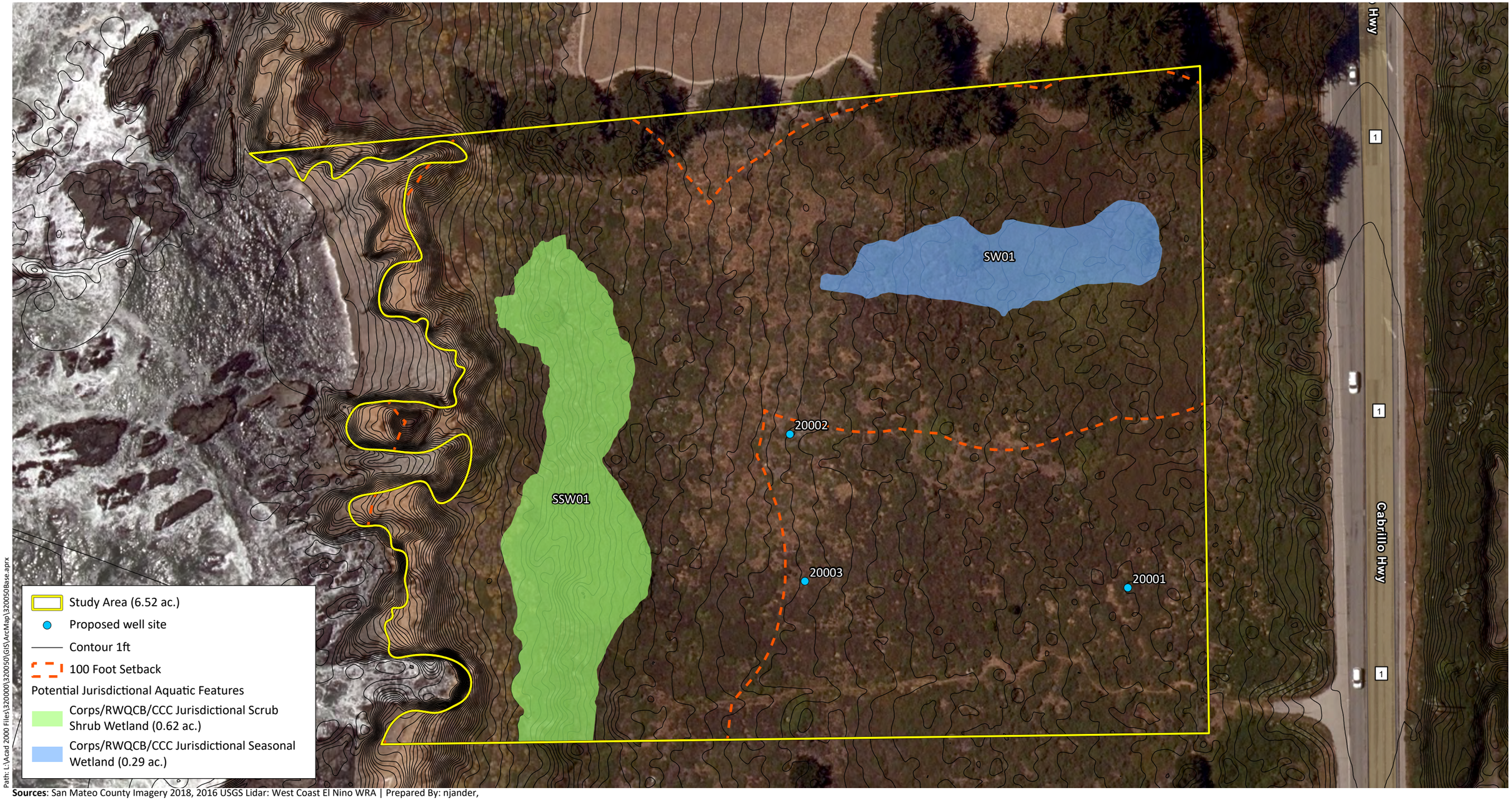
Figure 6. Potential Jurisdictional Aquatic Features Located within the Study Area

0 25 50 Feet

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Younger Property Assessment
(APNs 087-250-140, 087-250-150, and 087-250-160)



Sources: San Mateo County Imagery 2018, 2016 USGS Lidar: West Coast El Nino WRA | Prepared By: njander, 7/6/2022

Figure 7. Map of Proposed Well Sites

Younger Property Assessment
(APNs 087-250-140, 087-250-150, and 087-250-160)

0 25 50 Feet

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APPENDIX B – SPECIES OBSERVED IN AND AROUND THE STUDY AREA

Appendix B. Plant Species Observed in the Study Area, April 26, 2022.

Scientific name	Common name	Life form	Origin	Rare Status[1]	Invasive Status[2]	Wetland indicator (AW 2020)[3]
Achillea millefolium	Yarrow	native	perennial herb	-	-	FACU
Acmispon wrangelianus	Chilean trefoil	native	annual herb	-	-	-
Aira caryophyllea	Silvery hairgrass	non-native	annual grass	-	-	FACU
Angelica hendersonii	Henderson's angelica	native	perennial herb	-	-	-
Armeria maritima ssp. *californica*	Sea thrift	native	perennial herb	-	-	FACU
Artemisia pycnocephala	Beach sagewort	native	perennial herb	-	-	-
Avena barbata	Slim oat	non-native (invasive)	annual, perennial grass	-	Moderate	-
Baccharis pilularis ssp. *consanguinea*	Coyote brush	native	shrub	-	-	-
Baccharis pilularis ssp. *pilularis*	Coyote brush	native	shrub	-	-	-
Brassica rapa	Common mustard	non-native (invasive)	annual herb	-	Limited	FACU
Briza maxima	Rattlesnake grass	non-native (invasive)	annual grass	-	Limited	-
Briza minor	Little rattlesnake grass	non-native	annual grass	-	-	FAC
Bromus diandrus	Ripgut brome	non-native (invasive)	annual grass	-	Moderate	-
Bromus hordeaceus	Soft chess	non-native (invasive)	annual grass	-	Limited	FACU
Bromus rubens	Red brome	non-native (invasive)	annual grass	-	High	UPL
Cardamine hirsuta	Hairy bitter cress	non-native	annual herb	-	-	FACU
Carduus pycnocephalus ssp. *pycnocephalus*	Italian thistle	non-native (invasive)	annual herb	-	Moderate	-
Carex barbarae	Valley sedge	native	perennial grasslike herb	-	-	FAC
Carex densa	Dense sedge	native	perennial grasslike herb	-	-	OBL
Carpobrotus chilensis	Sea fig	non-native (invasive)	perennial herb	-	Moderate	FACU
Carpobrotus edulis	Iceplant	non-native (invasive)	perennial herb	-	High	-

Scientific name	Common name	Life form	Origin	Rare Status[1]	Invasive Status[2]	Wetland indicator (AW 2020)[3]
Cerastium glomeratum	Large mouse ears	non-native	annual herb	-	-	UPL
Chasmanthe floribunda	Chasmanthe	non-native	perennial herb	-	Watch	-
Chlorogalum pomeridianum	Amole	native	perennial herb	-	-	-
Cirsium occidentale	Western thistle	native	perennial herb	-	-	-
Cirsium vulgare	Bullthistle	non-native (invasive)	perennial herb	-	Moderate	FACU
Clinopodium douglasii	Yerba buena	native	perennial herb	-	-	FACU
Cotula coronopifolia	Brass buttons	non-native (invasive)	perennial herb	-	Limited	OBL
Daucus pusillus	Wild carrot	native	annual herb	-	-	-
Distichlis spicata	Salt grass	native	perennial grass	-	-	FAC
Dudleya farinosa	Sea lettuce	native	perennial herb	-	-	-
Elymus glaucus	Blue wildrye	native	perennial grass	-	-	FACU
Erigeron glaucus	Seaside daisy	native	perennial herb	-	-	FACU
Eriogonum latifolium	Coast buckwheat	native	perennial herb	-	-	-
Eriophyllum staechadifolium	Lizard tail	native	perennial herb	-	-	-
Eschscholzia californica	California poppy	native	annual, perennial herb	-	-	-
Festuca bromoides	Brome fescue	non-native	annual grass	-	-	FACU
Festuca myuros	Rattail sixweeks grass	non-native (invasive)	annual grass	-	Moderate	FACU
Festuca perennis	Italian rye grass	non-native (invasive)	annual, perennial grass	-	Moderate	FAC
Frangula californica	California coffeeberry	native	shrub	-	-	-
Galium aparine	Cleavers	native	annual herb	-	-	FACU
Gamochaeta ustulata	Featherweed	native	annual herb	-	-	-
Geranium dissectum	Wild geranium	non-native (invasive)	annual herb	-	Limited	-
Grindelia stricta	Gumweed	native	perennial herb	-	-	FACW
Hesperocyparis macrocarpa	Monterey cypress	native	tree	Rank 1B.2	-	-

Scientific name	Common name	Life form	Origin	Rare Status[1]	Invasive Status[2]	Wetland indicator (AW 2020)[3]
Holcus lanatus	Common velvetgrass	non-native (invasive)	perennial grass	-	Moderate	FAC
Hosackia gracilis	Harlequin lotus	native	perennial herb	Rank 4.2	-	FACW
Hypochaeris radicata	Hairy cats ear	non-native (invasive)	perennial herb	-	Moderate	FACU
Iris douglasiana	Douglas iris	native	perennial herb	-	-	-
Isolepis cernua	Low bulrush	native	annual grasslike herb	-	-	OBL
Juncus effusus	Common bog rush	native	perennial grasslike herb	-	-	FACW
Juncus hesperius	Coast rush	native	perennial grasslike herb	-	-	FACW
Juncus patens	Common rush	native	perennial grasslike herb	-	-	FACW
Juncus phaeocephalus	Brown headed rush	native	perennial grasslike herb	-	-	FACW
Koeleria macrantha	June grass	native	perennial grass	-	-	-
Leucanthemum vulgare	Oxe eye daisy	non-native (invasive)	perennial herb	-	Moderate	UPL
Linum bienne	Narrow-leaved flax	non-native	annual herb	-	-	-
Lotus corniculatus	Bird's foot trefoil	non-native	perennial herb	-	-	FAC
Lupinus arboreus	Coastal bush lupine	native	shrub	-	-	-
Lupinus littoralis var. *variicolor*	Varied lupine	native	shrub	-	-	-
Lysimachia arvensis	Scarlet pimpernel	non-native	annual herb	-	-	FAC
Lythrum hyssopifolia	Hyssop loosestrife	non-native (invasive)	annual, perennial herb	-	Limited	OBL
Medicago polymorpha	Bur clover	non-native (invasive)	annual herb	-	Limited	FACU
Morella californica	California wax myrtle	native	shrub	-	-	FACW
Myosotis discolor	Forget me not	non-native	annual herb	-	-	FAC
Oxalis pes-caprae	Bermuda buttercup	non-native (invasive)	perennial herb	-	Moderate	-

Scientific name	Common name	Life form	Origin	Rare Status[1]	Invasive Status[2]	Wetland indicator (AW 2020)[3]
Parapholis incurva	Sickle grass	non-native	annual grass	-	-	FACU
Parentucellia viscosa	Yellow glandweed	non-native (invasive)	annual herb	-	Limited	FAC
Plagiobothrys chorisianus var. *chorisianus*	Choris's popcorn flower	native	annual herb	Rank 1B.2	-	OBL
Plantago coronopus	Cut leaf plantain	non-native	annual herb	-	-	FAC
Plantago lanceolata	Ribwort	non-native (invasive)	perennial herb	-	Limited	FAC
Plantago maritima	Maritime plantain	native	perennial herb	-	-	FACW
Polycarpon tetraphyllum var. *tetraphyllum*	Four leaved allseed	non-native	annual herb	-	-	-
Polygonum paronychia	Dune knotweed	native	perennial herb	-	-	-
Polypodium sp.	Polypody fern	Native	perennial herb	-	-	-
Polystichum munitum	Western sword fern	native	fern	-	-	FACU
Potentilla anserina	Silver weed cinquefoil	native	perennial herb	-	-	OBL
Pseudognaphalium stramineum	Cottonbatting plant	native	perennial herb	-	-	FAC
Rubus ursinus	California blackberry	native	vine, shrub	-	-	FAC
Rumex acetosella	Sheep sorrel	non-native (invasive)	perennial herb	-	Moderate	FACU
Rumex crispus	Curly dock	non-native (invasive)	perennial herb	-	Limited	FAC
Rumex salicifolius	Willow leaved dock	native	perennial herb	-	-	FACW
Salix lasiolepis	Arroyo willow	native	tree, shrub	-	-	FACW
Sanicula crassicaulis	Pacific sanicle	native	perennial herb	-	-	-
Scrophularia californica	California bee plant	native	perennial herb	-	-	FAC
Senecio vulgaris	Common groundsel	non-native	annual herb	-	-	FACU
Sidalcea malviflora	Wild hollyhock	native	perennial herb	-	-	FACW
Silene gallica	Common catchfly	non-native	annual herb	-	-	-
Sisyrinchium californicum	California golden eyed grass	native	perennial herb	-	-	FACW
Sonchus oleraceus	Common sow thistle	non-native	annual herb	-	-	UPL

Scientific name	Common name	Life form	Origin	Rare Status[1]	Invasive Status[2]	Wetland indicator (AW 2020)[3]
Spergularia marina	Salt sand spurry	native	annual herb	-	-	OBL
Stachys bullata	Southern hedge nettle	native	perennial herb	-	-	-
Symphyotrichum chilense	Pacific aster	native	perennial herb	-	-	FAC
Toxicodendron diversilobum	Poison oak	native	vine, shrub	-	-	FACU
Vicia sativa	Spring vetch	non-native	annual herb, vine	-	-	FACU
Vicia tetrasperma	Four seeded vetch	non-native	annual herb	-	-	-
Viola adunca ssp. *adunca*	Western dog violet	native	perennial herb	-	-	FAC
Wyethia angustifolia	Narrow leaved mule ears	native	perennial herb	-	-	FACU
Zantedeschia aethiopica	Callalily	non-native (invasive)	perennial herb	-	Limited	OBL

All species identified using the *Jepson eFlora* [Jepson Flora Project (eds.) 2022]; nomenclature follows *Jepson eFlora* [Jepson Flora Project (eds.) 2022] or Inventory of Rare and Endangered Plants (CNPS 2022). Sp.: "species", intended to indicate that the observer was confident in the identity of the genus but uncertain which species.

[1] **California Native Plant Society. 2022. Inventory of Rare and Endangered Plants (online edition, v9-01 1.5). Sacramento, California. Online at: http://rareplants.cnps.org/; most recently accessed: April 2022.**

FE:	Federal Endangered
FT:	Federal Threatened
SE:	State Endangered
ST:	State Threatened
SR:	State Rare
Rank 1A:	Plants presumed extinct in California
Rank 1B:	Plants rare, threatened, or endangered in California and elsewhere
Rank 2:	Plants rare, threatened, or endangered in California, but more common elsewhere
Rank 3:	Plants about which we need more information – a review list
Rank 4:	Plants of limited distribution – a watch list

[2] **California Invasive Plant Council. 2022. California Invasive Plant Inventory Database. California Invasive Plant Council, Berkeley, CA. Online at: http://www.cal-ipc.org/paf/; most recently accessed: April 2022.**

High:	Severe ecological impacts; high rates of dispersal and establishment; most are widely distributed ecologically.
Moderate:	Substantial and apparent ecological impacts; moderate-high rates of dispersal, establishment dependent on disturbance; limited-moderate distribution ecologically
Limited:	Minor or not well documented ecological impacts; low-moderate rate of invasiveness; limited distribution ecologically
Assessed:	Assessed by Cal-IPC and determined to not be an existing current threat

[3] **U.S. Army Corps of Engineers. 2020. National Wetland Plant List, version 3.5. Engineer Research and Development Center. Cold Regions Research and Engineering Laboratory, Hanover, NH. Online at: http://wetland-plants.usace.army.mil/**

OBL:	Almost always found in wetlands
FACW:	Usually found in wetlands
FAC:	Equally found in wetlands and uplands
FACU:	Usually not found in wetlands
UPL:	Almost never found in wetlands
NL:	Not listed, assumed almost never found in wetlands
NI:	No information; not factored during wetland delineation

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APPENDIX C – SPECIAL-STATUS SPECIES POTENTIAL TABLE

Appendix C. Potential for Rare Plant Species to Occur in the Study Area. List compiled from database searches for the Pigeon Point, San Gregorio, Franklin Point, La Honda, and Año Nuevo U.S. Geological Survey 7.5-minute Quadrangles in the California Natural Diversity Database (CDFW 2022) and the California Native Plant Society Inventory of Rare and Endangered Plants of California (CNPS 2022b).

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Plants				
Blasdale's bent grass *Agrostis blasdalei*	Rank 1B.2	Coastal bluff scrub, coastal dunes, coastal prairie. Elevation ranges from 0 to 490 feet (0 to 150 meters). Blooms May-Jul.	**High Potential.** The Study Area contains potentially suitable coastal bluff scrub habitat. A small number of individuals of an unknown species of grass that vegetatively resembles this species was observed in coastal bluff scrub in the Study Area; however, the identity of this species could not be confirmed because the plants were not flowering at the time of the April 26, 2022, site visit.	Although the identity of the plants in question was not confirmed, the plants occur adjacent to sea cliff habitat, within a 50-foot setback where no development will occur. As such, no further actions are recommended for this species.
bent-flowered fiddleneck *Amsinckia lunaris*	Rank 1B.2	Cismontane woodland, coastal bluff scrub, valley and foothill grassland. Elevation ranges from 10 to 1640 feet (3 to 500 meters). Blooms Mar-Jun.	**Unlikely.** Cismontane woodland and grassland habitats are absent from the Study Area. Coastal bluff scrub is present, but the nearest occurrence is 12 miles south of the Study Area. Additionally, this species was not observed during the April 26, 2022, survey, which occurred during the blooming period of this species. As such, this species is assumed to absent from the Study Area	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Anderson's manzanita *Arctostaphylos andersonii*	Rank 1B.2	Broadleaved upland forest, chaparral, north coast coniferous forest. Elevation ranges from 195 to 2495 feet (60 to 760 meters). Blooms Nov-May.	**No Potential.** Broadleaved upland forest, chaparral, and North Coast coniferous forest are absent from the Study Area.	No further actions are recommended for this species.
Schrieber's manzanita *Arctostaphylos glutinosa*	Rank 1B.2	Closed-cone coniferous forest and chaparral habitats on diatomaceous shale substrate. Elevation ranges from 560 to 2245 feet (170 to 685 meters). Blooms Mar-Apr (Nov).	**No Potential.** Diatomaceous shale substrate is absent from the Study Area	No further actions are recommended for this species.
Kings Mountain manzanita *Arctostaphylos regismontana*	Rank 1B.2	Broadleaved upland forest, chaparral, north coast coniferous forest. Elevation ranges from 1000 to 2395 feet (305 to 730 meters). Blooms Dec-Apr.	**No Potential.** This species occurs on granitic or sandstone outcrops, which are absent from the Study Area.	No further actions are recommended for this species.
ocean bluff milk-vetch *Astragalus nuttallii var. nuttallii*	Rank 4.2	Coastal bluff scrub, coastal dunes. Elevation ranges from 10 to 395 feet (3 to 120 meters). Blooms Jan-Nov.	**Moderate Potential.** Potentially suitable coastal bluff scrub habitat is present in the Study Area. However, this perennial species is conspicuous year-round, and none were observed during the April 26, 2022, survey. As such, this species is assumed to be absent from the Study Area.	**Not Observed.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
coastal marsh milk-vetch *Astragalus pycnostachyus var. pycnostachyus*	Rank 1B.2	Coastal dunes, coastal scrub, marshes and swamps. Elevation ranges from 0 to 100 feet (0 to 30 meters). Blooms (Apr)Jun-Oct.	**Moderate Potential.** Potentially suitable mesic coastal scrub habitat is present in the Study Area. However, a reference site was visited on April 26, 2022, prior to the site visit, and this species was observed. It was not blooming, but it is distinct and readily identifiable vegetatively. This species was not observed in the Study Area and is assumed to absent from the Study Area.	**Not Observed.** No further actions are recommended for this species.
johnny-nip *Castilleja ambigua var. ambigua*	Rank 4.2	Coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps, valley and foothill grassland, vernal pools. Elevation ranges from 0 to 1425 feet (0 to 435 meters). Blooms Mar-Aug.	**High Potential.** Potentially suitable coastal bluff scrub habitat is present, and the nearest occurrence is approximately 1.5 miles north-northwest of the Study Area. However, this perennial species was not observed during the April 26, 2022, survey, and is assumed to be absent from the Study Area.	**Not Observed.** No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Monterey Coast paintbrush *Castilleja latifolia*	Rank 4.3	Cismontane woodland, closed-cone coniferous forest, coastal dunes, coastal scrub. Elevation ranges from 0 to 605 feet (0 to 185 meters). Blooms Feb-Sep.	**No Potential.** This species is known from loose, sandy substrate, which is absent from the Study Area	No further actions are recommended for this species.
Franciscan thistle *Cirsium andrewsii*	Rank 1B.2	Broadleaved upland forest, coastal bluff scrub, coastal prairie, coastal scrub. Elevation ranges from 0 to 490 feet (0 to 150 meters). Blooms Mar-Jul.	**Unlikely.** The Study Area contains potentially suitable mesic areas in coastal scrub and coastal bluff scrub, but the closest occurrence is 7 miles south of the Study Area, and it is historical and has not been verified. The nearest verifiable occurrence is in San Francisco.	No further actions are recommended for this species.
San Francisco collinsia *Collinsia multicolor*	Rank 1B.2	Closed-cone coniferous forest, coastal scrub. Elevation ranges from 100 to 900 feet (30 to 275 meters). Blooms (Feb)Mar-May.	**Unlikely.** Closed-cone coniferous forest habitat is absent. Coastal scrub habitat is disturbed by periodic mowing, which reduces habitat quality. The nearest occurrence of this species is approximately 10 miles southeast of the Study Area.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
mountain lady's-slipper *Cypripedium montanum*	Rank 4.2	Broadleaved upland forest, cismontane woodland, lower montane coniferous forest, north coast coniferous forest. Elevation ranges from 605 to 7300 feet (185 to 2225 meters). Blooms Mar-Aug.	**No Potential.** Broadleaved upland forest, cismontane woodland, and coniferous forest habitats are absent from the Study Area. This species is known from dry, undisturbed slopes, and such habitat is absent from the Study Area.	No further actions are recommended for this species.
western leatherwood *Dirca occidentalis*	Rank 1B.2	Broadleaved upland forest, chaparral, cismontane woodland, closed-cone coniferous forest, north coast coniferous forest, riparian forest, riparian woodland. Elevation ranges from 80 to 1395 feet (25 to 425 meters). Blooms Jan-Mar (Apr).	**No Potential.** Broadleaved upland forest, chaparral, cismontane woodland, coniferous forest, riparian forest, and riparian woodland habitats. The nearest occurrence of this species is 10 miles northeast of the Study Area.	No further actions are recommended for this species.
California bottle-brush grass *Elymus californicus*	Rank 4.3	Broadleaved upland forest, cismontane woodland, north coast coniferous forest, riparian woodland. Elevation ranges from 50 to 1540 feet (15 to 470 meters). Blooms May-Aug (Nov).	**Unlikely.** The Study Area is characterized primarily by open, sunny habitats, which are unsuitable for this species. The scrub-shrub wetland is too wet and densely vegetated to support this species. The Monterey cypresses are planted and not true forested habitat and are therefore unlikely to support this species.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
San Mateo woolly sunflower *Eriophyllum latilobum*	FE, SE, Rank 1B.1	Cismontane woodland, coastal scrub, lower montane coniferous forest. Elevation ranges from 150 to 1085 feet (45 to 330 meters). Blooms May-Jun.	**Unlikely.** Woodland and coniferous forest habitats are absent from the Study Area. Most of the coastal scrub is disturbed by periodic mowing, which reduces habitat quality. The nearest reported occurrence is approximately 7 miles northeast of the Study Area, on the other side of the Santa Cruz Mountains ridgeline, and the identity of this occurrence is in question.	No further actions are recommended for this species.
Jepson's coyote-thistle *Eryngium jepsonii*	Rank 1B.2	Valley and foothill grassland, vernal pools. Elevation ranges from 10 to 985 feet (3 to 300 meters). Blooms Apr-Aug.	**No Potential.** Clay soils and vernal pool habitats are absent from the Study Area.	No further actions are recommended for this species.
sand-loving wallflower *Erysimum ammophilum*	Rank 1B.2	Chaparral, coastal dunes, coastal scrub. Elevation ranges from 0 to 195 feet (0 to 60 meters). Blooms Feb-Jun(Jul-Aug).	**No Potential.** This species is known from dune habitat, which is absent from the Study Area	No further actions are recommended for this species.
San Francisco wallflower *Erysimum franciscanum*	Rank 4.2	Chaparral, coastal dunes, coastal scrub, valley, and foothill grassland. Elevation ranges from 0 to 1805 feet (0 to 550 meters). Blooms Mar-Jun.	**Unlikely.** This species is known from sandy, serpentine, rocky, and/or granitic substrates, all of which are absent from the Study Area.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
minute pocket moss *Fissidens pauperculus*	Rank 1B.2	North coast coniferous forest. Elevation ranges from 35 to 3360 feet (10 to 1024 meters).	**No Potential.** North Coast coniferous forest is absent from the Study Area.	No further actions are recommended for this species.
stinkbells *Fritillaria agrestis*	Rank 4.2	Chaparral, cismontane woodland, pinyon and juniper woodland, valley and foothill grassland. Elevation ranges from 35 to 5100 feet (10 to 1555 meters). Blooms Mar-Jun.	**Unlikely.** Chaparral, woodland, and grassland habitats are absent from the Study Area.	No further actions are recommended for this species.
fragrant fritillary *Fritillaria liliacea*	Rank 1B.2	Cismontane woodland, coastal prairie, coastal scrub, valley, and foothill grassland. Elevation ranges from 10 to 1345 feet (3 to 410 meters). Blooms Feb-Apr.	**Unlikely.** Woodland, coastal prairie, and grassland habitats are absent from the Study Area. The sandy substrate of dune scrub is not suitable for this species. Most of the coastal scrub is disturbed by periodic mowing, which reduces habitat quality. This species typically occurs on finer textured substrate than what is present in the Study Area.	No further actions are recommended for this species.
Butano Ridge cypress *Hesperocyparis abramsiana var. butanoensis*	Rank 1B.2	Chaparral, closed-cone coniferous forest, lower montane coniferous forest. Elevation ranges from 1310 to 1610 feet (400 to 490 meters). Blooms Oct.	**No Potential.** Chaparral and coniferous forest are absent from the Study Area. The Monterey cypresses were planted and are not representative of natural forest.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Kellogg's horkelia *Horkelia cuneata var. sericea*	Rank 1B.1	Chaparral, closed-cone coniferous forest, coastal dunes, coastal scrub. Elevation ranges from 35 to 655 feet (10 to 200 meters). Blooms Apr-Sep.	**Unlikely.** The Study Area contains potentially suitable coastal scrub habitat, but the nearest occurrence of this species is approximately 12 miles southeast of the Study Area. Additionally, no species of *Horkelia* were observed during the April 26, 2022, site visit.	No further actions are recommended for this species.
Point Reyes horkelia *Horkelia marinensis*	Rank 1B.2	Coastal dunes, coastal prairie, coastal scrub. Elevation ranges from 15 to 2475 feet (5 to 755 meters). Blooms May-Sep.	**Unlikely.** The Study Area contains potentially suitable coastal scrub habitat, but the nearest occurrence of this species is approximately 12 miles southeast of the Study Area. Additionally, no species of *Horkelia* were observed during the April 26, 2022, site visit.	No further actions are recommended for this species.
harlequin lotus *Hosackia gracilis*	Rank 4.2	Broadleaved upland forest, cismontane woodland, closed-cone coniferous forest, coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps, meadows and seeps, north coast coniferous forest, valley, and foothill grassland. Elevation ranges from 0 to 2295 feet (0 to 700 meters). Blooms Mar-Jul.	**High Potential.** This species was observed in coastal scrub and sea bluff habitats in the western and central portions of the Study Area.	**Present.** This species was detected during the rare plant survey. Avoidance and mitigation measures are listed in Section 7.1 of the Biological Resources Technical Report prepared in 2022 by WRA.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
coast iris *Iris longipetala*	Rank 4.2	Coastal prairie, lower montane coniferous forest, meadows, and seeps. Elevation ranges from 0 to 1970 feet (0 to 600 meters). Blooms Mar-May (Jun).	**Unlikely.** Coastal prairie, coniferous forest, and meadow and seep habitats are absent from the Study Area.	No further actions are recommended for this species.
perennial goldfields *Lasthenia californica ssp. macrantha*	Rank 1B.2	Coastal bluff scrub, coastal dunes, coastal scrub. Elevation ranges from 15 to 1705 feet (5 to 520 meters). Blooms Jan-Nov.	**Moderate Potential.** The Study Area contains potentially suitable coastal scrub and coastal bluff scrub habitats. However, this perennial species was not observed during the April 26, 2022, survey, and is therefore assumed to be absent from the Study Area.	**Not Observed.** This species was not detected during the rare plant survey. No further actions are recommended for this species.
large-flowered leptosiphon *Leptosiphon grandiflorus*	Rank 4.2	Cismontane woodland, closed-cone coniferous forest, coastal bluff scrub, coastal dunes, coastal prairie, coastal scrub, valley and foothill grassland. Elevation ranges from 15 to 4005 feet (5 to 1220 meters). Blooms Apr-Aug.	**Unlikely.** This species is known from open, grassy areas, and open areas in coastal scrub in the Study Area are disturbed by periodic mowing and/or often have a strong presence of invasive species, which reduces habitat quality. Additionally, there are no records of this species from San Mateo County.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
rose leptosiphon *Leptosiphon rosaceus*	Rank 1B.1	Coastal bluff scrub. Elevation ranges from 0 to 330 feet (0 to 100 meters). Blooms Apr-Jul.	**Unlikely.** Potentially suitable coastal bluff scrub habitat is present. However, the nearest occurrences of this species are from 1896 and 1943 and are likely extirpated. The nearest extant occurrence is located approximately 20 miles north of the Study Area. Additionally, this species was not observed during April 26, 2022, site visit, which occurred when this species would have been evident.	No further actions are recommended for this species.
Point Reyes meadowfoam *Limnanthes douglasii ssp. sulphurea*	Rank 1B.2	Coastal prairie, marshes and swamps, meadows and seeps, vernal pools. Elevation ranges from 0 to 460 feet (0 to 140 meters). Blooms Mar-May.	**No Potential**. This species is known from herb-dominated seasonal wetland habitats, which are absent from the Study Area.	No further actions are recommended for this species.
arcuate bush-mallow *Malacothamnus arcuatus*	Rank 1B.2	Chaparral, cismontane woodland. Elevation ranges from 50 to 1165 feet (15 to 355 meters). Blooms Apr-Sep.	**No Potential.** Chaparral and cismontane woodland habitats and gravelly alluvium substrate are absent from the Study Area.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Mt. Diablo cottonweed *Micropus amphibolus*	Rank 3.2	Broadleafed upland forest, chaparral, cismontane woodland, valley and foothill grassland. Elevation ranges from 150 to 2705 feet (45 to 825 meters). Blooms Mar-May.	**No Potential.** Broadleaf upland forest, chaparral, woodland, and grassland habitats are absent from the Study Area.	No further actions are recommended for this species.
marsh microseris *Microseris paludosa*	Rank 1B.2	Cismontane woodland, closed-cone coniferous forest, coastal scrub, valley, and foothill grassland. Elevation ranges from 15 to 1165 feet (5 to 355 meters). Blooms Apr-Jun (Jul).	**Unlikely.** Woodland, coniferous forest, and grassland habitats are absent from the Study Area. Scrub habitat is unlikely to support this species because while it was open at the time of the site visit, the openness is a result of mowing and not typical of un-mowed conditions, which are dense and therefore unlikely to be suitable for this species.	No further actions are recommended for this species.
elongate copper moss *Mielichhoferia elongata*	Rank 4.3	Broadleafed upland forest, chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, subalpine coniferous forest. Elevation ranges from 0 to 6430 feet (0 to 1960 meters).	**Unlikely.** The dense vegetation in the Study Area would likely outcompete this species. The nearest occurrence of this species is 5 miles southeast of the Study Area on moist, shaded rock, and such habitat is absent from the Study Area.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
woodland woollythreads *Monolopia gracilens*	Rank 1B.2	Broadleaved upland forest, chaparral, cismontane woodland, north coast coniferous forest, valley and foothill grassland. Elevation ranges from 330 to 3935 feet (100 to 1200 meters). Blooms (Feb)Mar-Jul.	**Unlikely.** Broadleaved upland forest, chaparral, cismontane woodland, North Coast coniferous forest, and grassland habitats are absent from the Study Area. Plant communities are likely too densely vegetated to support this species. The nearest occurrence is 10 miles northeast of the Study Area.	No further actions are recommended for this species.
Gairdner's yampah *Perideridia gairdneri ssp. gairdneri*	Rank 4.2	Broadleaved upland forest, chaparral, coastal prairie, valley and foothill grassland, vernal pools. Elevation ranges from 0 to 2000 feet (0 to 610 meters). Blooms Jun-Oct.	**Unlikely.** Although seasonally wet areas are present, the nearest occurrence of this species is approximately 11 miles east-southeast of the Study Area, east of the Santa Cruz Mountains crest, and with the lack of a nearby seed source, this species is unlikely to colonize the Study Area.	No further actions are recommended for this species.
Monterey pine *Pinus radiata*	Rank 1B.1	Cismontane woodland, closed-cone coniferous forest. Elevation ranges from 80 to 605 feet (25 to 185 meters).	**No Potential.** The Study Area is located well outside of any known historic or modern native occurrences of this species. Additionally, no species of *Pinus* were observed in the Study Area.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Choris' popcornflower *Plagiobothrys chorisianus var. chorisianus*	Rank 1B.2	Chaparral, coastal prairie, coastal scrub. Elevation ranges from 10 to 525 feet (3 to 160 meters). Blooms Mar-Jun.	**High Potential.** This species was observed in mowed coastal scrub habitat in the central portion of the Study Area.	**Present.** This species was detected during the rare plant survey. Avoidance and mitigation measures are listed in Section 7.1 of the Biological Resources Technical Report prepared in 2022 by WRA.
San Francisco popcornflower *Plagiobothrys diffusus*	Rank 1B.1	Coastal prairie, valley and foothill grassland. Elevation ranges from 195 to 1180 feet (60 to 360 meters). Blooms Mar-Jun.	**No Potential.** Coastal prairie and grassland habitats are absent from the Study Area.	No further actions are recommended for this species.
pine rose *Rosa pinetorum*	Rank 1B.2	Cismontane woodland, closed-cone coniferous forest. Elevation ranges from 5 to 3100 feet (2 to 945 meters). Blooms May-Jul.	**No Potential.** Woodland and coniferous forest habitats are absent from the Study Area. The Monterey cypresses were planted and are not representative of natural forest habitat.	No further actions are recommended for this species.
Hoffmann's sanicle *Sanicula hoffmannii*	Rank 4.3	Broadleafed upland forest, chaparral, cismontane woodland, coastal bluff scrub, coastal scrub, lower montane coniferous forest. Elevation ranges from 100 to 985 feet (30 to 300 meters). Blooms Mar-May.	**Unlikely.** All occurrences of this species in the region are from shady, forested habitat, which is absent from the Study Area. The Monterey cypresses were planted and are not representative of natural forest habitat.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
Scouler's catchfly *Silene scouleri ssp. scouleri*	Rank 2B.2	Coastal bluff scrub, coastal prairie, valley and foothill grassland. Elevation ranges from 0 to 1970 feet (0 to 600 meters). Blooms (Mar-May)Jun-Aug(Sep).	**Unlikely.** Although coastal bluff scrub habitat is present, this species is known from rocky habitats in San Mateo County, and such habitat is absent from the Study Area.	No further actions are recommended for this species.
San Francisco campion *Silene verecunda ssp. verecunda*	Rank 1B.2	Chaparral, coastal bluff scrub, coastal prairie, coastal scrub, valley and foothill grassland. Elevation ranges from 100 to 2115 feet (30 to 645 meters). Blooms (Feb)Mar-Jul(Aug).	**Unlikely.** Although coastal scrub and coastal bluff scrub habitats are present, this species typically occurs on mudstone or shale or in loose sandy substrates, which are absent from the Study Area. Additionally, the nearest occurrence is approximately 10 miles southeast of the Study Area.	No further actions are recommended for this species.
Santa Cruz microseris *Stebbinsoseris decipiens*	Rank 1B.2	Broadleafed upland forest, chaparral, closed-cone coniferous forest, coastal prairie, coastal scrub, valley and foothill grassland. Elevation ranges from 35 to 1640 feet (10 to 500 meters). Blooms Apr-May.	**Unlikely.** Although scrub habitat is present, this species is typically known from ridges and slopes, not the near flat topography along the immediate coast. Additionally, coastal scrub is disturbed by periodic mowing. The nearest occurrence of this species is approximately 6 miles southeast of the Study Area.	No further actions are recommended for this species.

SPECIES	STATUS*	HABITAT	POTENTIAL FOR OCCURRENCE**	RECOMMENDATIONS
northern slender pondweed *Stuckenia filiformis ssp. alpina*	Rank 2B.2	Marshes and swamps. Elevation ranges from 985 to 7055 feet (300 to 2150 meters). Blooms May-Jul.	**No Potential.** Marsh and swamp habitats are absent from the Study Area.	No further actions are recommended for this species.
Santa Cruz clover *Trifolium buckwestiorum*	Rank 1B.1	Broadleafed upland forest, cismontane woodland, coastal prairie. Elevation ranges from 345 to 2000 feet (105 to 610 meters). Blooms Apr-Oct.	**No Potential.** Broadleafed upland forest, cismontane woodland, and coastal prairie habitats are absent from the Study Area.	No further actions are recommended for this species.

*** Key to status codes:**

FE	Federal Endangered
FT	Federal Threatened
SE	State Endangered
SD	State Delisted
ST	State Threatened
SR	State Rare
Rank 1A	CNPS Rank 1A: Plants presumed extinct in California
Rank 1B	CNPS Rank 1B: Plants rare, threatened or endangered in California and elsewhere
Rank 2A	CNPS Rank 2A: Plants presumed extirpated in California, but more common elsewhere
Rank 2B	CNPS Rank 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
Rank 3	CNPS Rank 3: Plants about which CNPS needs more information (a review list)
Rank 4	CNPS Rank 4: Plants of limited distribution (a watch list)

Potential to Occur:

No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).

Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.

Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.

High Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.

Results and Recommendations:

Present. Species was observed on the site or has been recorded (i.e. CNDDB, other reports) on the site recently.

Not Present. Species is assumed to not be present due to a lack of key habitat components.

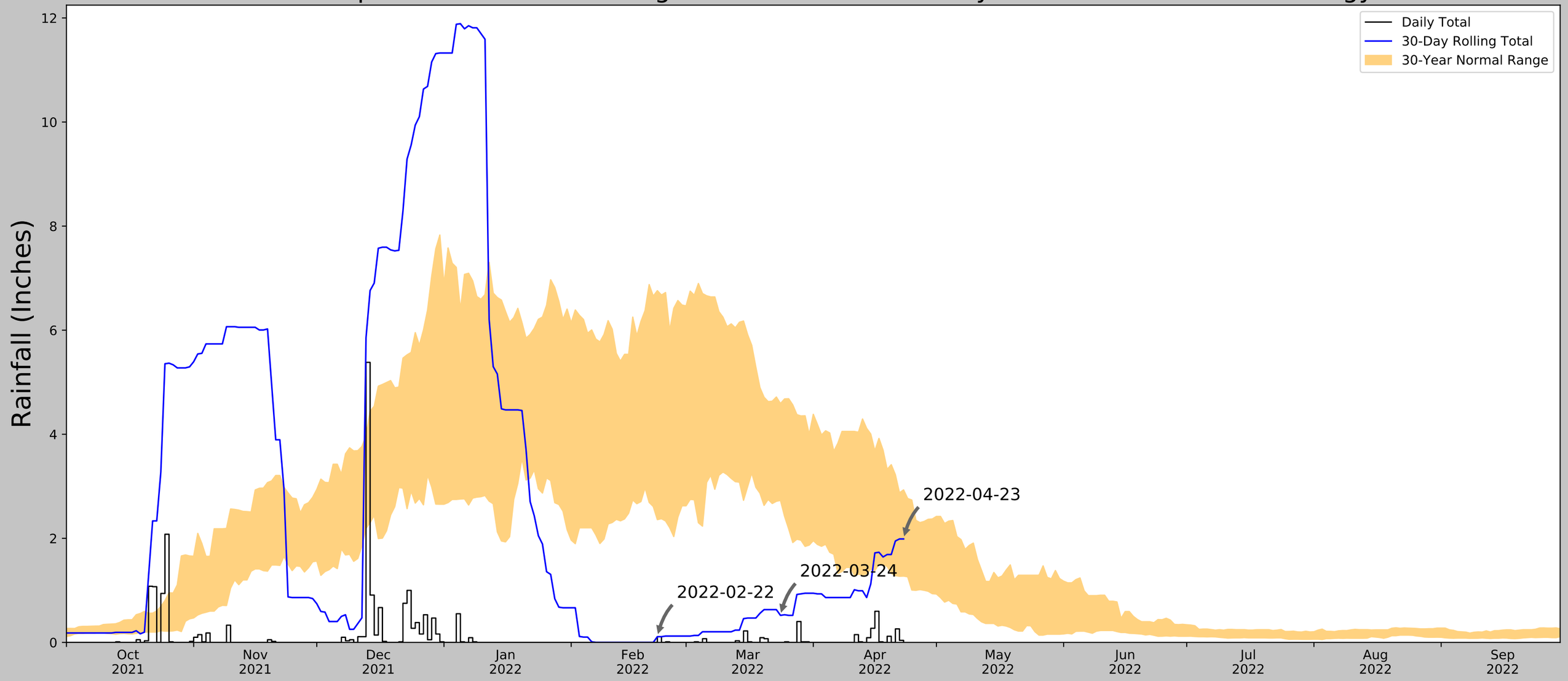
Not Observed. Species was not observed during surveys.

Presence Unknown: A survey was not conducted to determine absence or presence of this species.

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APPENDIX D – ANTECEDENT PRECIPITATION OUTPUT GRAPH

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	37.209120, -122.399980
Observation Date	2022-04-23
Elevation (ft)	122.64
Drought Index (PDSI)	Severe drought (2022-03)
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2022-04-23	1.274803	2.931496	1.988189	Normal	2	3	6
2022-03-24	2.729134	4.590158	0.519685	Dry	1	2	2
2022-02-22	2.359055	6.759843	0.110236	Dry	1	1	1
Result							Drier than Normal - 9

Figure and tables made by the
Antecedent Precipitation Tool
Version 1.0

Written by Jason Deters
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days (Normal)	Days (Antecedent)
HALF MOON BAY	37.4725, -122.4433	26.903	18.353	95.737	10.016	10555	87
SAN GREGORIO 2 SE	37.3117, -122.3617	274.934	7.394	152.294	4.453	766	0
DAVENPORT 3.1 NW	37.0436, -122.2293	46.916	14.805	75.724	7.784	2	0
HALF MOON BAY 1.0 S	37.455, -122.4383	64.961	17.119	57.679	8.691	20	2
HALF MOON BAY 0.5 SSW	37.463, -122.4408	54.134	17.684	68.506	9.169	9	1
MOUNTAIN VIEW 1.2 S	37.3848, -122.0752	108.924	21.587	13.716	10.01	1	0

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

ADDENDUM TO PESCADERO DOMESTIC TEST WELL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

FILE NO: PLN2022-000211/PLN2025-00081

Owner: SKOLNICK JOSHUA L

Location: Cabrillo Highway, Pescadero

APN: 086-250-140,150,160

Lead Agency: San Mateo County

I. Introduction

The County of San Mateo (County) has prepared this Addendum to the Pescadero Domestic Test Wells Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. This addendum analyzes the impacts of amending the previously approved PAD Permit and Coastal Development Permit (PLN2022-00211) approved by the Planning Commission on August 23, 2023 and demonstrates that the proposed changes will not introduce any new environmental impacts that were not analyzed under the adopted 2023 IS/MND.

II. CEQA Compliance

Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines state, when an EIR has been certified or a Negative Declaration adopted for a project, no Subsequent EIR or Negative Declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

1. Substantial project changes are proposed that will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the Negative Declaration that was adopted shows any of the following:

    a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;

    b. Significant effects previously examined will be substantially more severe than identified in the previous EIR;

    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives; or

    d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Preparation of an Addendum to a Negative Declaration is appropriate when none of the conditions specified in Section 15162 (above) are present and only minor technical changes to the previously certified Initial Study/Negative Declaration are necessary.

III. Background

On August 23,2023 the Planning Commission (PC) approved the Coastal Development Permit, Planned Agricultural District Permit, and adopted the project's IS/MND. The project consists of the drilling of a test domestic well to determine if adequate water is present to serve future development. Three well locations are identified as potential well sites but only one well would be constructed and certified. All three proposed well sites were insufficient to support development.

IV. Proposed Modifications

An application to amend the previous Planned Agricultural Disctrict (PAD) and Coastal Development (CD) permit, PLN2025-00081, was submitted on March 24, 2025. The amendment proposed two new well sites to test for a domestic water source. The new sites are consistent with the previous submittal as they are outside the wetland buffer zones and do not encroach on the special status plant species identified on the parcel.

Evaluation of Environmental Impacts

Environmental Factors	Adopted Mitigation Measures	New Environmental Impacts

Aesthetics	None Required/No Impacts	None: No new aesthetic impacts
Agriculture & Forest Resources	None Required/No Impacts	None: No changes to prime soils or forest resources are proposed.
Air quality	**Mitigation Measure 1:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below: a. Water all active construction areas at least twice daily. b. 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 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 manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	None: The changes to the project will not conflict with or obstruct the 2017 Clean Air Plan. All mitigations required during construction still apply to the amended project, reducing the impacts to air quality during construction.

	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.	
Biological Resources	**Mitigation Measure 2:** All ground disturbance activities shall be restricted to the dry season (May 1 through September 30) when all habitats have dried to reduce potential for CRLF and SFGS to disperse through the Study Area. **Mitigation Measure 3:** A qualified biologist shall survey the work site immediately before the onset of vegetation clearing or ground disturbance activities to verify if species are present and if all habitats are dry. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move the species from the work site before work activities begin. Any SFGS shall be allowed to leave the work area on their own, and shall be monitored by the biologist to ensure they do	None: The habitat impacts will not substantially change as the new well locations are outside of required wetland buffer zones. The wells will not be located near the special status plant species identified on site. A memorandum to the original Bio report prepared by WRA Environmental Consultants concluded that no new impacts will occur.

	not reenter the work area. **Mitigation Measure 4:** Prior to the start of groundbreaking activities, all construction personnel will receive training on listed species and their habitats by a qualified biologist. The importance of these species and their habitat will be described to all employees as well as the minimization and avoidance measures that are to be implemented as part of the project. An educational brochure containing color photographs of all listed species in the work area will be distributed to all employees working within the Study Area. The original list of employees who attend the training sessions will be maintained by the contractor and be made available for review by the USFWS and the CDFW upon request. **Mitigation Measure 5:** The contractor shall designate a person or employee to monitor on-site compliance with all minimization measures. The on-site monitor(s) will be on-site daily for the duration of the Project, including vegetation removal, grading and clean-up activities. **Mitigation Measure 6:** All vehicles and equipment associated with work-activities will be parked or staged only within designated staging areas at the end of each workday or when not in use to minimize habitat disturbance and water quality degradation. **Mitigation Measure 9:** No work shall occur within 48 hours of a rain event (over 0.25 inches in a 24-hour period). Following a	

	rain event, a qualified biologist shall survey the work site immediately before reinitiating ground disturbance activities to verify if species are present. If CRLF or SFGS are observed, then the steps previously described for the initial pre-construction survey shall be followed. **Mitigation Measure 10:** Any erosion control materials used shall be made of tightly woven fiber netting or similar material to ensure that CRLF and SFGS do not get trapped. This limitation shall be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material shall not be used at the Study Area because CRLF, SFGS, and other species may become entangled or trapped in it. **Mitigation Measure 11:** No trash shall be deposited on the site during construction activities. All trash shall be placed in trash receptacles with secure lids stored in vehicles and removed nightly from the Study Area. **Mitigation Measure 12:** Any fueling and maintenance of equipment shall be conducted off-site and at least 50 feet from any wetland or designated Environmentally Sensitive Habitat Areas (ESHA). **Mitigation Measure 13:** California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS) may take refuge in cavity-like and den-like structures such as pipes and may enter stored pipes and become trapped. Therefore, all construction pipes, culverts, or	

	similar structures that are stored at the site for one or more overnight periods shall be either securely capped prior to storage or thoroughly inspected by the on-site monitor and/or the construction foreman/manager for these animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. It is also recommended these structures, if stored, are kept off the ground by being placed on pallets within the staging areas either in developed areas or within wildlife exclusion fencing. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move them from the work site before work activities begin. If SFGS is found, it shall be allowed to passively leave the work area on its own, as determined by the on-site monitor, unless in circumstances where the animal is determined to be trapped as discussed in Mitigation Measure 14. **Mitigation Measure 14:** To prevent inadvertent entrapment of CRLF or SFGS during construction, the on-site monitor and/or construction foreman/manager shall ensure that all excavated, steep-walled holes or trenches more than one-foot deep are completely covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps	

	constructed of earth fill or wooden planks and inspected by the on-site biologist. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals by the on-site biologist and/or construction foreman/manager. **Mitigation Measure 15:** If at any time a trapped CRLF or SFGS is discovered by the on-site biologist or anyone else, the animal shall be allowed to passively leave the work area on its own, as determined by the onsite biologist. If a CRLF or SFGS is trapped, only a USFWS-approved biologist shall move the individual under the direction of USFWS and CDFW. The biologist shall also report these findings, as required, to the appropriate agencies. **Mitigation Measure 16:** Pre-construction surveys for avian species are required for Project activities that must occur during the nesting bird season (March 1 through July 31). If active nests (containing eggs, chicks or young) are discovered during pre-construction surveys, a qualified biologist shall establish a species-specific no-work buffer around the active nest. Project activities may be postponed until the conclusion of the nesting season, or the biologist may perform follow-up checks to determine whether the nest is still active. Based on the findings from the surveythe biologist will determine if a nesting bird management plan is required to establish a programmatic approach to nest surveys, buffer size, duration, and may include other abatement or attenuation recommendations that might allow for size reductions in the	

	exclusion buffers, or other such measures satisfactory to the lead agency to reduce the impacts to a less than significant level. **Mitigation Measure 17:** Any development shall avoid the Choris' popcorn flower population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, Choris' popcorn flower seeds shall be collected from the planned limit of disturbance and planted in other suitable habitat areas as determined by the project biologist. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction. **Mitigation Measure 18:** Any development shall avoid the harlequin lotus population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, harlequin lotus seeds shall be collected from the planned limit of disturbance and planted in other suitable habitat areas as determined by the project biologist. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction. **Mitigation Measure 19:** Sea cliffs shall be avoided as part of the project. The applicant shall submit to the County for review and approval engineered drawings demonstrating that the project avoids Coastal Commission and Local Coastal Program regulated sensitive habitat areas . Based on local	

	geology and erosion rates, a setback of at least 50 feet from the bluff edge shall be provided to protect public land and to ensure loss of sea cliffs due to Project activities will be reduced to a *less than significant* level. **Mitigation Measure 20:** Wildlife exclusion fencing shall be placed around the perimeter of the project footprint and any staging areas to prevent animals including California Red-Legged Frog and/or San Francisco Garter Snake from entering the work area. Fencing should be a minimum of 36 inches high, with a minimum of 4 inches trenched into the ground. Fencing shall be installed under the guidance of a qualified biologist and maintained throughout the duration of ground-disturbing activities. Installation of fencing will be performed under the supervision of a qualified biologist	
Cultural Resources	**Mitigation Measure 21**: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.	None: The search of the Historical Resources Information System included the full parcel, and no records of archeological resources were found. The mitigation measures in the event of discovery of cultural resources will be carried over to the amended project.

	Mitigation Measure 22: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American Heritage Commission may need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.	
Energy	None Required/No Impacts	None: No changes to energy consumption are proposed.
Geology/Soils	**Mitigation Measure 23:** Pursuant to San Mateo County Ordinance Code 4.68.050 *Mitigation of Disturbance at Well Site*, disturbance at a well site for the purposes of construction shall be limited to the minimum amount of disturbance necessary to gain access to drill the well. Drilling fluids and other drilling materials produced or used in connection with well construction shall not be allowed to discharge onto or into streets, waterways, sensitive habitats, or storm drains. Drilling fluids shall be properly managed and disposed of in accordance with applicable local, regional, and state requirements. Upon completion of the construction, the site shall be restored as near as possible	None: The project is still required to comply with these mitigation measure, these will be carried over to the conditions of approval..

	to its original condition, and appropriate erosion control measures shall be implemented. Wells constructed during a period where winterization requirements are in effect, between October 1 and May 1, shall comply with County stormwater pollution prevention measures. **Mitigation Measure 24:** During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site: a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area. b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater. 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. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated. e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses. f. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate. g. Performing clearing and earth-moving activities only during dry weather. h. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff. i. Limiting construction access routes and stabilizing designated access points. j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.	

	k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.	
Greenhouse Gas Emissions	None Required/No Impacts	None: No Changes
Hazards & Hazardous Materials	None Required/No Impacts	None: No Changes
Hydrology/Water Quality	None Required/No Impacts	None: No Changes
Land Use/Planning	None Required/No Impacts	None: No Changes
Mineral Resources	None Required/No Impacts	None: No Changes
Noise	None Required/No Impacts	None: No Changes
Populations/Housing	None Required/No Impacts	None: No Changes
Public Services	None Required/No Impacts	None: No Changes
Recreation	None Required/No Impacts	None: No Changes
Transportation	None Required/No Impacts	None: No Changes
Tribal Cultural Resources	**Mitigation Measure 21**: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented. **Mitigation Measure 22**: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination	None: The search of the Historical Resources Information System and consultation with the Native American Heritage Commission included the full parcel, and no records of tribal resources were found. The mitigation measures in the event of discovery will be carried over to the amended project.

	of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American Heritage Commission may need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.	
Utilities/Service Systems	None Required/No Impacts	None: No Changes
Wildfire	None Required/No Impacts	None: No Changes
Mandatory Findings of Significance	Significant Unless Mitigated	The IS/MND concludes that the project does involve substantial impacts unless mitigated by the included mitigation measures. The proposed project will not introduce any new environmental impacts or mitigation measures.

V. Conclusion

As demonstrated by the analysis herein, in regard to the changes proposed by the amendment to the PAD and CD permits, the County of San Mateo has determined that:

1) none of the conditions requiring the preparation of a subsequent environmental document have occurred, and

2) the circumstances described in Section 15164 of the CEQA Guidelines allowing preparation of an addendum are present for the amendment, and no further environmental review is required.

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: ***Pescadero Domestic Test Wells*** when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2022-00211

OWNER: Ellen Skolnick

APPLICANT: Kerry Burke

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): Same as Applicant

ASSESSOR'S PARCEL NO.: APN's 086-250-140,150,160;

LOCATION: Cabrillo Highway (Highway 1) in the community of Pescadero

PROJECT DESCRIPTION

The applicant is seeking a Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit and Architectural Review for the drilling of a test domestic well to determine if adequate water is present to serve future development. Three well locations are identified as potential well sites but only one well will be constructed and certified. The three Assessor's Parcel Numbers (APN's) make up one legal parcel of approximately 6.53 acres and the project site is approximately 4 sq. ft. (construction area of each well). The test well locations are located in the central portion of APN: 086-250-150 and the central and eastern portion of APN: 086-250-160.

FINDINGS AND BASIS FOR A MITIGATED NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

    b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

    c. Create impacts for a project which are individually limited, but cumulatively considerable.

    d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

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

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 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 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 manufacturer's 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.

Mitigation Measure 2: All ground disturbance activities shall be restricted to the dry season (May 1 through September 30) when all habitats have dried to reduce potential for CRLF and SFGS to disperse through the Study Area.

Mitigation Measure 3: A qualified biologist shall survey the work site immediately before the onset of vegetation clearing or ground disturbance activities to verify if species are present and if all habitats are dry. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move

the species from the work site before work activities begin. Any SFGS shall be allowed to leave the work area on their own and shall be monitored by the biologist to ensure they do not reenter the work area.

Mitigation Measure 4: Prior to the start of groundbreaking activities, all construction personnel will receive training on listed species and their habitats by a qualified biologist. The importance of these species and their habitat will be described to all employees as well as the minimization and avoidance measures that are to be implemented as part of the project. An educational brochure containing color photographs of all listed species in the work area will be distributed to all employees working within the Study Area. The original list of employees who attend the training sessions will be maintained by the contractor and be made available for review by the USFWS and the CDFW upon request.

Mitigation Measure 5: The contractor shall designate a person or employee to monitor on-site compliance with all minimization measures. The on-site monitor(s) will be on-site daily for the duration of the Project, including vegetation removal, grading and clean-up activities.

Mitigation Measure 6: All vehicles and equipment associated with work-activities will be parked or staged only within designated staging areas at the end of each workday or when not in use to minimize habitat disturbance and water quality degradation.

Mitigation Measure 9: No work shall occur within 48 hours of a rain event (over 0.25 inches in a 24-hour period). Following a rain event, a qualified biologist shall survey the work site immediately before reinitiating ground disturbance activities to verify if species are present. If CRLF or SFGS are observed, then the steps previously described for the initial pre-construction survey shall be followed.

Mitigation Measure 10: Any erosion control materials used shall be made of tightly woven fiber netting or similar material to ensure that CRLF and SFGS do not get trapped. This limitation shall be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material shall not be used at the Study Area because CRLF, SFGS, and other species may become entangled or trapped in it.

Mitigation Measure 11: No trash shall be deposited on the site during construction activities. All trash shall be placed in trash receptacles with secure lids stored in vehicles and removed nightly from the Study Area.

Mitigation Measure 12: Any fueling and maintenance of equipment shall be conducted off-site and at least 50 feet from any wetland or designated Environmentally Sensitive Habitat Areas (ESHA).

Mitigation Measure 13: California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS) may take refuge in cavity-like and den-like structures such as pipes and may enter stored pipes and become trapped. Therefore, all construction pipes, culverts, or similar structures that are stored at the site for one or more overnight periods shall be either securely capped prior to storage or thoroughly inspected by the on-site monitor and/or the construction foreman/manager for these animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. It is also recommended these structures, if stored, are kept off the ground by being placed on pallets within the staging areas either in developed areas or within wildlife exclusion fencing. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this

determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move them from the work site before work activities begin. If SFGS is found, it shall be allowed to passively leave the work area on its own, as determined by the on-site monitor, unless in circumstances where the animal is determined to be trapped as discussed in Mitigation Measure 14.

Mitigation Measure 14: To prevent inadvertent entrapment of CRLF or SFGS during construction, the on-site monitor and/or construction foreman/manager shall ensure that all excavated, steep-walled holes or trenches more than one-foot deep are completely covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps constructed of earth fill or wooden planks and inspected by the on-site biologist. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals by the on-site biologist and/or construction foreman/manager.

Mitigation Measure 15: If at any time a trapped CRLF or SFGS is discovered by the on-site biologist or anyone else, the animal shall be allowed to passively leave the work area on its own, as determined by the onsite biologist. If a CRLF or SFGS is trapped, only a USFWS-approved biologist shall move the individual under the direction of USFWS and CDFW. The biologist shall also report these findings, as required, to the appropriate agencies.

Mitigation Measure 16: Pre-construction surveys for avian species are required for Project activities that must occur during the nesting bird season (March 1 through July 31). If active nests (containing eggs, chicks or young) are discovered during pre-construction surveys, a qualified biologist shall establish a species-specific no-work buffer around the active nest. Project activities may be postponed until the conclusion of the nesting season, or the biologist may perform follow-up checks to determine whether the nest is still active. Based on the findings from the survey the biologist will determine if a nesting bird management plan is required to establish a programmatic approach to nest surveys, buffer size, duration, and may include other abatement or attenuation recommendations that might allow for size reductions in the exclusion buffers, or other such measures satisfactory to the lead agency to reduce the impacts to a less than significant level.

Mitigation Measure 17: Any development shall avoid the Choris' popcorn flower population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, Choris' popcorn flower seeds shall be collected from the planned limit of disturbance and planted in other suitable habitat areas as determined by the project biologist. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction.

Mitigation Measure 18: Any development shall avoid the harlequin lotus population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, harlequin lotus seeds shall be collected from the planned limit of disturbance and planted in other suitable habitat areas as determined by the project biologist. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction.

Mitigation Measure 19: Sea cliffs shall be avoided as part of the project. The applicant shall submit to the County for review and approval engineered drawings demonstrating that the project avoids Coastal Commission and Local Coastal Program regulated sensitive habitat areas . Based on local geology and erosion rates, a setback of at least 50 feet from the bluff

edge shall be provided to protect public land and to ensure loss of sea cliffs due to Project activities will be reduced to a *less than significant* level.

Mitigation Measure 20: Wildlife exclusion fencing shall be placed around the perimeter of the project footprint and any staging areas to prevent animals including California Red-Legged Frog and/or San Francisco Garter Snake from entering the work area. Fencing should be a minimum of 36 inches high, with a minimum of 4 inches trenched into the ground. Fencing shall be installed under the guidance of a qualified biologist and maintained throughout the duration of ground-disturbing activities. Installation of fencing will be performed under the supervision of a qualified biologist

Mitigation Measure 21: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and are satisfactorily implemented.

Mitigation Measure 22: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American Heritage Commission may need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.

Mitigation Measure 23: Pursuant to San Mateo County Ordinance Code 4.68.050 *Mitigation of Disturbance at Well Site*, disturbance at a well site for the purposes of construction shall be limited to the minimum amount of disturbance necessary to gain access to drill the well. Drilling fluids and other drilling materials produced or used in connection with well construction shall not be allowed to discharge onto or into streets, waterways, sensitive habitats, or storm drains. Drilling fluids shall be properly managed and disposed of in accordance with applicable local, regional, and state requirements. Upon completion of the construction, the site shall be restored as near as possible to its original condition, and appropriate erosion control measures shall be implemented. Wells constructed during a period where winterization requirements are in effect, between October 1 and May 1, shall comply with County stormwater pollution prevention measures.

Mitigation Measure 24: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

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

Mitigation Measure 25: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 26: In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

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: A 20-day public review period for the IS/MND will commence April 26, 2023 and continue through May 16, 2023. 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., August 2, 2022. Please send your comments to:

Kanoa Kelley, Planner III
San Mateo County Planning and Building Department
455 County Center, Redwood City, CA 94063
Email: kkelley@smcgov.org

Document Availability: Copies of the IS/MND and all documents referenced in the IS/MND are available to view in person at 455 County Center, Redwood City, second Floor or to view and download on the County's website: https://planning.smcgov.org/ceqa-docs

Kanoa Kelley, Project Planner

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Pescadero Domestic Test Wells

2. **County File Number:** PLN2022-00211

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:** Kanoa Kelley Project Planner, (628) 222-3163

5. **Project Location:** Cabrillo Highway (Highway 1) in the community of Pescadero

6. **Assessor's Parcel Number and Size of Parcel:** 086-250-140,150,160; 6.53 acres

7. **Project Sponsor's Name and Address:**
   Kerry Burke
   332 Princeton Avenue
   Half Moon Bay, CA 94019

8. **General Plan Designation:** General Plan: Agriculture; Local Coastal Plan Designation: Agriculture

9. **Zoning:** Planned Agriculture District /Coastal Development (PAD/CD)

10. **Description of the Project:** The applicant is seeking a Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit and Architectural Review for the drilling of a test domestic well to determine if adequate water is present to serve future development. Three well locations are identified as potential well sites but only one well will be constructed and certified. The three Assessor's Parcel Numbers (APN's) make up one legal parcel of approximately 6.53 acres and the project site is approximately 4 sq. ft. (construction area of each well). The test well locations are located in the central portion of APN: 086-250-150 and the central and eastern portion of APN: 086-250-160.

11. **Surrounding Land Uses and Setting:** The parcel is located approximately 0.8 miles south of Bean Hollow Road and on the west side of Cabrillo Highway (Highway 1). The parcel is relatively flat and is bounded on the north side by residential development on 5+ acres and vacant land to the south. The rural lot is undeveloped and covered with natural vegetation consisting of coastal scrub and coastal bluff scrub, and cypress trees concentrated on the northern most parcel.

12. **Other Public Agencies Whose Approval is Required:** None

13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?:** This project is subject to California Public Resources Code 21080.3.1 which requires a tribal consultation request be sent within 14 days of determining that an application has been deemed complete or a public agency decides to undertake a project. The County of San Mateo has received a request for formal notification from the Tamien Nation of the greater Santa Clara County. A notice for consultation was sent to the Tamien Nation on January 1, 2023. The notice for consultation was received by the Tamien Nation on March 3, 2023. California Native American Tribes have 30 days from the date the tribal consultation notice was received to request consultation. As of the date of this report, formal consultation on this project has not been requested.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
X	Air Quality	X	Hydrology/Water Quality		Transportation
X	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	X	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 EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

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

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

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

1.	**AESTHETICS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a.	Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
Discussion: Construction of the domestic well will be located at grade level on a relatively flat parcel. Scenic views from the public roadway will not be adversely impacted. **Source:** Project Plans, Google Earth					
1.b.	Significantly damage or destroy scenic				X

	resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				
Discussion: The parcel is located within the Cabrillo Highway State Scenic Corridor. The potential locations of the test well will not impact existing trees within the property. No rock outcroppings are present within the parcel nor are any designated historic buildings. **Source:** Project Plans, Planning GIS Planning Map Viewer Scenic Corridors Layer, National Park Service National Register of Historic Places, Google Earth					
1.c.	Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
Discussion: Access and construction of the well does not require significant modifications to the topography and will not be located on a ridgeline. Access to the project site is via the existing concrete driveway. **Source:** Project Plans, Google Earth					
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: No lighting is proposed. **Source:** Project Scope					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
Discussion: The project site is located within the Cabrillo Highway State Scenic Corridor. Given the ground level height of the well and existing access, no impact is expected to the scenic corridors. **Source:** Project Plans, Planning GIS Planning Map Viewer Scenic Corridors Layer, Google Earth					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The project is not located within a Design Review district. **Source:** Project Location					
1.g.	Visually intrude into an area having natural scenic qualities?				X
Discussion: The parcel is located within the rural surroundings of the Pescadero area. Typically found within the vicinity of the project are agricultural fields and related development, vegetated watercourses, a mix of steep hillsides and flatlands, and low-density residential development.					

Construction of the well will not impact the rural scenic qualities found in the vicinity of the project due to its ground level construction and vegetation removal associated with construction will be minimal and site specific.

Source: Project Plans, Google Earth

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: Project is not located outside the Coastal Zone. **Source:** Project Location					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X	
Discussion: The parcel is not encumbered by a Williamson Act contract or Open Space Easement. The parcel is zoned Planned Agricultural District/Coastal Zone. The potential locations for the well are not located within the active agricultural field and are allowed uses in the PAD/CD Zoning District subject to permit approval. **Source:** Planning Division GIS					
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	

Discussion: According to the Department of Conservation Farmland Mapping and Monitoring Program California Important Farmland Finder (2016 Interactive GIS), the parcel is classified as "other land", which is a general term that includes all other categories of unmapped agricultural land such as vacant non-agricultural land and riparian areas not suitable for livestock grazing.

The USDA Department of Agriculture soil map shows that the eastern portion of the parcels are classified as class 2 prime soils.

If the project area were to be irrigated, the land would be designated as Prime Farmland, which is defined as: *Irrigated land with the best combination of physical and chemical features able to sustain long term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for production of irrigated crops at some time during the four years prior to the mapping date.*

According to aerial photos and review of the Department of Conservation Farmland Mapping and Monitoring Program Time Series, the area of the proposed well site has never been farmed.

Construction of the well will convert approximately 4 sq. ft. of potential prime soils and will be located outside of any active agricultural field.

Given the small footprint of the domestic well, the potential Prime Farmland conversion is less than significant.

Source: Department of Conservation Farmland Mapping and Monitoring Program California Important Farmland Finder (2016 Interactive GIS), USDA Web Soil Survey, Google Earth

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	

Discussion: Soils in the proposed well site areas have an Irrigated Land Capability Classification rating of Class II as identified on the Natural Resources Conservation Service Web Soil Survey. Land capability classification takes into consideration landscape location, slope of the field, depth, texture, and reaction of the soil. The project area is identified on the San Mateo County General Plan Productive Soil Resources with Agricultural Capability Map as Irrigated Rowcrops and Soil Dependent Floriculture, which includes artichokes or Brussels sprouts. Conversion of these soils will occur as a result of this project; however, construction of the well is limited to 4 sq. ft. which is the minimum necessary to establish the domestic water source.

Source: Natural Resources Conservation Service Web Soil Survey, General Plan Productive Soil Resources with Agricultural Capability Map

2.e.	Result in damage to soil capability or loss of agricultural land?			X	

Discussion: Approximately 4 sq. ft. of agricultural land will be converted for construction of the well and concrete pad. This area is minimal compared to the approximate 6.53 acres of land designated Agriculture (project parcels).

Source: Project Plans

2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section				X

	12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				

Discussion: Construction of the well does not conflict with the current Planned Agricultural District zoning district nor are trees present on the parcel meeting the definition of forest land (land that supports 10% native tree cover of any species and that allows for management of one or more forest resources) or timberland (land capable of growing a crop of trees of a commercial species used to produce lumber and other forest products).

Source: Project Site

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

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

Discussion: The Bay Area Air Quality Management District (District) 2017 Clean Air Plan (CAP) is the applicable plan for San Mateo County. The District outlines Criteria Air Pollutants and Precursors for Construction-Related Impacts in its CEQA Guidelines for use by Lead Agencies in preliminarily identifying whether such pollutants and/or precursors will exceed the District's Thresholds of Significance (Screening Criteria). The Screening Criteria references Table 3-1 of the District's CEQA Guidelines which identifies land use types of a large scale (e.g., office parks, hospitals, warehouses, manufacturing). These uses are beyond the current project scope. The Screening Criteria also provides for the inclusion of basic construction mitigation measures to reduce potential impacts to less than significant levels. As mitigated, the project will not conflict or obstruct implementation of the 2017 CAP.

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

a. Water all active construction areas at least twice daily.

b. 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 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

manufacturer's 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.

Source: Bay Area Air Quality Management District 2017 Clean Air Plan, Bay Area Air Quality Management District CEQA Guidelines May 2017

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		

Discussion: The Bay Area Air Quality Management District (District) monitors and regulates air pollution within the nine counties surrounding the San Francisco Bay. According to the District Facility Data Map, no regulated facilities are present within the project vicinity nor is the Pescadero area identified as an Impacted Community (areas with high concentration of air pollution and populations most vulnerable to air pollution's health impacts). The State has met (attainment) the U.S. Environmental Protection Agency standards for carbon monoxide, nitrogen dioxide, sulfur dioxide, and sulfates. However, the State status for particulate matter (PM10) and particulate matter-fine (PM2.5) is non-attainment.

Drilling for the well includes one two-axle bobtail dump truck pulling a portable mud system on a two-axle trailer, one 4,000 gallon water truck, one three-axel drilling rig (69,000 lbs), one pickup truck pulling a mini excavator, and four pickup trucks (inclusive of the one pickup truck pulling the mini excavator). Each well drilling is anticipated to occur over a five day period. All equipment will remain on site during the drilling with exception of the four pickup trucks that will arrive and leave once per day. No operational emissions are expected. Mitigation measure 1 will ensure potential significant construction impacts are minimized.

Source: Bay Area Air Quality Management District

3.c.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X

Discussion: Sensitive receptors include, but are not limited to, hospitals, schools, daycare facilities, elderly housing and convalescent facilities. There are no sensitive receptors near the subject parcel and pollutants are limited to that of construction vehicles and drilling activities and are not expected to continue once well construction is completed.

Source: Bay Area Air Quality Management District, County GIS

3.d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Discussion: No objectionable odors are expected at the conclusion of well drilling. Odors resulting from construction vehicles may occur during well drilling (e.g., gasoline and diesel-fueled construction equipment), however these odors would be temporary in nature and due to the low

density rural setting impact to neighbors will be minimal.

Source: Project Scope

4.	**BIOLOGICAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a.	Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		

Discussion: A Biological Resources Technical Report was prepared by WRA Environmental Consultants on July 22, 2022. The report shows that the project site contains sensitive habitat including both seasonal wetland and scrub shrub wetland. Therefore, the site was identified as potential habit for the following special-status plant and animal species.

Special-Status Plant Species

10 special-status plant species have the potential to occur in the study area. Of the 10 only 2 were observed during a field survey by a qualified plant biologist.

***Harlequins Lotus*.** Harlequin Lotus blooms from March to July and grows in the coastal bluff scrub abundant on the subject parcel. As shown in the rare plant survey results map, patches of flowers were observed in the southern central portion of the parcel.

Choris Popcorn Flower. Blooms in March-June and grows in Chaparral, coastal prairie, and coastal scrub. As show in the rare plant survey results map, the flower was observed in close proximity to the Harlequins Lotus and along the edge of the bluff.

The San Mateo County Local Coastal Program (LCP) Policy 7.42 discourages development within 50 feet of any special-status plant population. To comply with this policy all three potential test well sites will be located outside of this 50-foot buffer from the mapped special-status plant species. A mitigation measure has been added requiring the 50-foot buffer and silt/biological fencing be erected to ensure construction vehicles do not cross into areas where the rare plants have been observed. Additional measures include pre-construction surveys, biological fencing, and biological monitors on site during construction.

Special-Status Animal Species

The biological resources assessment has concluded that the parcel provides suitable habitat for nesting birds including one special-status species, the common yellowthroat.

Saltmarsh Common Yellowthroat (SCY). Although this species is typically associated with nesting near open water, willow riparian habitat within the Study Area is suitable for nesting by this species. There is a moderate potential for this species to nest within the riparian habitat in the Study Area.

California Red-Legged Frog (CRLF). CRLF typically inhabit marshes, ponds, and slow-moving streams with well-developed riparian canopy. Breeding habitat occur in aquatic habitats including pools and backwaters within streams and creeks, ponds, marshes, among others. The site does not contain suitable habitat elements for CRLF. However due to the occurrence of CRLF less than 0.8 miles from the site and the high likelihood of dispersal through the site during rainy conditions, mitigation measures have been added to mitigate impacts to the CRLF.

San Francisco Garter Snake (SFGS). This semi-aquatic species is often found hunting in ponds, slow moving streams, and ephemeral wetlands occupied by their prey - Pacific chorus frog and CFLF. The Study Area does not contain suitable habitat elements for SFGS, such as aquatic habitat, vegetative cover, or prey items therefore it is unlikely to pass through or reside on the subject parcel.

San Francisco Dusky-Footed Woodrat (SFDW). SFDW may occur in scrub shrub riparian habitat on the parcel. However due to lack of natural vegetation and proximity to sea spray from the coast SFDW is unlikely to establish. No nests were observed on site during biological site visits.

Due to the potential for special-status plants and animals on the site, the avoidance and mitigation measures as recommended by the consulting biologist have been added to reduce the impact of the project on local flora and fauna to less than significant levels. A 50-foot buffer from special-status plants and a 100-foot buffer from wetlands has been established as part of the project where no development will occur. A 50-foot buffer from sea cliffs has also been established where nesting activities may exist.

Mitigation Measure 2: All ground disturbance activities shall be restricted to the dry season (May 1 through September 30) when all habitats have dried to reduce potential for CRLF and SFGS to disperse through the Study Area.

Mitigation Measure 3: A qualified biologist shall survey the work site immediately before the onset of vegetation clearing or ground disturbance activities to verify if species are present and if all habitats are dry. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move the species from the work site before work activities begin. Any SFGS shall be allowed to leave the work area on their own, and shall be monitored by the biologist to ensure they do not reenter the work area.

Mitigation Measure 4: Prior to the start of groundbreaking activities, all construction personnel will receive training on listed species and their habitats by a qualified biologist. The importance of these species and their habitat will be described to all employees as well as the minimization and avoidance measures that are to be implemented as part of the project. An educational brochure containing color photographs of all listed species in the work area will be distributed to all employees working within the Study Area. The original list of employees who attend the training sessions will be maintained by the contractor and be made available for review by the USFWS and the CDFW upon request.

Mitigation Measure 5: The contractor shall designate a person or employee to monitor on-site compliance with all minimization measures. The on-site monitor(s) will be on-site daily for the duration of the Project, including vegetation removal, grading and clean-up activities.

Mitigation Measure 6: All vehicles and equipment associated with work-activities will be parked or staged only within designated staging areas at the end of each workday or when not in use to minimize habitat disturbance and water quality degradation.

Mitigation Measure 9: No work shall occur within 48 hours of a rain event (over 0.25 inches in a 24-hour period). Following a rain event, a qualified biologist shall survey the work site immediately before reinitiating ground disturbance activities to verify if species are present. If CRLF or SFGS are observed, then the steps previously described for the initial pre-construction survey shall be followed.

Mitigation Measure 10: Any erosion control materials used shall be made of tightly woven fiber netting or similar material to ensure that CRLF and SFGS do not get trapped. This limitation shall be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material shall not be used at the Study Area because CRLF, SFGS, and other species may become entangled or trapped in it.

Mitigation Measure 11: No trash shall be deposited on the site during construction activities. All trash shall be placed in trash receptacles with secure lids stored in vehicles and removed nightly from the Study Area.

Mitigation Measure 12: Any fueling and maintenance of equipment shall be conducted off-site and at least 50 feet from any wetland or designated Environmentally Sensitive Habitat Areas (ESHA).

Mitigation Measure 13: California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS) may take refuge in cavity-like and den-like structures such as pipes and may enter stored pipes and become trapped. Therefore, all construction pipes, culverts, or similar structures that are stored at the site for one or more overnight periods shall be either securely capped prior to storage or thoroughly inspected by the on-site monitor and/or the construction foreman/manager for these animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. It is also recommended these structures, if stored, are kept off the ground by being placed on pallets within the staging areas either in developed areas or within wildlife exclusion fencing. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move them from the work site before work activities begin. If SFGS is found, it shall be allowed to passively leave the work area on its own, as determined by the on-site monitor, unless in circumstances where the animal is determined to be trapped as discussed in Mitigation Measure 14.

Mitigation Measure 14: To prevent inadvertent entrapment of CRLF or SFGS during construction, the on-site monitor and/or construction foreman/manager shall ensure that all excavated, steep-walled holes or trenches more than one-foot deep are completely covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps constructed of earth fill or wooden planks and inspected by the on-site biologist. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals by the on-site biologist and/or construction foreman/manager.

Mitigation Measure 15: If at any time a trapped CRLF or SFGS is discovered by the on-site biologist or anyone else, the animal shall be allowed to passively leave the work area on its own, as determined by the onsite biologist. If a CRLF or SFGS is trapped, only a USFWS-approved biologist shall move the individual under the direction of USFWS and CDFW. The biologist shall also report these findings, as required, to the appropriate agencies.

Mitigation Measure 16: Pre-construction surveys for avian species are required for Project activities that must occur during the nesting bird season (March 1 through July 31). If active nests

(containing eggs, chicks or young) are discovered during pre-construction surveys, a qualified biologist shall establish a species-specific no-work buffer around the active nest. Project activities may be postponed until the conclusion of the nesting season, or the biologist may perform follow-up checks to determine whether the nest is still active. Based on the findings from the surveythe biologist will determine if a nesting bird management plan is required to establish a programmatic approach to nest surveys, buffer size, duration, and may include other abatement or attenuation recommendations that might allow for size reductions in the exclusion buffers, or other such measures satisfactory to the lead agency to reduce the impacts to a less than significant level.

Mitigation Measure 17: Any development shall avoid the Choris' popcorn flower population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, Choris' popcorn flower seeds shall be collected from the planned limit of disturbance and planted in other suitable habitat areas as determined by the project biologist. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction.

Mitigation Measure 18: Any development shall avoid the harlequin lotus population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, harlequin lotus seeds shall be collected from the planned limit of disturbance and planted in other suitable habitat areas as determined by the project biologist. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction.

Mitigation Measure 19: Sea cliffs shall be avoided as part of the project. The applicant shall submit to the County for review and approval engineered drawings demonstrating that the project avoids Coastal Commission and Local Coastal Program regulated sensitive habitat areas . Based on local geology and erosion rates, a setback of at least 50 feet from the bluff edge shall be provided to protect public land and to ensure loss of sea cliffs due to Project activities will be reduced to a *less than significant* level.

Mitigation Measure 20: Wildlife exclusion fencing shall be placed around the perimeter of the project footprint and any staging areas to prevent animals including California Red-Legged Frog and/or San Francisco Garter Snake from entering the work area. Fencing should be a minimum of 36 inches high, with a minimum of 4 inches trenched into the ground. Fencing shall be installed under the guidance of a qualified biologist and maintained throughout the duration of ground-disturbing activities. Installation of fencing will be performed under the supervision of a qualified biologist

Source: Biological Resources Technical Report WRA, July 2022; Rare Plant Survey Report, WRA July 2022.

4.b.	Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		

Discussion: Refer to Question 4.a.

Source: Biological Resources Technical Report WRA, July 2022; Rare Plant Survey Report, WRA

July 2022.					
4.c.	Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
Discussion: Per LCP Policy 7.18 (Establishment of Buffer Zones) a 100-foot buffer from the outermost line of an onsite wetland has been established. No work is proposed within 100 feet of identified coastal wetlands. **Source:** Biological Resources Technical Report WRA, July 2022; Project Scope; Google Earth					
4.d.	Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
Discussion: No wildlife corridor was identified in the Biological Assessment; however, special-status species may utilize the project site area. Refer to Question 4.a. for mitigations. **Source:** Biological Resources Technical Report WRA, July 2022					
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
Discussion: No trees are located in the project area. **Source:** Project Plans					
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
Discussion: The Project site is not located in an area with an adopted conservation plan. **Source:** Project Location					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The project is not located within or adjacent to a marine or wildlife reserve **Source:** Project Location					

4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X

Discussion: No oak woodlands or other non-timber woodlands are present on the parcel.

Source: Project Plans

5.	**CULTURAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X

Discussion: According to a search of the California Historical Resources Information System and the California Office of Historic Preservation, the project site does not contain any historical resources.

Source: Project Plans, Project Location, California Office of Historic Preservation, Northwestern Information Center

5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		

Discussion: A referral of the project was sent to the California Historical Resources Information System Northwest Information Center (NWIC). The NWIC identified a study covering portions of the proposed project area. The study identified no cultural resources within the study area. However, the database is not comprehensive and the discovery of subsurface archaeological materials during grading or construction work is always a possibility, therefore, the following mitigation measure is recommended:

Mitigation Measure 21: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and are satisfactorily implemented.

Source: Project Plans, Project Location, California Office of Historic Preservation, Northwestern Information Center

5.c.	Disturb any human remains, including those interred outside of formal		X		

cemeteries?				

Discussion: In the inadvertent event that human remains are discovered during ground disturbance and/or construction related activities, the following mitigation measure is recommended:

Mitigation Measure 22: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American Heritage Commission may need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.

Source:

6. ENERGY. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	

Discussion:

Construction

The project would require the 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 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 temporary and minimal given the nature of the project scope and short duration for construction activity associated with well drilling. The project would not require expanded energy supplies or the construction of new infrastructure.

Operation

The proposed well would support future residential development near Cabrillo Highway served by existing road infrastructure. During future residential development, energy consumption would be associated with resident and visitor vehicle trips and delivery and supply trucks. Pacific Gas and Electric (PG&E) provides electricity to the project area. Currently, the existing site does not use any electricity because it is an undeveloped parcel. Any future development would be required to conform with all applicable energy and utility service standards to support the development density proposed at that time. It is expected that nonrenewable energy resources would be used efficiently during operation and construction of the project given the financial implication of the inefficient use of such resources. As such, the proposed project would not result in wasteful, inefficient, or

unnecessary consumption of energy resources. **Source:** Project Plans, Project Location.				
6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.			X	
Discussion: The proposed project is not expected to conflict with or obstruct any state or local plan for renewable energy or energy efficiency and the development is not expected to cause inefficient, wasteful, and/or unnecessary energy consumption. Furthermore, the project would be required to comply with all State and local building energy efficiency standards, appliance efficiency regulations, and green building standards. **Source:** Project Plans				

7. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 significant evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*			X	
Discussion: The project site is located in the coastal Pescadero area, an area of high seismicity. The closest active fault is the San Gregorio Fault located 4 kilometers east of the parcel. According to county GIS, the site is not located in an Alquist-Priolo special studies area or zone where fault rupture is considered likely (California Division of Mines and Geology, 1974). Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is low. **Source:** Project Location; County GIS, Association of Bay Area Governments Resilience Program Map				
ii. Strong seismic ground shaking?				X

Discussion: The project site is subject to violent shaking as it is in an active seismic area given its location with the San Francisco Bay Area. The project is limited to the drilling of test wells that will not be impacted by ground shaking. Therefore, no mitigation is necessary.

Source: San Mateo County Earthquake Shaking Fault Maps (San Andreas Fault)

iii. Seismic-related ground failure, including liquefaction and differential settling?			X	

Discussion: Liquefaction susceptibility mapping estimates the amount of shaking needed to trigger liquefaction. USGS mapping places the project site within a mapped Low Susceptibility for liquefaction. Construction of the well will be in accordance with Environmental Health Services requirements.

Source: Association of Bay Area Governments Resilience Program Liquefaction Susceptibility, USGS Liquefaction Susceptibility Maps

iv. Landslides?				X

Discussion: A review of the project for location within mapped landslide areas included the following sources: Association of Bay Area Governments (ABAG) Resilience Program Landslide GIS, San Mateo County General Plan Natural Hazards Map, and the United States Geological Survey Landslide Susceptibility in San Mateo County (1972).

ABAG. The project site is not located in a mapped Existing Landslide Distribution, Earthquake Induced Landslide Study Zone, or Rainfall Induced Landslide Area. ABAG defines the landslide areas as: (1) Existing Landslide Distribution – the distribution of landslides evident in the landscape (e.g., slumps, translational slides) that have occurred in the past, (2) Rainfall induced landslides – are principal areas that are likely to produce debris flows (mudslides), and (3) Earthquake induced landslides – areas where site specific studies are required prior to new construction.

San Mateo County General Plan. The project site is not located in a mapped Area of High Landslide Susceptibility as identified on the General Plan Natural Hazards Map.

United States Geological Survey (USGS). The project site is located in Map Unit I, which is defined as areas least susceptible to landslide.

Construction of a well within the project will not be located in mapped landslide areas nor will the well itself expose people or structures to landslides.

Source: Association of Bay Area Governments Resilience Program Landslide Geographic Information System, General Plan Natural Hazards Map, USGS Landslide Susceptibility in San Mateo County Map (1972)

v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X

Discussion: The project is located approximately 150 feet from the cliff or bluff. No development is proposed beyond a well; therefore, the project does not increase occupancy at the site. Future development of the site will require bluff erosion analyses to determine functional life of any

proposed structures on site.

Source: Project Location

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

Discussion: Well drilling is anticipated outside of the wet season, October 1st through April 30th. The following mitigation measures are recommended to reduce potential impacts to less than significant levels.

Mitigation Measure 23: Pursuant to San Mateo County Ordinance Code 4.68.050 *Mitigation of Disturbance at Well Site*, disturbance at a well site for the purposes of construction shall be limited to the minimum amount of disturbance necessary to gain access to drill the well. Drilling fluids and other drilling materials produced or used in connection with well construction shall not be allowed to discharge onto or into streets, waterways, sensitive habitats, or storm drains. Drilling fluids shall be properly managed and disposed of in accordance with applicable local, regional, and state requirements. Upon completion of the construction, the site shall be restored as near as possible to its original condition, and appropriate erosion control measures shall be implemented. Wells constructed during a period where winterization requirements are in effect, between October 1 and May 1, shall comply with County stormwater pollution prevention measures.

Mitigation Measure 24: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

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. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

f. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

g. Performing clearing and earth-moving activities only during dry weather.

h. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

i. Limiting construction access routes and stabilizing designated access points.

j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.

Source: Project Scope					
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
Discussion: Due to the small size of a well, 4-square-feet, and that there are no known fault traces or liquefaction on the project site, it is not expected that this project would result in unstable soils, both on- and off-site. **Source:** United States Geological Survey Geologic Maps National Geologic Database Map Viewer					
7.d.	Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
Discussion: Construction of the well is subject to the issuance of a well drilling permit by Environmental Health Services. This project scope is limited to the well only and does not include construction of habitable structures. **Source:** Project Scope					
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
Discussion: The project does not include construction or use of a septic or other disposal system. **Source:** Project Scope					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature**?**				X
Discussion: The site does not contain known paleontological resources and no geologic features will be impacted with the installation of test wells. Source: Project scope, Project plans					

8.	**CLIMATE CHANGE**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
Discussion: The San Mateo County Energy Efficiency Climate Action Plan Development Checklist identifies measures for construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance. Implementation of Mitigation Measure 1 will ensure GHG emissions are reduced to less than significant levels. **Source:** San Mateo County Energy Efficiency Climate Action Plan					
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		
Discussion: The San Mateo County Energy Efficiency Climate Action Plan Development Checklist identifies measures for construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance. Implementation of Mitigation Measure 1 will reduce GHG emissions to less than significant levels. **Source:** San Mateo County Energy Efficiency Climate Action Plan					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release signifi-cant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion: The Project does not include the removal of any trees. **Source:** Project Location and Scope					
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
Discussion: The well sites are located approximately 150 feet from a coastal cliff or bluff. No other structures, leach fields, septic systems, or other infrastructure has been installed or is proposed. **Source:** Project Location					

8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project sites are located over 150 feet from the bluff. The project does not involve habitable space and will therefore not expose people or structures to significant risk of loss, injury, or death resulting from sea level rise. **Source:** Project Scope					
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
Discussion: The well sites are located in Flood Zone X (area of minimal flooding) as identified on FEMA Flood Insurance Rate Maps. **Source:** FEMA FIRM Panel 06081C0434F, effective August 2, 2017					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project site is located in Flood Zone X (area of minimal flooding) as identified on FEMA Flood Insurance Rate Maps. **Source:** FEMA FIRM Panel 06081C0434F, effective August 2, 2017					

9.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: No use or transport of such materials is proposed. **Source:** Project Scope					

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
Discussion: No use of hazardous materials proposed. **Source:** Project Scope					
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
Discussion: The project sites are located approximately 5 miles from the closest school. No hazardous emissions, materials, substances, or waste is proposed. **Source:** Project Scope					
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
Discussion: No hazardous sites or facilities were identified within the parcel vicinity. **Source:** California Department of Toxic Substances Control EnvironStar					
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 for people residing or working in the project area?				X
Discussion: The parcel is not located within an airport land use plan area or within 2 miles of a public airport. **Source:** Project Location					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The site is not designated or part of an emergency response plan. Construction of the well will not interfere with any regional response plans nor impede access to a tsunami evacuation route. **Source:** Project Location					

9.g.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Discussion: The parcel is not located in a moderate, high, or very high fire severity area. **Source:** Planning GIS Planning Map Viewer SRA-LRA Layer					
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
Discussion: No housing is proposed. **Source:** Project Scope					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The well sites are located in Flood Zone X (area of minimal flooding) as identified on FEMA Flood Insurance Rate Maps. **Source:** FEMA FIRM Panel 06081C0434F, effective August 2, 2017					
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
Discussion: The proposed project is a non-habitatable structure and is not located within a mapped dam failure inundation area. **Source:** Project Location and Scope, San Mateo County General Plan Natural Hazards Map					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: The parcel is not located in such mapped areas. **Source:** San Mateo County Geotechnical Hazard Synthesis Map, San Mateo County General Plan Natural Hazards Map					

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		
Discussion: No work will be carried out within a watercourse; however, there is the potential for wastewater as part of the drilling. Implementation of Mitigation Measure 24 will reduce potential impacts to less than significant levels. **Source:** Project Scope, Project Location.				
10.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
Discussion: The project scope is limited to the construction of a domestic well to determine available water quantity and quality to serve a potential future single family residence on the site. Connection of the well for use is not included in this project scope. **Source:** Project Scope				
10.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			X	
Discussion: Minor alteration of the project site area is expected for construction of the well and 4 sq. ft. pad. No watercourses are adjacent to the project site. No significant alteration of the existing drainage is anticipated. **Source:** Project Location and Scope				
10.d. Significantly alter the existing drainage				X

	pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
Discussion: Construction of a small concrete pad associated with the well will not significantly alter drainage patterns such that flooding would result on- or off-site. **Source:** Project Scope					
10.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
Discussion: The surrounding rural area is not improved with storm drainage systems. Construction of the well and concrete pad will not significantly increase stormwater runoff. **Source:** Project Scope					
10.f.	Significantly degrade surface or ground-water water quality?				X
Discussion: Well construction is regulated by the County's Environmental Health Services. The County's Well Ordinance identifies requirements for the design and construction of wells in order to exclude contamination (e.g., sanitary seal). A well permit granted by Environmental Health Services is required prior to well drilling and will ensure that well construction and operation will not degrade ground water quality. **Source:** Project scope, San Mateo County Ordinance Code Chapter 4.68 *Wells*					
10.g.	Result in increased impervious surfaces and associated increased runoff?			X	
Discussion: Minor increase in impervious surface is proposed as part of the well construction. A small 4 sq. ft. concrete pad will be installed to surround the well. This minimal concrete pad will not significantly increase runoff. **Source:** Project scope, San Mateo County Ordinance Code Chapter 4.68 *Wells*					

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Physically divide an established community?				X
Discussion: The Project will not physically divide an established community. **Source:** Project Scope				
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
Discussion: Domestic wells are allowed uses subject to permitting. **Source:** San Mateo County General Plan, Local Coastal Program, and Zoning Regulations				
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,			X	
Discussion: Well construction is limited to determining the quality and quantity of available water. No ongoing use of the well is proposed with this project. **Source:** Project Scope				

12. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: No known mineral resources are located on the parcel. **Source:** Project location, General Plan Mineral Resources Map				
12.b. Result in the loss of availability of a locally important mineral resource				X

	recovery site delineated on a local general plan, specific plan or other land use plan?				
Discussion: No mapped mineral resource recovery sites are located on the parcel. **Source:** Project location, General Plan Mineral Resources Map					

13.	**NOISE**. Would the project result in:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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	
Discussion: Some construction-related noise is anticipated during well drilling. Due to the size of the parcel and its isolated rural location well drilling is not anticipated to generate significant noise levels to the area. All noise generating activities will be temporary in nature. **Source:** Project Scope					
13.b.	Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: Some construction-related vibration is anticipated during well drilling. However, due to the size of the parcel and its isolated rural location persons will not be exposed to excessive vibration. **Source:** Project Scope					
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
Discussion: The project area is located over 30 miles south of Half Moon Bay Airport. **Source:** Project location, Google Earth					

14. POPULATION AND HOUSING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: No new homes or businesses are proposed with this project. Connection of the well to any uses is not included in this project scope. **Source:** Project Scope				
14.b. Displace existing housing **(including low- or moderate-income housing)**, in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: No housing is located on the parcel. **Source:** Project Location				

15. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: There will be no adverse impacts to the above public services resulting from the proposed well construction.				

Source: Project Scope

16. RECREATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
Discussion: No neighborhood or regional parks are located in the parcel vicinity. The drilling of a well will not impact population growth or increase utilization of existing parks. **Source:** Project Location				
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
Discussion: No new recreational facilities are proposed nor are existing recreational facilities proposed for expansion. **Source:** Project Scope				

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
Discussion: As discussed in Section 3.b, minor vehicle trips are expected. **Source:** Project Scope				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*?				X

Discussion: According to the 2021 Congestion Management Program, Highway 1 is a monitored route. Minor vehicle trips consisting of four well drilling related vehicles (e.g., dump truck, water truck, drilling rig, and mini excavator) arriving on day 1 and to remain on-site in addition to four pickup trucks arriving and leaving once per day are anticipated over the course of the well drilling operation. Given the number of vehicles and trips, the project will conflict with the 2021 Congestion Management Program. **Source:** City/County Association of Governments of San Mateo County 2021 Congestion Management Program for San Mateo County, Project Scope				
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	
Discussion: The well locations are on a vacant lot which is not a typical path of travel for vehicles or pedestrians. **Source:** Project Plans				
17.d. Result in inadequate emergency access?				X
Discussion: This project will not result in inadequate emergency access. **Source:** Project Scope				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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				X

5020.1(k)				
Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k). **Source**: Project Location; State Parks, Office of Historic Preservation, Listed California Historical Resources; County General Plan, Background, Historical and Archaeological Resources Appendices				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		

Discussion: A Sacred Lands File and Native American Contacts List Request was sent to the Native American Heritage Commission (NAHC). A record search of the Native American Heritage Commission Sacred Lands File was completed and the results were negative. A request for a search of the California Historic Resources Information System (CHRIS) was made to the Northwest Information Center and a response was provide. The Northwest Information Center found a record of a previous study that covered a portion of the subject property. The report concluded that there were no cultural resources present in the study area.

This project is subject to California Public Resources Code 21080.3.1 which requires a tribal consultation request be sent within 14 days of determining that an application has been deemed complete or a public agency decides to undertake a project. The County of San Mateo has received a request for formal notification from the Tamien Nation of the greater Santa Clara County. A notice for consultation was sent to the Tamien Nation on January 1, 2023. The notice for consultation was received by the Tamien Nation on March 3, 2023. California Native American Tribes have 30 days from the date the tribal consultation notice was received to request consultation. As of the date of this report, formal consultation on this project has not been requested. However, in following the NAHC's recommended best practices, the following mitigation measures 25 and 26 are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

Mitigation Measure 25: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 26: In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

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

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Discussion: The Project does not include nor necessitate wastewater treatment. **Source:** Project Scope					
19.b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing			X	

	facilities, the construction of which could cause significant environmental effects?				
Discussion: The proposed domestic well will determine water quality and quantity to serve a future development. This project does not include installation of a water treatment facility as no development is proposed at this time. If raw water quality testing reveals a need for water treatment for future development, separate environmental review and permitting will be required at the time of such future development. **Source:** Project Scope					
19.c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion: No new stormwater drainage facilities are required or proposed. **Source:** Project Scope					
19.d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: Apart from the test wells no development is proposed under this project. **Source:** Project Scope					
19.e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: No wastewater treatment providers exist in the area. This project does not require wastewater treatment. **Source:** Project Scope					
19.f.	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: No solid waste will be generated by this project. **Source:** Project Scope					
19.g.	Comply with Federal, State, and local statutes and regulations related to solid waste?				X

Discussion: No solid waste will be generated by this project. **Source:** Project Scope				
19.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
Discussion: This project does not include permanent energizing of the well. Well construction is to determine water quality and quantity viability only. **Source:** Project Scope				
19.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
Discussion: No public utilities serve the parcel. The well construction will not impact existing public facilities. **Source:** Project Location				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
Discussion: No revisions to the County adopted Emergency Operations Plan would be required as a result of the proposed project. The nearest public fire service is the Central County Fire Department Station 59 located approximately 4.8 miles southwest of the project site and would not be impacted because primary access to all major roads would be maintained during grading and construction of the well. The project therefore would not impair or physically interfere with an adopted emergency response or evacuation plan. The impacts would be less than significant, and no mitigation is required. **Source:** Project Plans; Project Location				
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	

Discussion: The project is not located in a Very High/Fire Hazard State Responsibility Area as identified by the County's GIS maps, but it is located in a wildland urban interface. Any future residential development would include fire detection and extinguishing systems, water tanks, hydrants, and other fire control measures as required by the San Mateo County Fire Department. Due to the proximity of the project site to San Mateo County Fire Station 59 and the very short response time to reported fires, the likelihood of injuries or pollutant emissions due to a wildfire is minimal. Therefore, the proposed project would not exacerbate wildfire risks or expose occupants to pollutant concentrations from a wildfire, or to the uncontrolled spread of wildfire. **Source:** Project Plans; Project Location; San Mateo County GIS				
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	
Discussion: The project site adjoins other single-family rural residential development and does not require the installation of new roads, fuel breaks, or power lines. **Source:** Project Plans				
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
Discussion: Overall the parcel is relatively flat. No impervious surfaces are on site as the parcel has not been developed. The project would not introduce any structures rated for occupancy or expose the structure to significant risk from flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. **Source:** Project Plans				

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
21.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
Discussion: Without implementation of the identified mitigation measures, the project could generate impacts on air quality, biological resources, cultural resources, and climate. Implementation of the recommended mitigation measures will ensure that potential adverse impacts are reduced to less than significant levels. **Source:** Project Scope; Subject Document				
19.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
Discussion: Staff is unaware of any approved or pending projects on this parcel or near the project site; therefore, the project is not expected to generate cumulative impacts. . **Source:** Project Scope				
19.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?		X		
Discussion: Given the limited project scope, timing of well drilling, and implementation of mitigation measures, the project will not result in significant impacts. **Source:** Project Scope				

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

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

MITIGATION MEASURES

	Yes	No
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 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 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 manufacturer's 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.

Mitigation Measure 2: All ground disturbance activities shall be restricted to the dry season (May 1 through September 30) when all habitats have dried to reduce potential for CRLF and SFGS to disperse through the Study Area.

Mitigation Measure 3: A qualified biologist shall survey the work site immediately before the onset of vegetation clearing or ground disturbance activities to verify if species are present and if all habitats are dry. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move the species from the work site before work activities begin. Any SFGS shall be allowed to leave the work area on their own and shall be monitored by the biologist to ensure they do not reenter the work area.

Mitigation Measure 4: Prior to the start of groundbreaking activities, all construction personnel will receive training on listed species and their habitats by a qualified biologist. The importance of these species and their habitat will be described to all employees as well as the minimization and avoidance measures that are to be implemented as part of the project. An educational brochure containing color photographs of all listed species in the work area will be distributed to all employees working within the Study Area. The original list of employees who attend the training sessions will be maintained by the contractor and be made available for review by the USFWS and the CDFW upon request.

Mitigation Measure 5: The contractor shall designate a person or employee to monitor on-site compliance with all minimization measures. The on-site monitor(s) will be on-site daily for the duration of the Project, including vegetation removal, grading and clean-up activities.

Mitigation Measure 6: All vehicles and equipment associated with work-activities will be parked or staged only within designated staging areas at the end of each workday or when not in use to minimize habitat disturbance and water quality degradation.

Mitigation Measure 9: No work shall occur within 48 hours of a rain event (over 0.25 inches in a 24-hour period). Following a rain event, a qualified biologist shall survey the work site immediately before reinitiating ground disturbance activities to verify if species are present. If CRLF or SFGS are observed, then the steps previously described for the initial pre-construction survey shall be followed.

Mitigation Measure 10: Any erosion control materials used shall be made of tightly woven fiber netting or similar material to ensure that CRLF and SFGS do not get trapped. This limitation shall be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material shall not be used at the Study Area because CRLF, SFGS, and other species may become entangled or trapped in it.

Mitigation Measure 11: No trash shall be deposited on the site during construction activities. All trash shall be placed in trash receptacles with secure lids stored in vehicles and removed nightly from the Study Area.

Mitigation Measure 12: Any fueling and maintenance of equipment shall be conducted off-site and at least 50 feet from any wetland or designated Environmentally Sensitive Habitat Areas (ESHA).

Mitigation Measure 13: California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS) may take refuge in cavity-like and den-like structures such as pipes and may enter stored pipes and become trapped. Therefore, all construction pipes, culverts, or similar structures that are stored at the site for one or more overnight periods shall be either securely capped prior to storage or thoroughly inspected by the on-site monitor and/or the construction foreman/manager for these animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. It is also recommended these structures, if stored, are kept off the ground by being placed on pallets within the staging areas either in developed areas or within wildlife exclusion fencing. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move them from the work site before work activities begin. If SFGS is found, it shall be allowed to passively leave the work area on its own, as determined by the on-site monitor, unless in circumstances where the animal is determined to be trapped as discussed in Mitigation Measure 14.

Mitigation Measure 14: To prevent inadvertent entrapment of CRLF or SFGS during construction, the on-site monitor and/or construction foreman/manager shall ensure that all excavated, steep-walled holes or trenches more than one-foot deep are completely covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps constructed of earth fill or wooden planks and inspected by the on-site biologist. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals by the on-site biologist and/or construction foreman/manager.

Mitigation Measure 15: If at any time a trapped CRLF or SFGS is discovered by the on-site biologist or anyone else, the animal shall be allowed to passively leave the work area on its own, as determined by the onsite biologist. If a CRLF or SFGS is trapped, only a USFWS-approved biologist shall move the individual under the direction of USFWS and CDFW. The biologist shall also report these findings, as required, to the appropriate agencies.

Mitigation Measure 16: Pre-construction surveys for avian species are required for Project activities that must occur during the nesting bird season (March 1 through July 31). If active nests (containing eggs, chicks or young) are discovered during pre-construction surveys, a qualified biologist shall establish a species-specific no-work buffer around the active nest. Project activities may be postponed until the conclusion of the nesting season, or the biologist may perform follow-up checks to determine whether the nest is still active. Based on the findings from the survey the biologist will determine if a nesting bird management plan is required to establish a programmatic approach to nest surveys, buffer size, duration, and may include other abatement or attenuation recommendations that might allow for size reductions in the exclusion buffers, or other such measures satisfactory to the lead agency to reduce the impacts to a less than significant level.

Mitigation Measure 17: Any development shall avoid the Choris' popcorn flower population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, Choris' popcorn flower seeds shall be collected from the planned limit of disturbance and planted in

other suitable habitat areas as determined by the project biologist. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction.

Mitigation Measure 18: Any development shall avoid the harlequin lotus population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, harlequin lotus seeds shall be collected from the planned limit of disturbance and planted in other suitable habitat areas as determined by the project biologist. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction.

Mitigation Measure 19: Sea cliffs shall be avoided as part of the project. The applicant shall submit to the County for review and approval engineered drawings demonstrating that the project avoids Coastal Commission and Local Coastal Program regulated sensitive habitat areas . Based on local geology and erosion rates, a setback of at least 50 feet from the bluff edge shall be provided to protect public land and to ensure loss of sea cliffs due to Project activities will be reduced to a *less than significant* level.

Mitigation Measure 20: Wildlife exclusion fencing shall be placed around the perimeter of the project footprint and any staging areas to prevent animals including California Red-Legged Frog and/or San Francisco Garter Snake from entering the work area. Fencing should be a minimum of 36 inches high, with a minimum of 4 inches trenched into the ground. Fencing shall be installed under the guidance of a qualified biologist and maintained throughout the duration of ground-disturbing activities. Installation of fencing will be performed under the supervision of a qualified biologist

Mitigation Measure 21: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and are satisfactorily implemented.

Mitigation Measure 22: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American Heritage Commission may need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.

Mitigation Measure 23: Pursuant to San Mateo County Ordinance Code 4.68.050 *Mitigation of Disturbance at Well Site*, disturbance at a well site for the purposes of construction shall be limited to the minimum amount of disturbance necessary to gain access to drill the well. Drilling fluids and other drilling materials produced or used in connection with well construction shall not be allowed to discharge onto or into streets, waterways, sensitive habitats, or storm drains. Drilling fluids shall be properly managed and disposed of in accordance with applicable local, regional, and state requirements. Upon completion of the construction, the site shall be restored as near as possible to its original condition, and appropriate erosion control measures shall be implemented. Wells

constructed during a period where winterization requirements are in effect, between October 1 and May 1, shall comply with County stormwater pollution prevention measures.

Mitigation Measure 24: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

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. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

f. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

g. Performing clearing and earth-moving activities only during dry weather.

h. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

i. Limiting construction access routes and stabilizing designated access points.

j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.

Mitigation Measure 25: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 26: In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.
X	I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



(Signature)

04/25/2023 — Date

Project Planner — (Title)

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM 9

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: October 20, 2025

TO: Agricultural Advisory Committee

FROM: Planning Staff

SUBJECT: Director's Report

CONTACT INFORMATION: Olivia Boo, Planner, oboo@smcgov.org

The following is a list of Planned Agricultural District Permits and Coastal Development Exemptions for the rural area of the County that have been received by the Planning Division from August 28, 2025 to September 30, 2025.

PLANNED AGRICULTURAL DISTRICT (PAD) PERMIT OUTCOMES

No PAD applications were heard or considered by the Board of Supervisors and/or Planning Commission during this time period.

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

No PAD permit applications were received by the Planning Division during this time period.

COASTAL DEVELOPMENT EXEMPTIONS (CDX) FOR AGRICULTURAL PROJECTS

No CDX applications for agricultural projects were submitted during this time period.

ADDITIONAL ANNOUNCEMENTS

1. Next meeting is on November 10, 2025.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM 12

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: October 20, 2025

TO: Agricultural Advisory Committee

FROM: Summer Burlison, Planning Staff, 650/363-1815

SUBJECT: Consideration of an After-the-Fact Coastal Development Permit (CDP), Planned Agricultural District Permit, Architectural Review Permit, and Kennel Permit to allow a dog walking operation for a maximum of 75 dogs per day (Monday – Friday, 10:00 a.m. to 3:00 p.m., no weekends) within a fenced 23-acre portion of a 150-acre parcel, and legalize a five-stall carport structure and three cargo storage containers that support the dog walking operation located at located at 123 Seaside School Road in San Gregorio. The project is located in the Cabrillo Highway State Scenic Corridor and the CDP is appealable to the California Coastal Commission.

County File Number: PLN2021-00432

PROPOSAL

The applicant is seeking an After-the-Fact Coastal Development Permit (CDP), Planned Agricultural District Permit, Architectural Review Permit, and Kennel Permit to allow a dog walking operation for a maximum of 75 dogs per day (Monday – Friday, 10:00 a.m. to 3:00 p.m., no weekends) within a fenced 23-acre portion of a 150-acre parcel located in San Gregorio. The dog walking operation supports a doggy daycare business, Smilin Dogs, located in the City of San Carlos, California. The subject San Gregorio project site is a day-use exercise/walking venue for the business. The project includes legalizing a five-stall carport structure and three cargo storage containers that support the dog walking operation. A regularly-serviced portable toilet is onsite for staff use. No grading and no tree removal is involved.

No changes to existing agricultural use on the property are proposed. An existing legal cottage onsite is being redesignated as an affordable housing unit in the northern portion of the property to relinquish a density credit for the Smilin Dogs operation; no physical site or building changes are proposed for the living unit redesignation.

Dog Walking Operation

Each weekday approximately five converted Smilin Dog passenger vans, each containing approximately 10 to 15 medium- to large-size dogs (in excess of 25 pounds) travel from their licensed San Carlos dog daycare to the project site for off-leash walking within the six fenced upland fields consisting of approximately 23 acres. The dogs stay in groups with a staff handler as they move between the upland exercise fields. Dog waste is collected daily and taken to San Carlos for disposal offsite. The exercise fields are mowed each spring and no grading or tilling is necessary to accommodate the operation. Each field contains one or two small, simple strawbale and post shade structures for the dogs. Small plastic drinking water basins are filled only when the fields are in use and feeding is conducted at the San Carlos facility. No utilities are involved to support the onsite operation.

An existing dirt and gravel access road crosses the property from Seaside School Road to a level carport parking area. The access road was improved in the 1990s for irrigation pond construction access and staging.

After arrival, the dogs are unloaded into an enclosed covered pen where the dogs are provided water and allowed to relieve themselves before walking. One employee walks a pack of dogs through a fenced alleyway to one of six fenced fields. At separate intervals, five packs of dogs are each moved to their fields, which are rotated daily to reduce overuse. The fields are all enclosed with 6-ft. tall woven wire fencing. The dogs are always supervised.

Staff walk the same dogs on a weekly recurring schedule and in an orderly manner. The dogs are under voice control and positive reinforcement is used to keep the individual groups with their walkers. Each dog must pass a temperament test at the Smilin Dogs facility in San Carlos before being eligible for walking at the project site; this includes testing for recall and shyness/skittishness.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULURAL ADVISORY COMMITTEE

1. Will the project have a negative effect on surrounding agricultural uses? If yes, can any conditions of approval be recommended to minimize the impact?

2. What decision do you recommend that the Planning Commission take with respect to this application?

BACKGROUND

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

Applicant: Smilin Dogs, Konrad Thaler

Owner: Peter Marchi & Son Farms

Location: 123 Seaside School Road, San Gregorio

APN: 081-250-030

Parcel Size: 150 acres

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: Not contracted

Existing Land Use: Agricultural crops, residential.

Water Supply: The applicant transports water onsite for daily use associated with dog walking. Existing residential units in the northern portion of the parcel are served by a private onsite well.

Sewage Disposal: N/A, a regularly serviced portable toilet is onsite for dog walking staff use. Existing residential units in the northern portion of the parcel are served by private onsite septic system.

Flood Zone: Zone A (one-percent annual chance of flood) and Zone X (area of minimal flood), FEMA Map Panels 06081C0380E and 06081C0359F, effective October 16, 2012 and August 2, 2017, respectively.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared and circulated for a 20-day public review period starting on September 17, 2025 to October 6, 2025.

Setting: The project parcel is located approximately ½-mile south of La Honda Road (Highway 84) and 1.3 miles east of Cabrillo Highway (Highway 1) in the San Gregorio area of San Mateo County. The 150-acre parcel consists of two residences and miscellaneous accessory agricultural buildings (i.e., barns, sheds) in the northern portion of the property, active agricultural crop fields in the middle section of the property and an adjacent man-made irrigation pond to the south of the ag fields. In the

southern portion of the property is the approximately 23-acre fenced project site that consists of grassy, sloped, open fields. An intermittent stream with riparian corridor runs north of the irrigation pond and these features act as a visible delineation between the active agricultural fields and the southern dog walking fields. The project site is a former agricultural field that is fenced. An existing access road leads from Seaside School Road to the project area.

Chronology:

Date		Action
November 5, 2021	-	Subject application received.
December 3, 2021	-	Application deemed incomplete.
December 3, 2021 to August 28, 2025	-	Numerous agency review/resubmittal cycles.
September 4, 2025	-	Application deemed complete.
September 17, 2025 to October 6, 2025	-	Initial Study/Mitigated Negative Declaration public review period.
October 20, 2025	-	Agricultural Advisory Committee meeting.
TBD	-	Planning Commission

Will the project be visible from a public road?

Visibility of the project site from La Honda Road and Cabrillo Highway is minimal due to distance, travel speed, intervening vegetation, and topography. The project site is more than .35 miles from La Honda Road and .75 miles from Cabrillo Highway.

Will any habitat or vegetation need to be removed for the project?

No habitat or vegetation removal is needed for the project.

Is there prime soil on the project site?

The parcel consists of approximately 50 acres of prime soil; however, the project site area contains no prime soil.

DISCUSSION

A. KEY ISSUES

Planning staff has reviewed this proposal and has concluded the following:

1. Compliance with Planned Agricultural District (PAD) Regulations:

The project complies with the applicable development standards discussed below:

a. Use and Development Standards

The project site area is designated as lands suitable for agriculture according to the General Plan Agricultural Lands map. The proposed dog walking operation meets the definition of a kennel pursuant to County Ordinance Code Section 6.20.010(b)(3). Kennels are a permittable use on lands suitable for agriculture in the PAD zoning district subject to a PAD permit. The five carports and three cargo containers that support the dog walking operation comply with Section 6358 and Section 6359 of the Zoning Regulations for height and setbacks of structures, as shown in the table below:

	Development Standard	Proposed	Project Compliance
Minimum Front Setback	50 ft.	+ 600 ft.	Yes
Minimum Rear Setback	20 ft.	+ 600 ft.	Yes
Minimum Side Setbacks	20 ft.	+ 600 ft.	Yes
Maximum Height	3 stories / 36 ft.	1 story / 15 ft.	Yes

b. Substantive Criteria

The project conforms to the substantive criteria for issuance of a PAD Permit in Section 6355, including the following applicable criteria:

(1) General Criteria

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

The relatively level prime soil areas of the property will continue to support commercial crop production, including brussels sprouts, peas, string beans, artichokes, pumpkins, corn, and potatoes. The remainder of the property is considered land suitable for agriculture according to the General Plan. The project takes advantage of the non-prime soil sloped area to the south that was long ago used for grazing but such activity ceased after the irrigation pond was constructed in 1988. While the project entails use of approximately 23 acres of land suitable for agriculture, there is minimal structural development, and no grading proposed.

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

Existing residential and agricultural development is clustered in the northern farm center portion of the parcel. The dog walking operation is located in the southern portion of the parcel to minimize conflicts with productive agriculture uses on the site and to utilize land not in agricultural production. Additionally, the carports and cargo containers are clustered in the northeast corner of the dog walking lease area.

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

The project will comply with the applicable Development Review Criteria contained in Chapter 20.A.2 of the County Ordinance Code for environmental quality, site design, water resources, and primary scenic resources as the project is a low-intensity land use that does not involve any grading, tree removal, utilities, or lighting. The project will utilize an existing access road and involves simple structures to support the operation. Furthermore, visibility of the project site from La Honda Road and Cabrillo Highway is minimal due to distance, travel speed, intervening vegetation, and topography.

(2) Water Supply Criteria

Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.

The project will not require groundwater or surface water that could affect agricultural production or sensitive habitat protection. The dogs are fed offsite, and the applicant transports water onsite for daily use associated with dog walking. A serviced portable toilet is also maintained on site for staff use.

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

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

Approximately 50 acres of the 150-acre parcel are considered suitable for active agricultural production and are utilized for commercial crop production. The remainder of the land is designated lands suitable for agriculture and consists of gentle to moderate sloped terrain. The project site is in the southern portion of the parcel with existing physical barriers (i.e., irrigation pond, access road) buffering the project from agricultural uses onsite.

(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.*

The sloping non-prime soil areas to the east and south, including the project site area, were tilled and planted with hay, fava beans and peas many years ago, but active production has ceased, and no tilling occurs to preserve the natural vegetative cover. These areas were at one time grazed, however, after construction of the water reservoir in 1988, grazing ceased. The project consists of a low-intensity use that is not expected to change the condition of the soil or potential to support future agricultural use of the area.

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

Access roads through the property and an irrigation pond constructed in 1988 south of the active crop fields provide a buffer between the project site area and active agricultural activities onsite.

(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 dog walking operation is entirely within the project parcel boundaries and would not have any effect on the productivity of any adjacent agricultural lands.

(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.*

No public service or facility expansions are necessary to support the project.

c. Maximum Density of Development

Pursuant to Section 6356 of the Zoning Regulations, non-agricultural uses shall only be permitted on a parcel when there are enough density credits available to the parcel to meet the density credit requirements for both existing and additional uses. A density analysis completed for the parcel in 2014 (PLN2014-00437) concluded the parcel has two density credits. Existing development on the property includes two residences, each consuming a density credit. Under separate application (PLN2022-00326), the property owner is proposing to redesignate one of the existing residences, a 532-sq. ft. one bed/one bath unit, to affordable housing. The redesignation would release its density credit for the proposed kennel operation as density credits do not apply to affordable housing units.

d. Agricultural Land Management Plan

An agricultural land management plan for parcels greater than 20 acres in size shall demonstrate how the agricultural productivity of the land will be fostered and preserved.

The project will not interfere with or disrupt the ongoing agricultural activities or productivity of the parcel. A narrative and map identifying the ongoing agricultural use and extent of use on the parcel are included in Attachment E.

2. Compliance with Local Coastal Program (LCP) Policies:

The project complies with the applicable LCP policies discussed below:

a. Agriculture Component

The County Zoning Regulations are the implementing plan for the LCP. As such, Chapter 21A (Planned Agricultural District) of the zoning regulations mirrors this Agriculture Component of the LCP, but with greater detail. Therefore, analysis of the project against the LCP's agriculture policies is discussed in Section A.1 above.

b. Sensitive Habitats Component

LCP Policy 7.3 *(Protection of Sensitive Habitats)*, Policy 7.5 *(Permit Conditions)*, Policy 7.11 *(Establishment of Buffer Zones)*, and Policy 7.12 *(Permitted Uses in Buffer Zones)* seek to prohibit land uses or development which would have significant adverse impact on sensitive habitat areas, including by requiring a biological assessment from a qualified professional to determine project impacts to sensitive habitat and mitigation, and development restrictions in proximity to riparian habitat.

The 23-acre project site area consists of ruderal, nonnative grassland and coyote brush/poison oak scrub. Four special-status animal species and no special-status plants were determined to have potential for occurrence in the project area according to a biological resources survey by Coast Ridge Ecology (2024). Special-status animals with some potential for occurrence include the California red-legged frog, San Francisco garter snake, and western pond turtle that may utilize the nearby irrigation pond and adjacent hillsides within the fenced walking fields. However, these fields do not provide suitable upland cover for these species and the limited use of the fields for dog walking is not expected to present significant impacts to these species according to Coast Ridge Ecology. Additionally, two San Francisco dusky-footed woodrat middens were observed outside of the 23-acre project area but within 20 feet of the carport parking area. Staff would require mitigation measures to be implemented as recommended by Coast Ridge Ecology to ensure potential impacts to these special-status species are minimized, including keeping the walking fields free of straw bales that could otherwise attract wildlife, implementing a worker education program for the potential presence of wildlife species, and no disturbance buffers from woodrat nests.

Coast Ridge Ecology reports that San Gregorio Creek is located 400 feet to the north of the project area, at its closest point, and is over 1800 feet (0.35 miles) from the project area's eastern edge near the covered parking area. Between the creek and the Smilin Dogs operation is an active agricultural field. A 3-acre man-made agricultural irrigation pond/reservoir is approximately 40 feet north of

the project site area at its closest point. The pond is used for irrigation and is encircled by dense freshwater emergent marsh vegetation (i.e., cattail). The pond is perennial and the water level fluctuates based on water usage for agriculture and season. An unnamed seasonal drainage that is partially vegetated with freshwater riparian scrub is located along the northern boundary of the project area, runs north of the irrigation pond, and flows to San Gregorio Creek. Both of these features, the wetland and intermittent stream, are located outside the project area and Coast Ridge Ecology concludes that no impacts from project activities were observed during the site visit, and none are expected based on project activities and distance to these features.

c. Visual Resources Component

LCP Policy 8.5 *(Location of Development)*, Policy 8.18 *(Development Design)*, and Policy 8.31 *(Regulation of Scenic Corridors in Rural Areas)* seek to regulate development in scenic corridors to best preserve the natural visual qualities of the area though appropriate siting and design.

The project consists of low-intensity use of open sloped land for dog walking. The walking fields are enclosed by 6-ft. tall open wire fencing. The carport structures are simple, metal carport-kit structures with forest green roofing color and the cargo containers are earth toned beige and brown colors. Due to their location on site and distance from public roadways, visibility of the structures from public viewpoints is negligible and the structures blend in with the natural rural setting of the area.

3. Compliance with the Williamson Act:

The project parcel is not under a Williamson Act contract.

ATTACHMENTS

A. Vicinity Map
B. Operational Statement
C. Project Plans
D. Site Photos
E. Agricultural Land Management Plan
F. Initial Study/Mitigated Negative Declaration

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

San Mateo County



0.57 0 0.28 0.57 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

1: 18,056

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

Revised Submittal Package

Smilin Dogs Outdoor Dog Hiking Operation at 123 Seaside School Road, San Gregorio, CA



December 22, 2022

REVISED SUPPLEMENTAL STATEMENT

The owners of Smilin Dogs, a licensed dog daycare business with a primary kennel facility operating within the jurisdiction of the City of San Carlos, are applying for an after-the-Fact PAD Permit, Coastal Development Permit & Kennel Permit to allow for a dog hiking operation consisting of a maximum of 75 dogs per day (Monday through Friday from 10 AM to 3 PM, no weekends) on a 24-acre non-prime soil portion of a 155-acre parcel, including a 5-stall carport structure. No changes to existing agricultural uses and no grading are proposed. The property is located at 123 Seaside School Road in the unincorporated San Gregorio area of San Mateo County. The application has been assigned record number PLN2021-00432.

Location

Site Address See Figure 1: Location Map	123 Seaside School Road, San Gregorio, 94074
Assessor Parcel Number See Figure 2: Assessor's Parcel Map	APN 081-250-030
Parcel Size	Approximately 155 acres (including a 5-acre parcel previously legalized with COC in PLN2012-00257)
City	San Gregorio (rural unincorporated area)
County	San Mateo

Land Use and Zoning Information

General Plan Designation	Agriculture
Zoning Designation	Planned Agricultural District (PAD)
Overlay District	Coastal Development District (CD)
Highway 84 / Highway 1 Scenic Corridors See Attachment 1 for Photos	Most of the Property is located within the State Highway 1 and County Highway 84 Scenic Corridors (Source: County GIS data). The property forms part of the general rural agricultural backdrop to Highway 84 and Highway 1. Existing development is, and any new development would be, minimally visible, due to the distance,

	travel speed, vegetation, and the relative prominence of foreground development.
Density Credits	The 2014 County density analysis determined that the property is eligible for two density credits (refer to PLN2014-00437).
Williamson Act	The Property is not subject to a California Land Conservation (Williamson Act) Contract.
Flood Hazard Area	The Property's north and west boundaries are defined by the centerline of San Gregorio Creek and portions of the site lie within the creek's 100-year floodplain. The Federal Emergency Management Agency (FEMA) has designated the 100-year flood plain as a Special Flood Hazard Area Zone A, per FIRM Panels 06081C0380E (2012) and 06081C0359F (2017). No base flood elevation is designated. The balance of the property is designated Zone X – Areas determined to be outside the 0.2% annual chance floodplain.

Existing Site Conditions and Features

Existing Setting See Figure 3: Property Overview	The 155-acre property is located within a fertile rural valley bisected by San Gregorio Creek within the rural community of San Gregorio, on the south coast of San Mateo County. The property is accessed via an existing gravel driveway that branches off Seaside School Road. Elevations range from 300 feet at the northeastern property corner, to 20 feet at San Gregorio Creek. The majority of the property is farmed in row crops. The San Gregorio Creek riparian corridor is continuous on both sides of the creek and supports a dense cover of woody riparian species with an herbaceous understory. The remaining property is primarily non-native annual grassland with occasional coastal scrub.
Agricultural Activities and Facilities	Approximately 50 acres of the 155-acre subject property are considered suitable for active agricultural production, as defined by the farm plan developed by the property owner and the Natural Resource Conservation Service (NRCS).

	Prime Soils, classified as the Dublin Clay Series and Tunitas Loam / Clay Loam Series total approximately 56 acres. None of the other soil types are considered prime. The farming ground has been in commercial production for many years. Crops are rotated for good agricultural hygiene and have included row crops such as brussels sprouts, peas, string beans, artichokes, pumpkins, corn, and potatoes. The agricultural products are sold into the wholesale market. The sloping non-prime soils to the east and south were many years ago tilled and planted with hay, fava beans and peas, but active production has now ceased, and no tilling occurs to preserve vegetative cover. These areas were at one time grazed, however, after construction of the water reservoir in 1988, grazing ceased. Outside of the cultivated fields, the farm center and field margins are developed with agricultural accessory facilities including a barn, equipment storage, sheds, fences, material stockpiling / storage, water storage tanks, and an irrigation water reservoir.
Existing Structures and Development See Figure 3: Property Overview	The existing development on the property is comprised of a clustered farm center with a single-family residence, a small cottage residence, and the agricultural outbuildings described above. Both residences were built in approximately 1900, before the establishment of County subdivision, planning, and building permit regulations.
Existing Water Rights	Under the San Gregorio Water Rights Adjudication, the Property is authorized to divert up to 336,200 gallons per day from San Gregorio Creek for agricultural irrigation on the property between April 1 and November 1 of each year, as well as water for domestic and stockwatering purposes incidental to irrigation. The groundwater well used as the domestic water supply is not subject to the San Gregorio Water Rights Adjudication.
Existing Domestic Water System	The property is served by an existing domestic groundwater well, and the water is regularly tested for potability. Five water tanks are present, with one serving the Smilin Dogs dog hiking operation.
Surrounding Uses	North and west: San Gregorio Creek. East: Agriculture, residential, and open space uses.

	South: Agriculture, residential, and open space uses.

Proposed Project

The dog hiking service operates Monday through Friday from 10:00 a.m. to 3:00 p.m. There is no use of the property on weekends. The business proposes a kennel operation for a maximum of 75 dogs through this application. Each weekday approximately five converted passenger vans, each containing a pack of 10-15 medium to large dogs (in excess of 25 pounds), are transported by Smilin Dogs employees from the San Carlos dog daycare location and/or clients' residences to the project site for off-leash hiking.

As shown in Figures 3 and 4, the total area used by Smilin Dogs totals approximately 24.8 acres. The off-leash dog hiking fields comprise an area of approximately 23 acres, with all Smilin Dogs use confined to non-prime soils and open grassy slopes. Photos of the proposed project area are provided in Attachment 1. No grading was required and no tilling occurred to accommodate the dog hiking operation. The grassy slopes are mowed each spring. All enclosures housing dogs are at least 300 feet from any residence on a neighboring property. All activity is limited to the project limits shown, and neither Smilin Dogs employees nor the dogs have access to the remainder of the property.

Smilin Dogs uses the existing dirt and gravel roads to access the property from Seaside School Road, and parks their vans in an existing 1 ½ acre level area. The access road and level area proposed for use by Smilin Dogs was improved in the 1990s for irrigation reservoir construction access and staging.

After arrival, the dogs are unloaded into an enclosed covered pen (“base camp”) where the dogs are offered water and allowed to relieve themselves before hiking. One employee walks a pack through a fenced alleyway to one of six fenced fields. At separate intervals, five packs of dogs are each moved to their fields, which are rotated daily to reduce overuse. The fields are all enclosed with a 5-foot-tall woven wire fencing. Dogs are always supervised in any enclosure on the property.

Dogwalkers hike the same dogs on a weekly recurring schedule. They hike in an orderly manner, staying together with their group and their hiker. The dogs are under voice control and they use positive reinforcement to keep the individual groups with their hiker. Each dog must pass a temperament test at the Smilin Dogs facility in San Carlos before being deemed eligible for hiking which includes testing for recall and shyness / skittishness. Dogs that do not stay with their hiker are not allowed to hike.

While on site, Smilin Dogs uses water from an existing potable water tank on the property’s upper elevations. This 4,995-gallon tank is filled from the existing groundwater well, and the tank is refilled approximately once per month, for an overall use rate of about 150 gallons per day. Water is consumed by the dogs, and rinsing the animals for cleanliness. Employees are provided with a regularly-serviced portable toilets.

No permanent structures are proposed for the kennel operation. Five aluminum carports and three storage containers have been placed on gravel pads for use as a staging "base camp". These temporary structures cover an area of approximately 4,800 square feet. Materials and finishes of all structures are muted and unobtrusive. Plans, elevations and photos of the carports and containers are provided in Attachment 1.

Density Credits

The proposed project would entail redesignation of the density credit currently assigned to the existing cottage residence to apply to the kennel use. The property owners, under separate application, intend to convert the cottage to farmworker housing (see PLN2022-00326), which does not require a density credit under County regulations. Upon approval, if the kennel / dog hiking use ceases in the future, the property owners wish to ensure the density credit applied to the kennel use would again be available for use elsewhere on the property.

Stormwater and drainage management plan

The natural drainage patterns in the dog hiking area slope towards the existing irrigation reservoir and ephemeral stream. The dog walking operation footprint has been designed to avoid over-concentration of use and to maintain these existing natural runoff patterns.

Stormwater and drainage best management practices include:

- Carefully locating fenced dog enclosures in naturally sloped areas so that they are kept free of standing water.
- Rotating field use daily to maintain vegetative cover, reducing potential for erosion and sedimentation.
- Maintaining natural vegetation and set-back buffers from waterways and the irrigation reservoir.
- Maintaining the staging area, access road and parking area with a gravel surface to prevent erosion and slow stormwater runoff.

Dogs are rinsed with water only (no soap) before departure. Dog rinse water is confined to bins that drain to a 2" pipe that conveys the water under the gravel parking area and discharges to an armored outfall at the nearby ephemeral drainageway. The small amount of roof stormwater runoff is retained in a gravel trench at the roofline and percolates slowly into the ground.

The C3/C6 Development Review Checklist for the project limits will be provided under separate cover.

Waste management plan

Dog waste is collected from the enclosures and hiking route on a real-time basis by the handlers, and temporarily stored in covered bin at the carport enclosures. All dog waste is removed from the site each day and taken to the primary Smilin Dogs kennel in San Carlos for

disposal. All care and feeding of the animals takes place in San Carlos. (See Attachment 3 for dumpster information for the San Carlos Facility).

About Smilin Dogs

Smilin Dogs is owned and managed by Konrad Thaler and Diana Ungersma. Konrad, originally an organic farmer from Germany, started Smilin Dogs in 2000. Smilin Dogs offers dog daycare, training, hiking and boarding based out of their facility in San Carlos. They have a conditional use permit for their kennel from the City of San Carlos.

Their clients are professional San Mateo County residents who depend on Smilin Dogs to exercise their dogs while they are at work. In many cases, these are high energy dogs who cannot be left home alone all day. Unfortunately, there are few options in San Mateo County where owners can allow a large dog to run. Smilin Dogs provide a valuable service to the dog-owning citizens of San Mateo County with breeds who require significant exercise.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

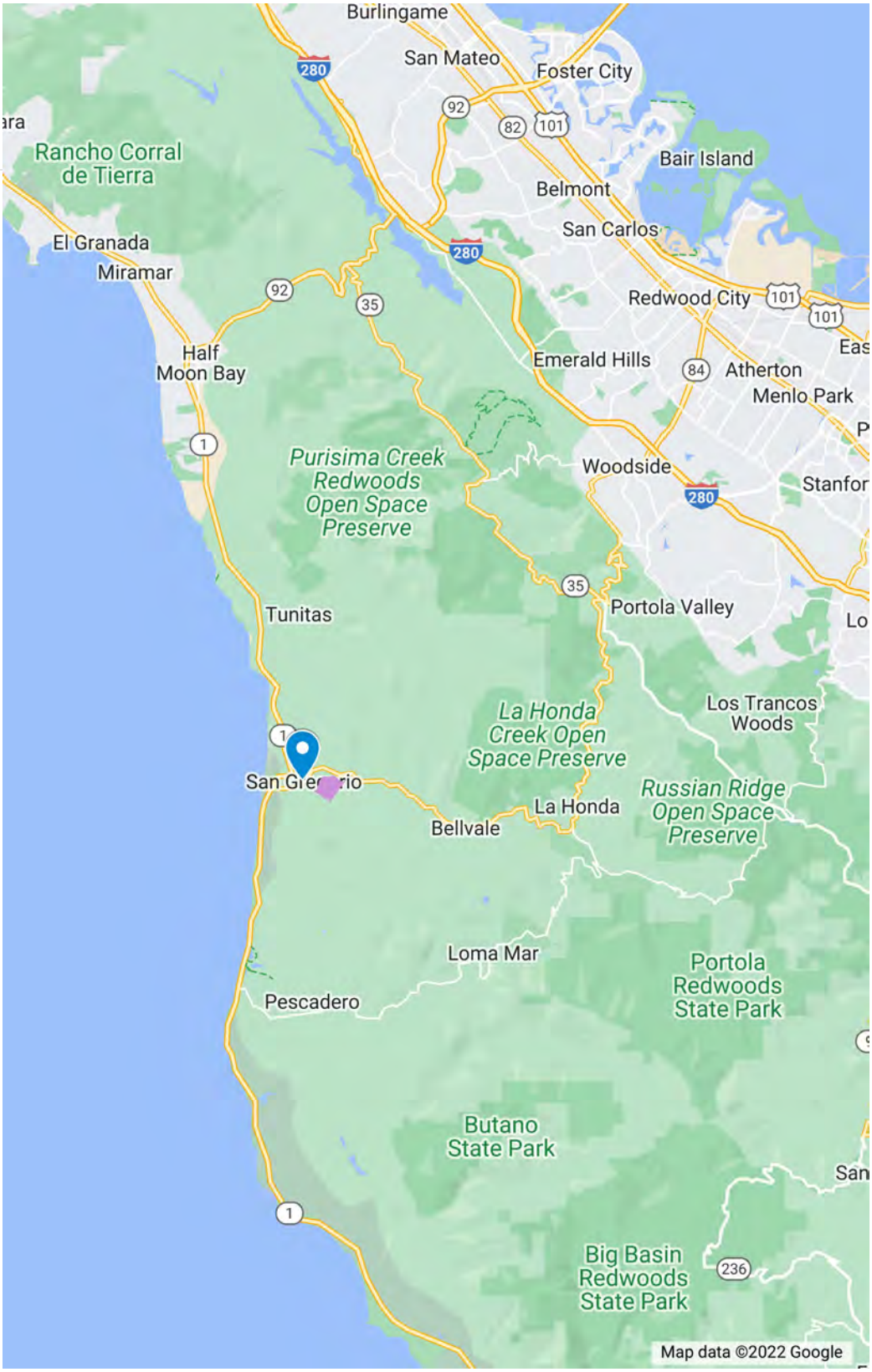
FIGURE 1

Smilin Dogs Location

Marchi Property

Parcel boundary

San Gregorio General Store



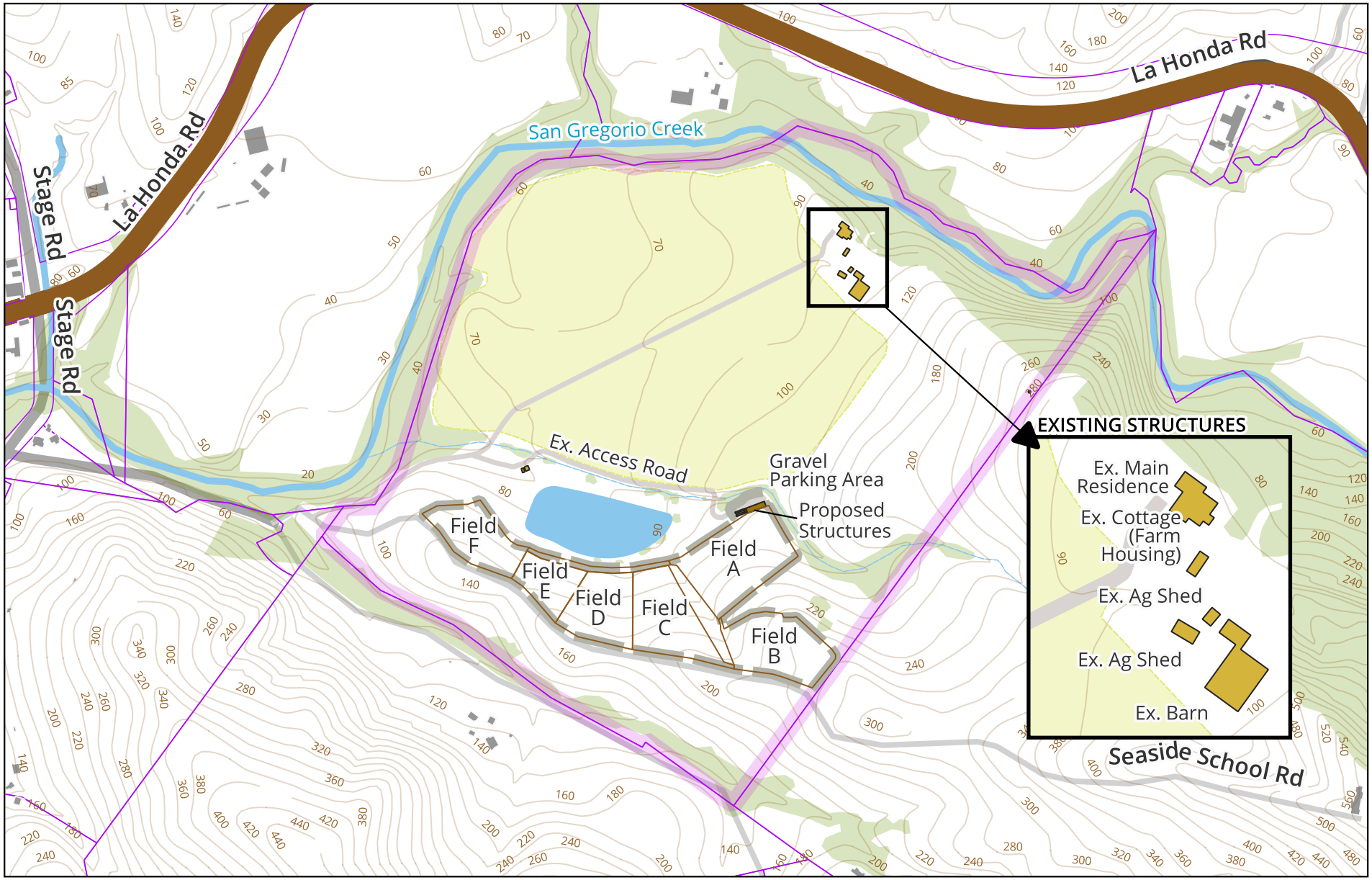


FIGURE 3

Smilin' Dogs / Marchi Property Overview

12/21/2022

LEGEND

0 800 1,600 ft

20' Contours
Subject Property
Farmland
Trees and Scrub
Project Limits

Sandra Sommer
AICP, ASLA
Landscape Planner
661 Pettis Ave.
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sandysommer@dslextreme.com
510-541-8514



FIGURE 4 - revised

Smilin' Dogs Site Plan

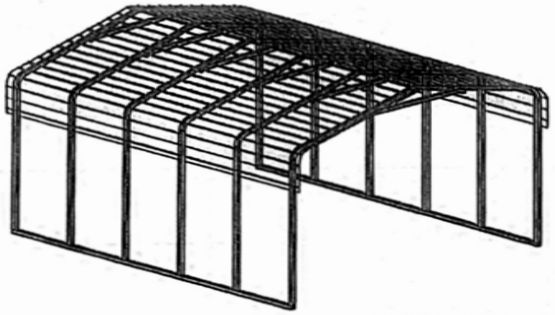
0 250 500 ft

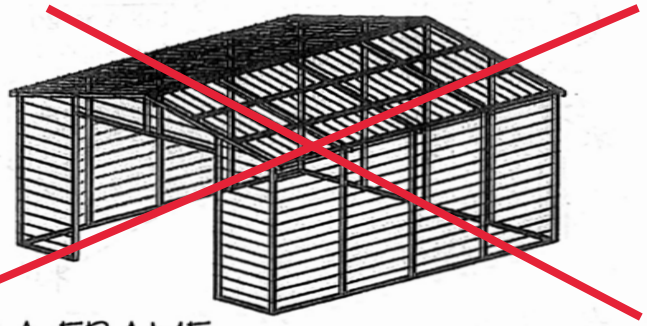
LEGEND

20' Contours
Farmland
Project Limit
Subject Property
Trees and Scrub

01/16/2025

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510-541-8514





REGULAR / A-FRAME
16'-0" WIDE
CARPORT STYLE BUILDINGS

DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2018, OSHA, AISC 360, AISI 100, ASCE 7-16, AWSD 1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON FOUNDATION DETAILS SHEET.
3. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
4. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
5. ALL FIELD CONNECTIONS SHALL BE #12X1" SDS (ESR-2196 OR EQ).
6. STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
7. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.
8. STRUCTURAL TUBE TS2 1/2"X2 1/2" - 14GA. IS EQUIVALENT TO TS2 1/4"X2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
9. ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

DESIGN CRITERIA

PREVAILING CODE:		CBC 2019 (IBC 2018)
USE GROUP:		U (CARPORTS, BARNS)
RISK CATEGORY:		I
1.	DEAD LOAD (D)	D = 4 PSF
2.	ROOF LIVE/SNOW LOAD (Lr)	Lr = 20 - 61 PSF (AS PER SNOW LOAD SEE TABLE 4)
3.	SNOW LOAD (S)	
	GROUND SNOW LOAD	Pg = 20 - 90 PSF
	IMPORTANCE FACTOR	Is = 0.8
	THERMAL FACTOR	Ct = 1.2
	EXPOSURE FACTOR	Ce = 1.0
	ROOF SLOPE FACTOR	Cs = 1.0
4.	WIND LOAD (W)	
	BASIC WIND SPEED	V_{ULT} = 105 - 180 MPH
	EXPOSURE	C
5.	SEISMIC LOAD (E)	
	DESIGN CATEGORY	D
	IMPORTANCE FACTOR	Ie = 1.00

LOAD COMBINATIONS:

1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

DRAWING INDEX

COVER SHEET	------	1
SCHEDULES & MEMBER - SECTIONS	------	2
FRAME SECTIONS & DETAILS	------	3
SPACING SCHEDULES - & ENCLOSURE NOTES	------	4
PURLIN & GIRT SCHEDULES	------	5
SHEATHING OPTIONS	------	6
SIDE WALL FRAMING & OPENINGS	------	7
END WALL FRAMING & OPENINGS	------	8-A, 8-B
CORNER BRACING DETAILS	------	9
OPTIONAL LEAN-TO ADDITION	------	10
FOUNDATION OPTIONS	------	11-A TO 11-D

MANUFACTURED BY:

AMERICAN CARPORTS INC
457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
6063 Renaissance Place, Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 16'-0" WIDE BUILDINGS
LOCATION: STATE OF CALIFORNIA
PROJECT NO.: 233-21-0026
SHEET TITLE: COVER SHEET
SHEET NO.: 1 / 11
DRAWN BY: AW DATE: 1/15/21
CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

STAMP EXPIRY: DEC 31 2022
DATE SIGNED: JAN 31 2021

CUSTOMER INFORMATION

OWNER:
ADDRESS:

DESIGN LOADS

GROUND SNOW:
ROOF LIVE LOAD:
BASIC WIND SPEED:

BUILDING INFORMATION

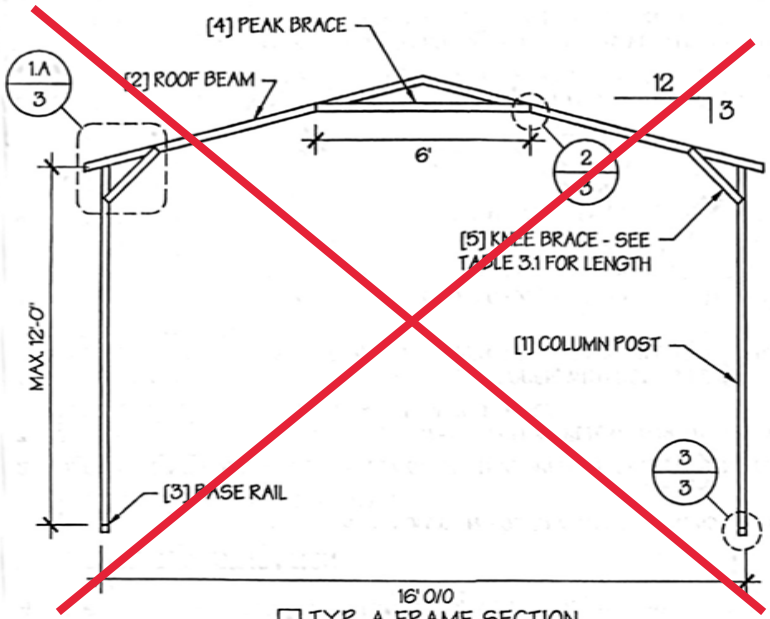
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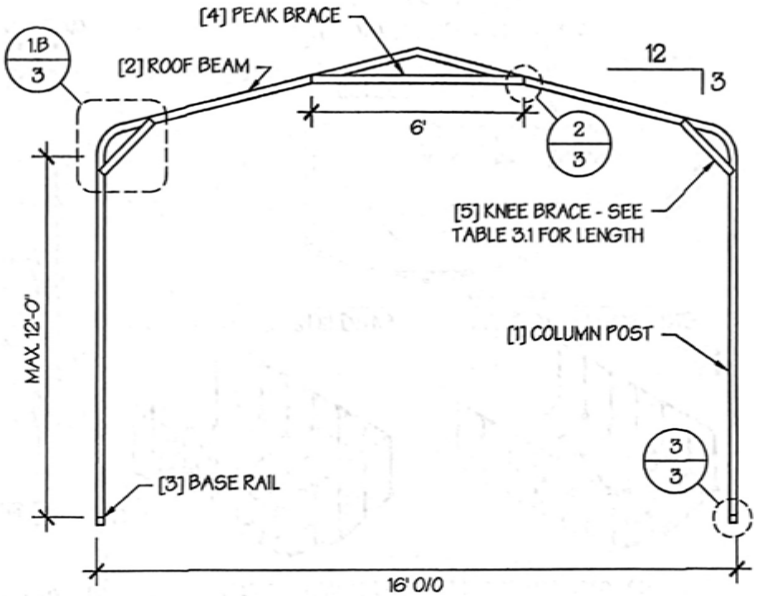
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CERTIFICATION VALIDITY NOTICE

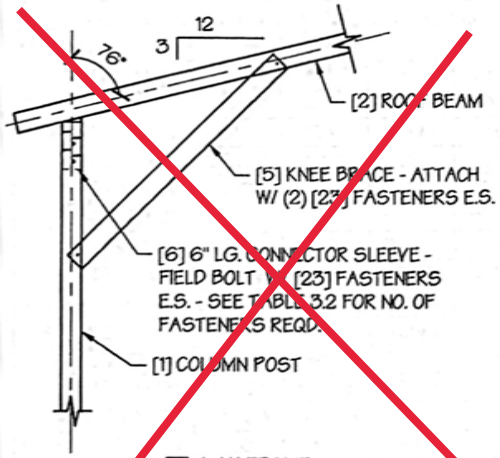
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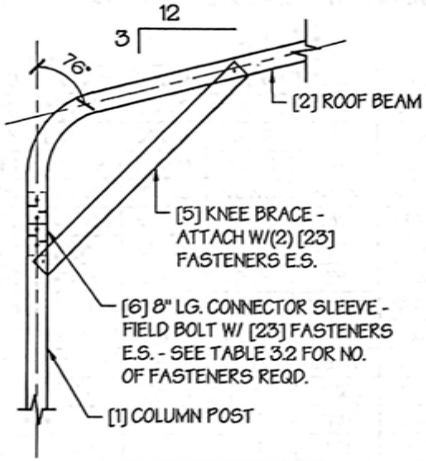
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SCALE: NTS



☐ TYP. REGULAR FRAME SECTION
SCALE: NTS

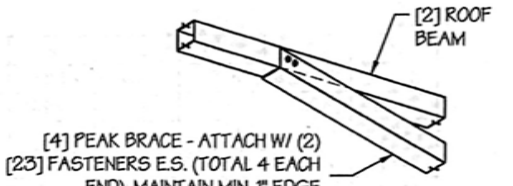


☐ A. 'A'-FRAME

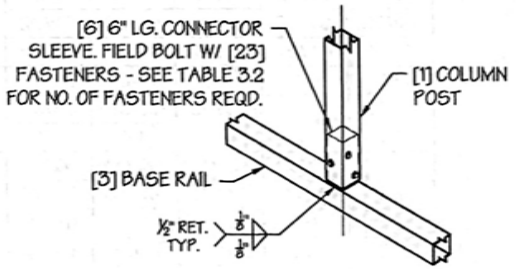


☐ B. REGULAR FRAME

EAVE DETAIL 1
SCALE: NTS



PEAK BRACE CONNECTION DETAILS 2
SCALE: NTS



BASE DETAIL 3
SCALE: NTS

TABLE 3.1: KNEE BRACE SCHEDULE

EAVE HEIGHT	KNEE BRACE LENGTH
☐ UP TO 8'	24"
☐ 9' TO 12'	36"

TABLE 3.2 FASTENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
☐ 105 TO 125	4
☐ 130 TO 155	6
☐ 160 TO 180	8

NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING. MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

MANUFACTURED BY:

AMERICAN CARPORTS INC.
457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:

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DRAWING INFORMATION

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LOCATION: STATE OF CALIFORNIA
PROJECT NO.: 233-21-0026
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SHEET NO.: 3 / 11
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CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

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- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

STAMP EXPIRY: **DEC 31 2022**
DATE SIGNED: **JAN 31 2021**

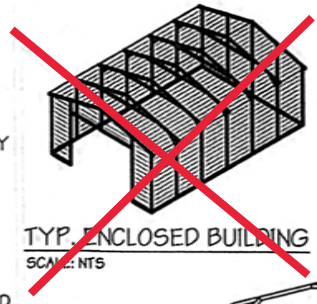
TABLE 4: FRAME SPACING CHART / SCHEDULE

	GROUND SNOW / ROOF LIVE LOAD (PSF)	■ ENCLOSED BUILDINGS — WIND SPEED (MPH)							■ OPEN BUILDINGS — WIND SPEED (MPH)						
		□105	□115	□130	□140	□155	□165	□180	□105	□115	□130	□140	□155	□165	□180
■ EAVE HEIGHT = 10'-0" TO 12'-0"	□30 / 20	60	60	54/60	54	42	36	30	60	54/60	48/60	42/54	36/42	36	30
	□40 / 27	48/60	48/60	42/60	42/54	42	36	30	48/60	48/60	42/60	42/54	36/42	36	30
	□50 / 34	40/54	40/54	40/54	40/54	40/42	36	30	40/54	40/54	40/54	40/54	36/42	36	30
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	□90 / 61	30/36	30/36	30/36	30/36	30/36	30/36	30	24	24	24	24	24	24	24
■ EAVE HEIGHT = 7'-0" TO 9'-0"	□30 / 20	60	60	54/60	54	48	42/48	42	60	54/60	48/60	42/54	36/48	36/48	36/42
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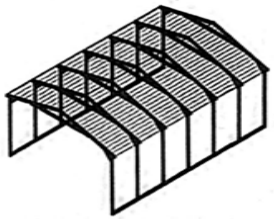
NOTES:
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
4. FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

ENCLOSURE CLASSIFICATION:

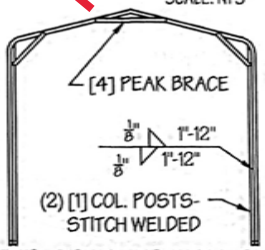
1. ENCLOSED BUILDING = ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
2. OPEN BUILDING = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
3. 3FT PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 3FT ENCLOSED = USE OPEN BUILDING SPACING CHART.
4. PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ENCLOSED MORE THAN 3FT = START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
5. 3 SIDED ENCLOSED = ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END-WALL = START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS.
6. FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.



TYP. ENCLOSED BUILDING
SCALE: NTS



TYP. OPEN BUILDING
SCALE: NTS



TYP. OPEN END WALL ON 3 SIDE ENCLOSED BUILDING
SCALE: NTS

GENERAL NOTES:

1. THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
2. BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET 5).

MANUFACTURED BY:

AMERICAN CARPORTS INC

457 N. Broadway,
Joshua, TX 76058
1-866-730-9865

ENGINEERED BY:

A&A ENGINEERING
CIVIL • STRUCTURAL
6063 Renaissance Place, Toledo, OH 43623
Tel. 419-292-1983 • Fax. 419-292-0955
www.aa-engineers.com

DRAWING INFORMATION

PROJECT: 16'-0" WIDE BUILDINGS
LOCATION: STATE OF CALIFORNIA
PROJECT NO.: 233-21-0026
SHEET TITLE: SPACING SCHEDULES & ENCLOSURE NOTES
SHEET NO.: 4 / 11
DRAWN BY: AW DATE: 1/15/21
CHECKED BY: OAA DATE: 1/15/21

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:

REGISTERED PROFESSIONAL ENGINEER
CIVIL
OMAR A. ABU-YASEIN
C73389
STATE OF CALIFORNIA

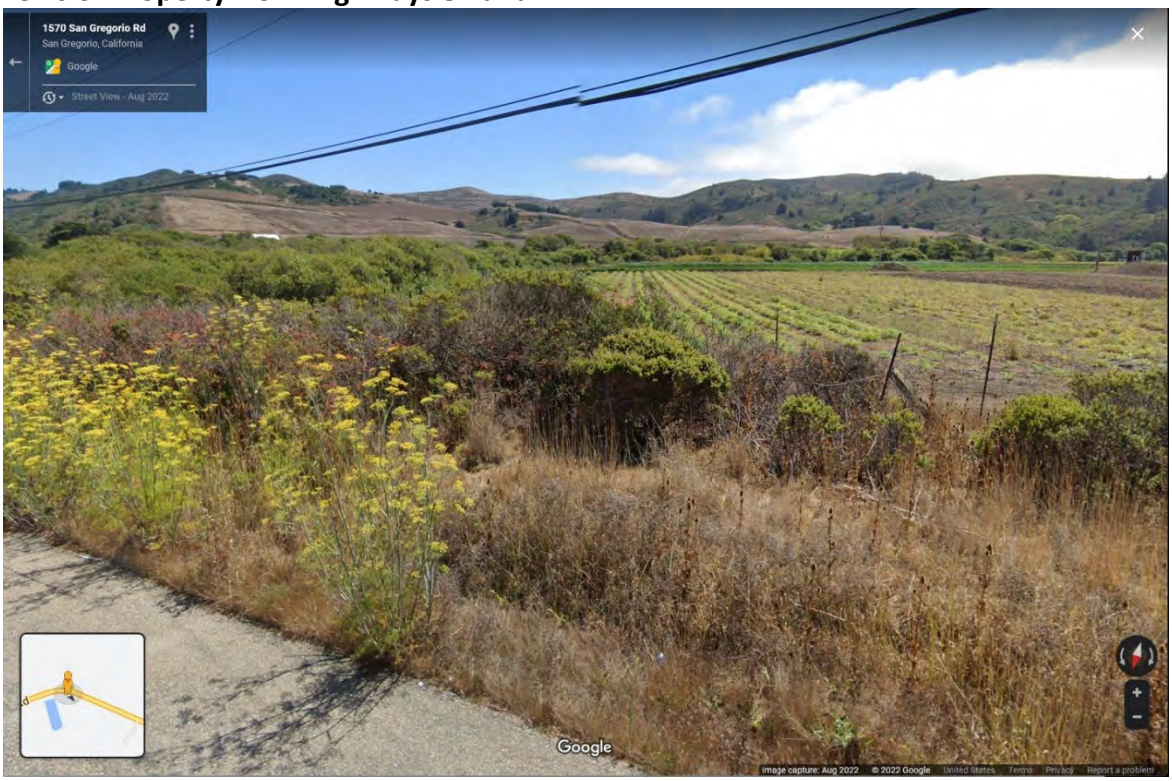
STAMP EXPIRY: DEC 31 2022
DATE SIGNED: JAN 31 2021

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

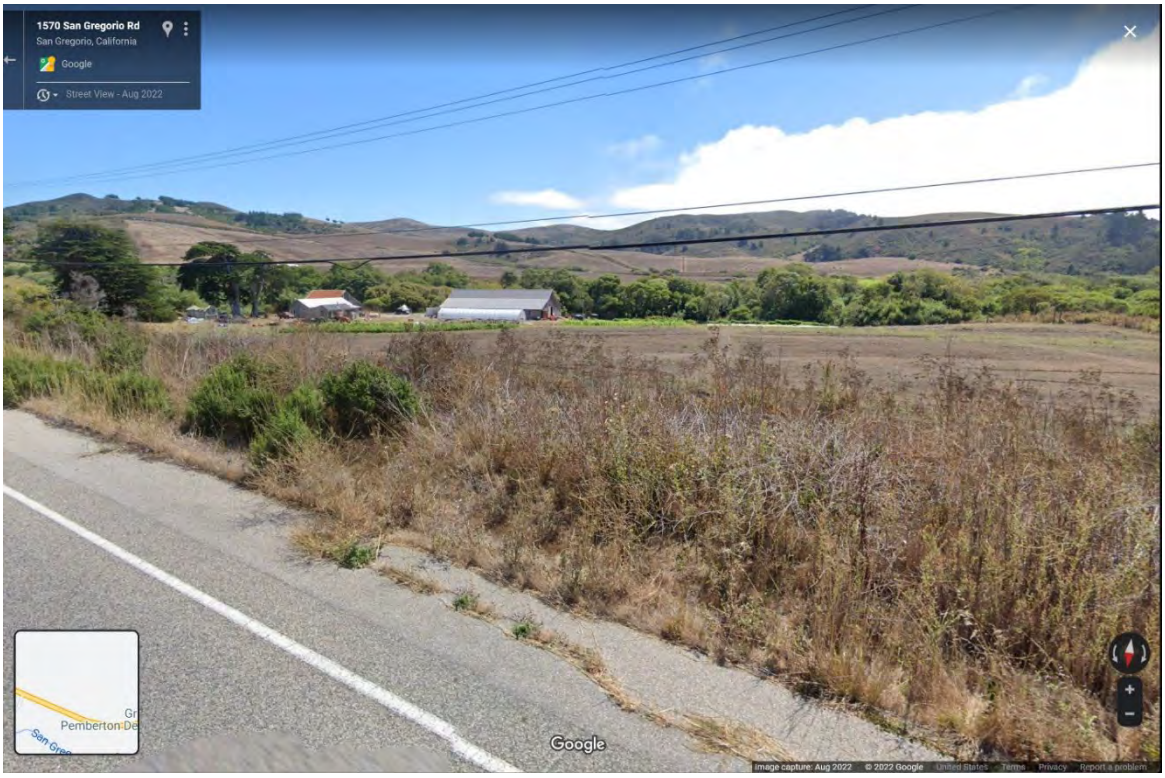
ATTACHMENT D

ATTACHMENT 1: PHOTOS

Views of Property from Highways 84 and 1



Property in the distance as seen from Highway 84 (across creek) (source: Google Street View)



Property in the distance as seen from Highway 84 (across creek) (source: Google Street View)



Property in the distance as seen from Highway 1 (source: Google Street View)

Project Area Photos


Property View 1: Fenced dog hiking fields and irrigation reservoir, looking west



Property View 2: Fenced dog hiking fields and irrigation reservoir, looking north



Property View 3: Attendant hiking with dogs



Property View 4: Off-leash dogs in fenced enclosure



Property View 5: Dogs moving through fenced alleyway between fields. Note vegetative cover including mowed fields and margin at irrigation reservoir.



Staging Area View 1: Five aluminum carports being used as staging area for dog hiking operation



Staging Area View 2: Storage containers and carports as seen from gravel parking area

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

November 17, 2022

AGRICULTURAL LAND MANAGEMENT FOR 123 SEASIDE SCHOOL ROAD

Agricultural Activities and Facilities

Approximately 50 acres of the 155-acre subject property are considered suitable for active agricultural production, as defined by the farm plan developed by the property owner and the Natural Resource Conservation Service (NRCS).

The farming ground has been in commercial production for many years. Crops are rotated for good agricultural hygiene and have included row crops such as brussels sprouts, peas, string beans, artichokes, pumpkins, corn, and potatoes. The farming ground is currently being rested and is fallow. The agricultural products are sold into the wholesale market.

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: *Smilin Dogs*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2021-00432/PLN2022-00326

OWNER: Peter Marchi & Son Farms

APPLICANT: Smilin Dogs, Inc. (Konrad Thaler)

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

ASSESSOR'S PARCEL NO.: 081-250-030

LOCATION: 123 Seaside School Road, San Gregorio

PROJECT DESCRIPTION

The applicant is seeking an After-the-Fact Coastal Development Permit (CDP), Planned Agricultural District Permit, Architectural Review Permit, and Kennel Permit to allow for a dog walking operation for a maximum of 75 dogs per day (Monday – Friday, 10:00 a.m. to 3:00 p.m., no weekends) within a fenced 23-acre portion of a 150-acre parcel located in San Gregorio. The dog walking operation supports a doggy daycare business, Smilin Dogs, located in the City of San Carlos, California. The subject San Gregorio project site is a day-use exercise/walking venue for the business. The project also proposes to legalize a five-stall carport structure and 3 cargo storage containers that support the dog walking activity. A regularly serviced portable toilet is onsite for staff use.

Walking Operation
Each weekday approximately five converted Smilin Dog passenger vans, each containing approximately 10-15 medium to large size dogs (in excess of 25 pounds), travel from their licensed San Carlos dog daycare to the project site for off-leash walking within the six fenced upland fields consisting of approximately 23-acres. The dogs stay in groups with a staff handler as they move between the upland exercise fields. Dog waste is collected daily and taken to San Carlos for disposal offsite. The exercise fields are mowed each spring, and no grading or tilling is necessary to accommodate the operation. Each field contains one or two small, simple strawbale and post shade structures for the dogs. Small plastic drinking water basins are filled only when the fields are in use and feeding is conducted at the San Carlos facility. No utilities are involved to support the onsite operation.

An existing dirt and gravel access road crosses the property from Seaside School Road to a level carport parking area. The access road was improved in the 1990s for irrigation pond construction access and staging.

After arrival, the dogs are unloaded into an enclosed covered pen where the dogs are provided water and allowed to relieve themselves before walking. One employee walks a pack of dogs through a fenced alleyway to one of six fenced fields. At separate intervals, five packs of dogs are each moved to their fields, which are rotated daily to reduce overuse. The fields are all enclosed with 5-foot tall woven wire fencing. The dogs are always supervised.

Staff walk the same dogs on a weekly reoccurring schedule and in an orderly manner. The dogs are under voice control and positive reinforcement is used to keep the individual groups with their walkers. Each dog must pass a temperament test at the Smilin Dogs facility in San Carlos before being eligible for walking at the project site; this includes testing for recall and shyness/skittishness.

No changes to existing agricultural use on the property are proposed. An existing cottage onsite is being redesignating as an affordable housing unit in the northern portion of the property to relinquish a density credit for the Smilin Dogs operation; no physical site or building changes are proposed for the living unit redesignation. The project involves no tree removal and no grading. The project site is located within the Cabrillo Highway State Scenic Corridor and La Honda Road County Scenic Corridor. The CDP is appealable to the California Coastal Commission.

FINDINGS AND BASIS FOR A MITIGATED NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

    b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

    c. Create impacts for a project which are individually limited, but cumulatively considerable.

    d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

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

Mitigation Measure 1: The dog walking fields shall be maintained free of straw bales to avoid attracting wildlife and reduce the likelihood of attracting protected wildlife species such as the California red-legged frog and San Francisco garter snake. The fields shall also be kept clear of clutter, pipes, tarps, wood, or other objects that could attract wildlife.

Mitigation Measure 2: A worker education program shall be conducted for each staff person working on the project site that includes training on California red-legged frog (CRLF), San Francisco garter snake (SFGS), and western pond turtle (WPT) identification, penalties for harming these species or their habitat, and the protocol to be followed should these species be encountered. The worker education program should include color photo cards of CRLF, SFGS, and WPT that remain on the project site.

Mitigation Measure 3: A 10-foot radius no disturbance buffer from San Francisco dusky-footed woodrat nests shall be maintained at all times.

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: September 17, 2025 to October 6, 2025

All comments regarding the correctness, completeness, or adequacy of this Mitigated Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m.,** October 6, 2025.

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:** Smilin Dogs

2. **County File Number:** PLN2021-00432 & PLN2022-00326

3. **Lead Agency Name and Address:** County of San Mateo, Planning & Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Summer Burlison, Senior Planner, 650/ 363-1815

5. **Project Location:** 123 Seaside School Road, San Gregorio

6. **Assessor's Parcel Number and Size of Parcel:** 081-250-030, 150 acres

7. **Project Sponsor's Name and Address:** Konrad Thaler, Smilin Dogs, 251 Old County Road, San Carlos, CA 94070

8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A

9. **General Plan Designation/Local Coastal Plan Designation:** Agriculture

10. **Zoning:** Planned Agricultural District/Coastal Development (PAD/CD)

11. **Description of the Project:**

The applicant is seeking an After-the-Fact Coastal Development Permit (CDP), Planned Agricultural District Permit, Architectural Review Permit, and Kennel Permit to allow for a dog walking operation for a maximum of 75 dogs per day (Monday – Friday, 10:00 a.m. to 3:00 p.m., no weekends) within a fenced 23-acre portion of a 150-acre parcel located in San Gregorio. The dog walking operation supports a doggy daycare business, Smilin Dogs, located in the City of San Carlos, California. The subject San Gregorio project site is a day-use exercise/walking venue for the business. The project also proposes to legalize a five-stall carport structure and 3 cargo storage containers that support the dog walking activity. A regularly serviced portable toilet is onsite for staff use.

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No changes to existing agricultural use on the property are proposed. An existing legal cottage onsite is being redesignating as an affordable housing unit in the northern portion of the property to relinquish a density credit for the Smilin Dogs operation; no physical site or building changes are proposed for the living unit redesignation. The project involves no tree removal and no grading. The project site is located within the Cabrillo Highway State Scenic Corridor and La Honda Road County Scenic Corridor. The CDP is appealable to the California Coastal Commission.

12. **Surrounding Land Uses and Setting:** The project parcel is located approximately ½-mile south of La Honda Road (Highway 84) and 1.3 miles east of Cabrillo Highway (Highway 1) in the San Gregorio area of San Mateo County. The 150-acre parcel consists of two residences and miscellaneous accessory agricultural buildings (i.e., barns, sheds) in the northern portion of the property, active agricultural crop fields in the middle section of the property and an adjacent man-made irrigation pond to the south of the ag fields. In the southern portion of the property is the approximately 23-acre fenced project site that consists of grassy, gently sloped, open fields. An intermittent stream with riparian corridor runs north of the irrigation pond and these features act as a visible delineation between the active agricultural fields and the southern dog walking fields. The project site is a former agricultural field that is fenced and includes a five-stall metal carport structure and three cargo containers used for storage. An existing access road leads from Seaside School Road to the project area. Surrounding properties include large rural parcels used for active crop fields, rural residential development, and open sloped terrain; the nearest neighboring residence is over 500 feet to the south of the project site area.

13. **Other Public Agencies Whose Approval is Required:** None

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.?:** No California Native American tribes have requested consultation for the project pursuant to Public Resources Code Section 21080.3.1.

Furthermore, the result of a Sacred Lands File check by the Native American Heritage Commission was negative.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
	Air Quality		Hydrology/Water Quality		Transportation
X	Biological Resources		Land Use/Planning		Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Wildfire
	Geology/Soils		Population/Housing	X	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:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 project property forms part of the general rural agricultural backdrop to La Honda Road (Highway 84) and Cabrillo Highway (Highway 1). The site is more than 0.35 miles from La Honda Road and further from Cabrillo Highway. The dog walking operation involves low-intensity activities and minimal development that are compatible with the rural agricultural character of the area and would be minimally visible from any public view points due to the distance, travel speed, vegetation and topography, and relative prominence of foreground development. Therefore, the project would not have a substantial adverse effect on the aesthetic character of the area. **Source:** Project location; Project plans.					
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	

Discussion: The project site is located in the Cabrillo Highway State Scenic Corridor; however, the project does not involve substantial impact to scenic resources. The project involves minimal development and activities that are compatible to the rural character of the area. Therefore, no mitigation is necessary. **Source:** Project location; Project plans.					
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?				X
Discussion: The project site is in the rural San Gregorio area of San Mateo County. The project involves low-impact activities related to the use of existing open fields for daily dog walking, along with limited support structures. The project does not substantially degrade the existing visual character or quality of public views or its surroundings. No grading or vegetation removal, beyond routine mowing of the walking fields, has been or would be required for the project. **Source:** Project location; Project plans.					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: The project does not involve any new sources of light or glare that could adversely impact views in the area as no lighting is proposed for the dog walking operation. Dog walking occurs during weekday hours between 10:00 a.m. to 3:00 p.m. Additionally, the limited support structures (i.e., carports, cargo containers, and porta-potty) consist of non-reflective finishes. **Source:** Project location; Project plans.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
Discussion: The project site is located in the Cabrillo Highway State Scenic Corridor and the La Honda Road County Scenic Corridor. Due to the project's low impact activities, limited supporting structures, distance from scenic corridor roadways, and topography, the project would not have any substantial adverse impacts to the natural scenic quality of the area. **Source:** Project location; Project plans; San Mateo County GIS, Scenic Corridor Map.					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X

Discussion: The project site is not located in a Design Review District. **Source:** San Mateo County GIS, Zoning Map.					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
Discussion: See staff's response to Question 1.a. through 1.e. **Source:** Project Location; project plans; San Mateo County GIS, Scenic Corridor Map.					

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:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: The project site is not located outside the Coastal Zone. **Source:** Project location; San Mateo County GIS, Coastal Zone Map.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: The project parcel is not encumbered by an Open Space Easement or Williamson Act contract. The parcel is zoned Planned Agricultural District/Coastal Development (PAD/CD). The General Plan Agricultural Lands Map classifies the project site area as Lands Suitable for Agriculture. According to the PAD zoning regulations, the proposed commercial recreation use of the project site for dog walking is a conditionally permittable use on lands suitable for agriculture, subject to a PAD permit which is being sought by the business operator.					

Source: Project location; Project plans; San Mateo County Zoning Map, Zoning Ordinance, and General Plan Agricultural Lands Map.					
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
Discussion: The project involves the use of open fields in the southern portion of the property for weekday dog walking. According to the Department of Conservation Farmland Mapping and Monitoring Program map viewer, the project site area is designated as grazing lands. While the sloped project site area had been used for grazing long ago, such activities ceased around the late 1980's. Furthermore, the project site area does not contain prime soil. Therefore, the project would not result in the conversion of Farmland to non-agricultural use. **Source:** Project plans; Department of Conservation Farmland Mapping and Monitoring Program, California Important Farmland Finder.					
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
Discussion: The project parcel is located in the coastal zone; however, the project site area does not involve Class I or Class II soils, or Class III soils rated good or very good for artichokes or Brussels sprouts. **Source:** Project plans; Natural Resources Conservation Service, Web Soil Survey.					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: The project introduces a low-impact activity on land designated as grazing; however, the project site area has not been actively grazed for many decades. The exercise fields are mowed each spring, and no grading or tilling is necessary to accommodate the operation. Dog walking will rotate between fields daily to reduce overuse or permanent impacts to the natural condition of the soil or vegetation. Therefore, the project is not expected to result in damage to soil capability or loss of the land for future agricultural use. **Source:** Project plans.					
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))?				X

Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.				

Discussion: The project site is not located on forestland or timberland property.

Source: San Mateo County GIS, Zoning Map.

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:

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

Discussion: The 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the current regulating air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality with its primary focus on protecting public health and the climate by reducing population exposure to air pollutants throughout the region and reducing greenhouse gas (GHG) emissions. The CAP includes control measures to be incorporated into projects, as applicable, to achieve the plan's goals that include, but are not limited to, transportation sector, buildings sector, energy sector, agriculture sector, and natural and working lands. The project has been evaluated for control measure applicability and determined that none apply given the scope of the project. Therefore, the project will not conflict with or obstruct the implementation of the BAAQMDs 2017 CAP. See also Section 8 (Climate Change) and Section 17 (Transportation).

Source: Project location; Project plans; Bay Area Air Quality Management District, 2017 Clean Air Plan.

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	

Discussion: The San Francisco Bay Area Air Basin is currently designated as a nonattainment area for the California and national ambient air quality standards for ozone and particulate matter (PM2.5 and PM10). The project involves passenger van transportation of dogs to and from the project site in San Gregorio. Dogs will be walked across open vegetated fields; minimal disturbance or construction is proposed to support the activity that would generate fugitive dust. Additionally, vehicle emissions would be generated but limited to approximately 5 passenger vans per weekday traveling from the business headquarter in San Carlos to the fields in San Gregorio; thus, ozone and exhaust emission as a result of the project would not be significant. Additionally, the van vehicles used for transporting dogs are licensed with the State of California and therefore adhere to California Air Resources Board standards.

Source: Bay Area Air Quality Management District, 2022 CEQA Guidelines.					
3.c.	Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?				X
Discussion: Sensitive receptors include children, the elderly, and those with preexisting serious health problems. Land uses where sensitive receptors are most likely to spend time include schools and schoolyards, parks and playgrounds, daycare centers and preschools, hospices, dormitories, prisons, nursing homes, hospitals, and residential communities. The project site is in the rural area of San Gregorio with nearby surrounding land uses consisting of agriculture, open space, and rural single-family residences on larger sized parcels; the nearest residence is approximately 600 feet away on an adjacent parcel to the south. An environmental youth camp is located over 3 miles from the project site. Furthermore, there are no nearby schools, public parks, or nursing homes or hospitals that could support sensitive receptors in the area. **Source:** Project location; Bay Area Air Quality Management District 2017 Clean Air Plan.					
3.d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X
Discussion: The project is not expected to result in other emissions, such as odors, adversely affecting a substantial number of people as the dog walking is proposed on a rural private parcel. No construction is proposed, and dog waste is collected in real time by dog walking staff and removed from the site daily. **Source:** Project location; Project plans.					

4.	**BIOLOGICAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 Depart-ment of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?		X		
Discussion: The 23-acre project site area consists of ruderal, nonnative grassland and coyote brush/poison oak scrub. Four special-status animal species and no special-status plants were determined to have potential for occurrence in the project area according to a biological resources survey by Coast Ridge Ecology (2024). Special-status animals with some potential for occurrence					

include the California red-legged frog, San Francisco garter snake, and western pond turtle that may utilize the nearby irrigation pond and adjacent hillsides within the fenced walking fields. However, these fields do not provide suitable upland cover for these species and the limited use of the fields for dog walking is not expected to present significant impacts to these species according to Coast Ridge Ecology. Additionally, two San Francisco dusky-footed woodrat middens were observed outside of the 23-acre project area but within 20 feet of the carport parking area. The following mitigation measures are recommended by Coast Ridge Ecology to ensure potential impacts to these special-status species are minimized:

Mitigation Measure 1: The dog walking fields shall be maintained free of straw bales to avoid attracting wildlife and reduce the likelihood of attracting protected wildlife species such as the California red-legged frog and San Francisco garter snake. The fields shall also be kept clear of clutter, pipes, tarps, wood, or other objects that could attract wildlife.

Mitigation Measure 2: A worker education program shall be conducted for each staff person working on the project site that includes training on California red-legged frog (CRLF), San Francisco garter snake (SFGS), and western pond turtle (WPT) identification, penalties for harming these species or their habitat, and the protocol to be followed should these species be encountered. The worker education program should include color photo cards of CRLF, SFGS, and WPT that remain on the project site.

Mitigation Measure 3: A 10-foot radius no disturbance buffer from San Francisco dusky-footed woodrat nests shall be maintained at all times.

Source: Biological Impact Form prepared by Coast Ridge Ecology, February 2024.

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	

Discussion: According to Coast Ridge Ecology, the project area does not provide suitable habitat for special-status plant species due to the dominance of the site by nonnative plant species, and lack of soils that favor special-status plants.

Source: Biological Impact Form prepared by Coast Ridge Ecology, February 2024.

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

Discussion: There are no wetlands or water features inside the project area. San Gregorio Creek is located 400 feet to the north of the project area, at its closest point, and is over 1800 feet (0.35 miles) from the project area's eastern edge near the covered parking area. Between the creek and the Smilin' Dogs operation is an active agricultural field. A three-acre man-made agricultural irrigation pond/reservoir is approximately 40 feet north of the project site area at its closest point. The pond is used for irrigation and is encircled by dense freshwater emergent marsh vegetation (i.e., cattail). The pond is perennial and the water level fluctuates based on water usage for agriculture

and season. An unnamed seasonal drainage that is partially vegetated with freshwater riparian scrub is located along the northern boundary of the project area, runs north of the irrigation pond, and flows to San Gregorio Creek. Both of these features, the wetland and intermittent stream features, are located outside the project area and Coast Ridge Ecology concludes that no impacts from project activities were observed during the site visit, and none are expected based on project activities and distance to these features. **Source:** Biological Impact Form prepared by Coast Ridge Ecology, February 2024.					
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	
Discussion: The 23-acre project site area consists of six fenced field areas for dog walking. According to Coast Ridge Ecology, these fences would prevent some larger wildlife species from moving through the walking fields, however, there is extensive open space surrounding the fields whereby wildlife can move freely between upland areas and San Gregorio Creek. Therefore, the project and activities would not present a significant barrier to wildlife movement within the surrounding area. **Source:** Biological Impact Form prepared by Coast Ridge Ecology, February 2024.					
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		
Discussion: There are no trees in the project area. Also, see staff's response to Questions 4.a through 4.d. **Source:** Project plans; Biological Impact Form prepared by Coast Ridge Ecology, February 2024.					
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
Discussion: The project site is not located in an area with an adopted Habitat Conservation Plan or Natural Conservation Community Plan, or other known approved regional or State habitat conservation plan. **Source:** California Department of Fish and Wildlife, Natural Community Conservation Plans map.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve.					

Source: California Department of Fish and Wildlife, Ecological Reserves and Wildlife Areas of California Bay Delta Region map; U.S. Fish & Wildlife Service, National Wildlife Refuge System map.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: The project is located in open field areas that are void of trees, and therefore, no tree removal is necessary. **Source:** Project location.					

5.	**CULTURAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
Discussion: According to a search of the California Historical Resources Information System and the California Office of Historic Preservation, the project site does not contain any historical resources. Additionally, a Phase I Cultural Resource Inventory prepared by Albion Environmental, Inc. (2022) concluded the project site area contains no historical resources. **Source:** California Office of Historic Preservation, Northwestern Information Center; Phase I Cultural Resource Inventory, Albion Environmental, Inc, December 2022.					
5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
Discussion: The project site contains no archaeological resources as concluded in a Phase I Cultural Resource Inventory prepared by Albion Environmental, Inc. (2022). **Source:** Phase I Cultural Resource Inventory, Albion Environmental, Inc, December 2022.					
5.c.	Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion: Based on a cultural resource inventory for the project site, there is a low potential for human remains to exist in the project site area. Additionally, the project involves minimal ground disturbance. **Source:** Phase I Cultural Resource Inventory, Albion Environmental, Inc, December 2022.					

6.	**ENERGY**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
Discussion: The project involves a low-intensity land use that is limited to five passenger vans transporting dogs from San Carlos to the project site on weekdays between the hours of 10:00 a.m. to 3:00 p.m. Additionally, the passenger vans are licensed vehicles regulated by the California Air Resources Board for vehicle emissions. Therefore, the project is not expected to result in significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. **Source:** Project plans.					
6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
Discussion: The project involves low-intensity land use that would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency as no energy resources are needed for the project. **Source:** Project plans.					

7.	**GEOLOGY AND SOILS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				X
Discussion: The project involves low-intensity land use activity and minimal development or disturbance to land. Therefore, the project would not cause rupture of a known earthquake fault. **Source:** Project plans.				
ii. Strong seismic ground shaking?				X
Discussion: The project involves low-intensity land use activity and minimal development or disturbance to land. Therefore, the project would not cause strong seismic ground shaking. **Source:** Project plans.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: The project involves low-intensity land use activity and minimal development or disturbance to land. Therefore, the project would not cause seismic-related ground failure. **Source:** Project plans.				
iv. Landslides?				X
Discussion: The project is located on gently-rolling hills but involves low-intensity land use activity and minimal development or disturbance to land. Therefore, the project would not cause landslides. **Source:** Project plans.				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X
Discussion: The project site is not located near a coastal cliff or bluff. **Source:** Project location.				
7.b. Result in substantial soil erosion or the loss of topsoil?				X

Discussion: The project site area consists of ruderal, nonnative grassland, vegetation with some coyote brush/poison oak scrub vegetation. The dog walking fields are mowed each spring but no grading or tilling of the area is performed or required to accommodate the dog walking operation. At separate intervals, five packs of dogs are each moved to their fields, which are rotated daily to reduce overuse. Therefore, the project would not result in substantial soil erosion or loss of topsoil. **Source:** Project plans.				
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
Discussion: The project involves no permanent development or activities that would cause soil instability. **Source:** Project plans.				
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
Discussion: The project is not expected to be located on expansive soils. The project involves low-intensity use of the land for dog walking and would not create a substantial direct or indirect risk to life or property. **Source:** Project plans; Project location.				
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
Discussion: The project does not involve the use of septic tanks or alternative onsite waste disposal systems. The project includes a portable toilet (i.e., porta-potty) located onsite for staff use and dog waste is collected in real time by staff and transported offsite daily. **Source:** Project plans.				
7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Discussion: Based on a Phase I Cultural Resource Inventory prepared by Albion Environmental, Inc., the project site is not expected to support a unique paleontological resource or site, or unique geologic feature. **Source:** Phase I Cultural Resource Inventory, Albion Environmental, Inc, December 2022.				

8.	**CLIMATE CHANGE**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
Discussion: The project would not generate greenhouse gas emissions that could have significant impact on the environment; see staff's responses to Section 3 (Air Quality). **Source:** Project scope.					
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
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 not result in significant traffic and the operation will collect dog waste and transport it offsite for proper disposal. Therefore, the project conforms with the County's Community Climate Action. **Source:** Project plans; San Mateo County Community Climate Action Plan, 2022.					
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
Discussion: The project is proposed on an open unforested area of an agricultural property in San Gregorio and therefore will not result in the loss of forestland or conversion of forestland to non-forest use. **Source:** Project location; Project plans.					
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
Discussion: The project site is not located near coastal cliffs/bluffs. **Source:** Project location.					

8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project parcel is not located near the coast or in an area at risk of exposure to sea level rise. **Source:** Project location.					
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
Discussion: The project site is not located in a 100-year-flood hazard area. **Source:** FEMA Map Panels 06081C0359F and 06081C0380E, effective August 2, 2017, and October 16, 2012, respectively.					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project site is not located in a 100-year-flood hazard area. **Source:** FEMA Map Panels 06081C0359F and 06081C0380E, effective August 2, 2017, and October 16, 2012, respectively.					

9.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: The project does not involve the routine use, transport, or disposal of hazardous materials. **Source:** Project plans.					

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
Discussion: The project does not involve activities that would result in conditions involving the release of hazardous materials. **Source:** Project plans.					
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
Discussion: The project is not located within one-quarter mile of an existing or proposed school; and the project does not involve emittance or handling of hazardous or acutely hazardous materials. **Source:** Project location; Project plans.					
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
Discussion: The project parcel is not included on a list of hazardous materials sites. **Source:** Project location; California Department of Toxic Substances, Hazardous Waste and Substance Site List (EnviroStor).					
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
Discussion: The project site is not located within an airport land use plan or within 2 miles of any known public airport or public use airport. **Source:** Project location.					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

Discussion: The project parcel is accessed off of Seaside School Road and the project is entirely located on private property, therefore, would not interfere with any adopted emergency response or evacuation plan. The San Mateo County Fire Department has reviewed and conditionally approved the project for compliance with emergency access requirements. **Source:** Project plans; San Mateo County Fire Department.					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
Discussion: The project parcel is located in a moderate fire hazard risk area, State Responsibility Area, for wildland fires. The project parcel is in the rural San Gregorio area of the County that consists of larger rural open agricultural land like the subject project parcel. The project has been reviewed and conditionally approved by the San Mateo County Fire Department to ensure health and safety risks are minimized. **Source:** Project plans; Project location; San Mateo County GIS; San Mateo County Fire Department.					
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
Discussion: The project does involve the placement of housing within a 100-year flood hazard area. **Source:** FEMA Map Panels 06081C0359F and 06081C0380E, effective August 2, 2017, and October 16, 2012, respectively.					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project site is not located in a 100-year-flood hazard area. **Source:** FEMA Map Panels 06081C0359F and 06081C0380E, effective August 2, 2017, and October 16, 2012, respectively.					
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
Discussion: The project is not located in an area at risk of flooding. The dog walking operation is located on sloped terrain and not in the pathway of a levee or dam. **Source:** Project location; San Mateo County General Plan, Natural Hazards Map; San Mateo County Local Coastal Program, South Coast Hazards Map.					

9.k.	Inundation by seiche, tsunami, or mudflow?				X

Discussion: According to the County General Plan and Local Coastal Program Natural Hazards Maps, the project site is not located in an area of risk of seiche, tsunami, or mudflow.

Source: Project location; San Mateo County General Plan, Natural Hazards Map; San Mateo County Local Coastal Program, South Coast Hazards Map.

10. HYDROLOGY AND WATER QUALITY. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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, oxygen-demanding substances, and trash))?			X	

Discussion: The project includes approximately 4,800 sq. ft. of impervious surface for five carports and three cargo containers and minimal drainage features are proposed for the impervious surface. Otherwise, the remaining project site area (of approximately 23 acres) will remain in its natural pervious condition. No grading is proposed, and the project operation is not expected to generate erosion or siltation. Furthermore, no work is being conducted in a watercourse.

Source: Project plans.

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

Discussion: The project involves low intensity use of gently sloped land with minimal ground disturbance. Dog walking activities will rotate daily between the fenced fields to minimize overuse and potential impacts to natural vegetation cover or terrain. The dog walking operation does not use groundwater. Minimal impervious structures support the dog walking activity and site drainage will continue to naturally infiltrate back into the ground. Furthermore, the existing cottage being converted to affordable housing will continue to use an existing onsite domestic well for which Environmental Health Services has reviewed and conditionally approved.

Source: Project plans; Environmental Health Services.

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	
Discussion: The project involves low intensity use of gently sloped land with minimal ground disturbance. Dog walking activities will rotate daily between the fenced fields to minimize overuse and potential impacts to natural vegetation cover or terrain. Dog rinsing will be confined to bins that drain to a 2-inch pipe that conveys water under the gravel parking area and discharges to a rock outfall for energy dissipation to minimize erosion or siltation. Runoff from impervious areas, including the carports and cargo containers, will be retained in a gravel trench and allowed to percolate into the ground. No physical changes are proposed to the affordable housing unit area. **Source:** Project plans; Project location.				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
Discussion: The project involves impervious area for carports and cargo containers to support dog walking; however, relative to the acreage of the project area, this impervious area is not significant. Nonetheless, drainage runoff from this added impervious surface area will be retained in a gravel trench and allowed to percolate back into the ground. Additionally, dog rinsing will be confined to bins and conveyed to an energy dissipator to minimize flooding or erosion. **Source:** Project plans.				
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
Discussion: The project would not generate significant runoff as much of the land will be maintained in its natural vegetative open field condition where stormwater will continue to infiltrate and sheet flow over the acres of land. Impervious surface associated with the project includes five carports and several cargo containers in a relatively flat area of the fields to support the dog walking operation. Runoff from these structures will be accommodated through onsite retention features to allow stormwater to naturally percolate into the ground. **Source:** Project plans.				
iv. Impede or redirect flood flows?				X
Discussion: The dog walking operation is not in an area that would be prone to flooding due to its gently sloped terrain and will be predominantly maintained in its pre-existing open field condition.				

Source: Project plans; Project location.				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
Discussion: The project site is not in a flood hazard, tsunami, or seiche zone. **Source:** Project location; San Mateo County General Plan Natural Hazards Map; San Mateo County Local Coastal Program South Coast Hazards Map.				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
Discussion: The project is located across approximately 23 acres of open, undeveloped fields and involves minimal new impervious surface that will include features to collect and retain stormwater runoff. The project site is within the San Gregorio Valley watershed. Due to the project's low intensity use it will not conflict with the San Gregorio Creek Watershed Management Plan. **Source:** Project plans; Project location, San Gregorio Creek Watershed Management Plan.				
10.f. Significantly degrade surface or ground-water water quality?				X
Discussion: The project will not degrade surface or groundwater water quality as minimal physical changes are proposed, and the project does not introduce any uses that will significantly affect surface or groundwater. Also, see staff's response to Question 10.b. **Source:** Project plans.				
10.g. Result in increased impervious surfaces and associated increased runoff?			X	
Discussion: See staff's response to Questions 10.a., 10.c., and 10.f. **Source:** Project plans.				

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Physically divide an established community?				x
Discussion: The project involves use of approximately 23 acres of open field for daytime dog walking. Minimal improvements are necessary to accommodate the operation. A majority of the parcel is used for crop production; however, this southern portion of the parcel contains gently sloped fields that have not been used for active agriculture for years. The project involves low				

intensity use of the open fields for dog walking and would not create a divide of land use in the San Gregorio area. **Source:** Project plans; Project location.					
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
Discussion: The project does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The project does not encroach upon any land that is currently or recently in agricultural production and the dog walking operation involves minimal development. **Source:** Project plans; Project location.					
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
Discussion: The project will not introduce any development or improvement to the land that could serve to encourage off-site development of presently undeveloped areas or support an increase in development intensity of already developed areas given the project's low intensity use and minimal supporting improvements. **Source:** Project plans; Project location.					

12.	**MINERAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: The project site is not in any mapped mineral resources area. **Source:** San Mateo County General Plan, Mineral Resources map.					

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
Discussion: See staff's response in Section 12.a. above. **Source:** San Mateo County General Plan, Mineral Resources map.					

13.	**NOISE**. Would the project result in:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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	
Discussion: The project could generate short-term noise associated with dog barking during daily use of the fields for dog walking (Monday – Friday between the hours of 10:00 a.m. to 3:00 p.m.). The dog walking fields are sloped downward from west to east, towards the remaining +100 acres of the parcel. The nearest neighboring development in the area is over 500 feet away on a neighboring parcel to the southwest of the project parcel. Given the location for the dog walking activities on the project parcel and surrounding topography and distance from nearby development on neighboring properties, it is not expected that any short-term noise increases from dog barking would be substantial to the area. **Source:** Project location; Project plans.					
13.b.	Generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: The project consists of transporting dogs by passenger van to the project site and walking the dogs across the approximately 23-acres of fenced fields. The project would not generate excessive ground-borne vibrations or noise levels. **Source:** Project plans.					
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

Discussion: The project site is not within the vicinity of any known private airstrip or an airport land use plan, or within 2 miles of a public airport or public use airport.

Source: Project location.

14. POPULATION AND HOUSING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: The project will not induce population growth in the area as the project is limited to daytime dog walking on the southern portion of the property. The dog walking activities are related to the primary dog care business located in the City of San Carlos. The project includes minimal improvements to support the operation, and no utilities are needed to serve the dog walking activity. **Source:** Project scope.				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project does not propose to displace people or housing. The project involves conversion of an existing cottage unit into an affordable housing unit, therefore, maintaining it in the stock of rural agricultural residential housing supply. **Source:** Project scope.				

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:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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

Discussion: The project does not introduce a use that would adversely impact public services. No new utilities are proposed to serve the dog walking operation, and no public facilities are needed as a result of the project. The use will not create a significant demand for public services. The San Mateo County Fire Department has reviewed the project and provided conditional approval.

Source: Project plans.

16. RECREATION. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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

Discussion: The project does not involve the use of existing neighborhood or regional parks or other recreational facilities.

Source: Project plans.

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

Discussion: The project involves the use of private land for recreational dog walking. The project does not involve any new utilities or significant development. Dog waste will be collected daily by staff in real time and transported offsite for disposal. As concluded in this environmental evaluation, the project would not have any adverse physical effect on the environment.

Source: Project plans; Subject Initial Study.

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

Discussion: The project site is located in a rural area of the County. The project entails approximately five passenger vans traveling approximately 27 miles between the business's headquarter in San Carlos to the project site in San Gregorio each weekday during the hours of 10:00 a.m. to 3:00 p.m. which is outside of normal peak AM (7:00 a.m. to 9:00 a.m.) and PM hours (4:00 p.m. to 6:00 p.m.). These estimated 10 daily weekday trips would not significantly impact traffic conditions in San Mateo County. Additionally, the project will generate less than 100 average daily trips and therefore is not subject to the City/County Association of Governments of San Mateo County Transportation Demand Management Policy.

Source: Project plans; Project location; City/County Association of Governments of San Mateo County Transportation Demand Management Policy.

17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*? *Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*				X

Discussion: Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Per Section 15064.3, an analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts. Based on the County Department of Public Works' Inter-Departmental Correspondence on VMT for determining transportation impacts under CEQA analysis, the significance of VMT impacts in rural areas are set on a case-by-case basis. Based on the use and minimal increase in trips that will be generated by the project, the project is determined to screen out of the need for a VMT study as a "small project" as it generates fewer 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 the project.

Source: Project plans; Project location; San Mateo County Department of Public Works Inter-Departmental Correspondence for Change to Vehicle Miles Traveled as Metric to Determine Transportation Impacts under CEQA Analysis, dated September 23, 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
Discussion: The project is located entirely on private property and does not propose or require changes to roadway access to the project site. Additionally, the dog walking activity will occur within fenced fields to avoid dogs interfering with any onsite or offsite access. **Source:** Project plans.				
17.d. Result in inadequate emergency access?				X
Discussion: The project has been reviewed and conditionally approved by the San Mateo County Fire Department for ensuring adequate emergency access to both the dog walking site and redesignated affordable housing unit will be provided and maintained. **Source:** Project plans; San Mateo County Fire Department.				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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

Discussion: A Native American Heritage Commission Sacred Lands search was completed, and the results were negative. The Commission also provided the contact information for Native American tribes who could have knowledge of cultural resources in the project area. Staff have reached out to these tribes, along with outreach to the Tamien Nation for consultation; no consultation has been requested. Additionally, a cultural resources survey for the project site did not identify any resources that could qualify for listing in the California Register of Historical Resources or in a local register of historical resources. Futhermore, the project site is not listed or eligible for listing in the California Register of Historical Resources and is not listed in a local register of historical resources, pursuant to any local ordinances or resolution as defined in Public Resources Code Section 5020.1(k).

Source: Project location; Phase I Cultural Resource Inventory, Albion Environmental, Inc, December 2022; California Register of Historical Resources; San Mateo County Coastal Historical Resources Inventory.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)				X

Discussion: See staff's response to Question 18.a. Additionally, no grading and minimal land disturbance is proposed with the dog walking operation.

Source: Project plans.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 project does not involve the relocation or construction of new or expanded utilities. The dog walking operation includes an onsite porta-potty for staff that is regularly serviced, and water will be brought onto the site for the dogs. Stormwater runoff will continue to rely on sheet flow and natural infiltration with the proposal of some small drainage structures to help collect and

convey to areas onsite that will minimize erosion and flooding. No utility changes are proposed for the existing cottage being redesignated to affordable housing. **Source:** Project plans.				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				x
Discussion: The project does not involve any new sources of water supply to the project site. The dog walking operation will transport water onsite for daily use associated with dog walking use of the fields. Additionally, an existing onsite domestic water well will continue to serve the redesignated affordable housing unit in the northern part of the parcel. **Source:** Project plans.				
19.c. Result in a determination by the waste-water 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
Discussion: The dog walking operation does not require wastewater treatment services. A porta-potty is located onsite for use by dog walking staff and dog waste will be collected daily and contained and transported offsite for proper disposal. Additionally, the redesignated affordable housing unit will continue to be served by an onsite private septic system. **Source:** Project scope.				
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
Discussion: The project is not expected to generate excessive solid waste. Dog waste will be picked up daily and transported offsite for proper disposal by staff. **Source:** Project plans.				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
Discussion: The project is not expected to generate excessive solid waste. Dog waste will be picked up daily and transported offsite for proper disposal by staff. Therefore, the project is expected to comply with applicable solid waste regulations. **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:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project site is located in a moderate fire hazard severity zone, state responsibility area. The project consists of a low-intensity use in open fields on the property that would not substantially impair an adopted emergency response plan or emergency evacuation plan. The San Mateo County Fire Department has reviewed and conditionally approved the project relative to fire risk and emergency service requirements. **Source:** Project plans; San Mateo County GIS; 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
Discussion: The project involves the use of open gently sloped fields for dog walking with some support accessory structures located on relatively flat terrain. The project site is in a moderate fire hazard severity zone, state responsibility area, and the project involves minimal disturbance or development. Therefore, the project would not result in exposure of project occupants to increased risks from wildfire. **Source:** Project location; Project scope.					
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
Discussion: The San Mateo County Fire Department has reviewed and conditionally approved the project for emergency access and fire safety. A wet draft hydrant may be required but would be limited to use for emergency fire water. No infrastructure is proposed or required that would exacerbate fire risk or impacts to the environment. **Source:** Project plans.					
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

Discussion: The project has been reviewed and conditionally approved by the San Mateo County Fire Department for emergency access and fire safety. While the dog walking activity will occur on gently sloping terrain in the southern portion of the property, the project will not change existing natural topography of the area. Therefore, the project would not expose people or structures to significant risks as a result of runoff, post-fire slope instability or drainage changes. No mitigation is necessary.

Source: Project location; Project plans.

21. MANDATORY FINDINGS OF SIGNIFICANCE.					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 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?		X		
Discussion: Special-status animal species have the potential to occur in the project area. As discussed in staff's responses in Section 4 (Biological Resources), mitigation measures 1 through 3 are recommended to reduce potential project impacts on California red-legged frog, San Francisco garter snake, western pond turtle, and San Fracisco dusky-footed woodrat to less than significant levels. **Source:** See source citations in Section 4.					
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.)			X	
Discussion: The project is located in a rural area of the County and will be contained on private property. The use is low intensity and would not contribute to cumulatively considerable impacts beyond the individual potential impacts cited within this document. **Source:** Project plans.					

21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X
Discussion: Based on the environmental analysis contained in this report, the project would not cause substantial adverse effects on human beings. **Source:** Subject Initial Study.				

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		Appeals jurisdiction
California Department of Food and Agriculture		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	

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

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 dog walking fields shall be maintained free of straw bales to avoid attracting wildlife and reduce the likelihood of attracting protected wildlife species such as the California red-legged frog and San Francisco garter snake. The fields shall also be kept clear of clutter, pipes, tarps, wood, or other objects that could attract wildlife.

Mitigation Measure 2: A worker education program shall be conducted for each staff person working on the project site that includes training on California red-legged frog (CRLF), San Francisco garter snake (SFGS), and western pond turtle (WPT) identification, penalties for harming these species or their habitat, and the protocol to be followed should these species be encountered. The worker education program should include color photo cards of CRLF, SFGS, and WPT that remain on the project site.

Mitigation Measure 3: A 10-foot radius no disturbance buffer from San Francisco dusky-footed woodrat nests shall be maintained at all times.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.
X	I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



(Signature)

9/17/25	Senior Planner
Date	(Title)

Attachments:

A. Vicinity Map
B. Project Plans
C. Project Description
D. Biological Impact Form, prepared by Coast Ridge Ecology, dated February 2024

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM 13

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: October 20, 2025

TO: Agricultural Advisory Committee

FROM: Sonal Aggarwal, Project Planner, Saggarwal@smcgov.org

SUBJECT: UPDATED REPORT: Consideration of after-the-Fact Planned Agricultural District (PAD) Permit to legalize the basement and first story of an existing cargo container storage building that was built without permits along with legalization of a man-made pond and a water tank on a legal 25,253 sq. ft. parcel located at 350 Madera Lane in the unincorporated San Gregorio area of San Mateo County; no trees were removed and approximately 98 cu. yd. of grading was required for the pond. The property is located in the La Honda Road County Scenic Corridor and qualifies for a Coastal Development Exemption for agriculture-related development.

County File Number: PLN2023-00112/VIO2022-00089 (Markegard)

PROPOSAL

The proposed project is an after-the-fact Planned Agricultural District (PAD) Permit to legalize a cargo container storage building that was built without permits and associated with VIO2022-00089. As currently built, the building is three stories on the northside (basement, first and second floor) and two stories on the southside (first and second floor). The second story of the building is proposed to be removed and relocated to a different site/location, making this building single-story facing La Honda Road. Staff approved a Coastal Development Exemption (CDX) for removing the second story of the building on February 26, 2025 (roof to be replaced on the building).

The first story of this cargo container building would be used for storing frozen, packed, and labeled beef, lamb, pork, and chicken associated with the property owner's offsite cattle ranch operation, as well as hay storage and a tool and maintenance shop use (1,312.32 sq. ft.). The proposal also includes the legalization of a 5,000-gallon plastic water tank (to be used as a fire suppression tank), and an existing man-made pond that was built by the owner. This pond is located approximately 2 feet 6 inches south of the building. A new bee yard is located towards the side and front of this building. The project involved no tree removal and approximately 98 cu. yd of grading, which was required to build the pond. The site is located in La Honda Road County Scenic Corridor. The project qualifies for a Coastal Development Exemption for agricultural development.

The application was first heard by the AAC at its January 13, 2025, meeting. Staff met with the applicant's team on several occasions after this meeting to incorporate the feedback received from AAC. The summary of some of the revisions are listed below. Please also refer to Appendix E for the original January 13, 2025, AAC Staff Report.

The applicant has agreed to make these proposed changes to the project, which will be added as conditions of approval:

Table 1 – Project Changes	
Proposal Presented on January 13, 2025	Revised Proposal on October 20, 2025
Two-story stacked cargo containers	Second-story would be removed making the building into a single-story building facing La Honda Road
No sound attenuation for the freezer unit	A new sound wall enclosure would be installed around the freezer unit to reduce the noise and maintain noise levels to 55 dBA at daytime and 50 dBA at nighttime.
Illegal bathrooms/kitchen in the second story	With the removal of the second story the illegally built kitchen and bathrooms would be removed from this building.
Emergency generator located in the front setback	The emergency generator will be moved outside the front setback and will be required to meet the County's accessory structure standards (3 feet from side and rear property lines).
No fencing to prevent habitat migration into the property and pond	A permanent biological fence would be installed around the property to prevent any wildlife from entering the property.

DECISION MAKER

Planning Commission

BACKGROUND

Report Prepared By: Sonal Aggarwal, Project Planner, Saggarwal@smcgov.org

Applicant/Owner: Erik Markegard

Location: 350 Madera Lane, San Gregorio, unincorporated San Mateo County

APN: 081-320-030

Parcel Size: 25,253 sq. ft. (0.58 acres)

Parcel Legality: The parcel's legality was established through a Certificate of Compliance (CoC) Type-A Application, COC 75-0001 HIST.

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: Not contracted

Existing Land Use: Open space, Agriculture

Water Supply: There is one non-potable non-conforming well present at the site. There is also one 10,000-gallon permitted plastic water tank and another 5,000-gallon water tank that is proposed to be legalized under this permit. The 5,000-gallon plastic water tank is filled by the rainwater collected from the rooftop rain gutters of the storage building and would be dedicated for fire suppression in case of an emergency.

Sewage Disposal: There is no sewage disposal facility at the site.

Flood Zone: Flood Zone X (area of minimal flood hazard), FEMA Panel No. 06081C0380E; effective October 16, 2012.

Environmental Evaluation: As the site is located in the La Honda Road County Scenic Corridor, an Initial Study and Mitigated Negative Declaration is being currently circulated for this project from October 6 to 26, 2025. The comment period will end on October 29, 2025.

Setting: The project site is a triangular-shaped 25,253 sq. ft. lot at the northeast intersection of Madera Lane and La Honda Road. It is surrounded by other agricultural lots on the left and rear sides of the site. Aside from the improvements that are proposed for legalization and described above, the site contains an existing barn (PLN2004-00647), one non-potable non-conforming well, two water tanks (PLN2004-00647), one pump house (PLN2011-00192) and a shed (PLN2010-00117). The parcel is relatively flat and is elevated above Madera Lane and La Honda Road.

Chronology:

Date		Action
1975	-	The parcel's legality was established through a Certificate of Compliance (CoC) Type-A Application, COC 75-0001 HIST.
June 21, 2022	-	VIO2022-00089 case opened
June 22, 2022	-	Complaint filed for ongoing construction without permits.
March 31, 2023	-	Subject planning application filed to address violation, Planning case PLN2023-00112

January 13, 2025	- Agricultural Advisory Committee (AAC) meeting. The AAC expressed concerns regarding visual and noise impacts of freezer, unpermitted use of shed as residence, any required water rights, PG&E lines moved, purpose of existing well, required ADA compliant spaces, required planting/screening from public roads, etc.
February 26, May 1 and 23, 2025	- Staff meets with the applicant's team
October 6 to 26, 2025	- Initial Study/Mitigated Negative Declaration (IS/MND) circulated for public comments
October 20, 2025	- Agricultural Advisory Committee (AAC) meeting.

Will the project be visible from a public road?

The visibility of the storage building would be substantially reduced after removing the second-story containers. The property is relatively flat and elevated above the La Honda Road and Madera Lane roadway elevations. To mitigate any other potential visible impacts, the applicant will be required to paint the roof in green color and add at least four to five 15-gallon stock size screening trees near the southern property line facing La Honda Road. The applicant has agreed to comply with these conditions.

Will any habitat or vegetation need to be removed for the project?

No trees were removed during the construction of the storage building.

Is there prime soil on the project site?

The site does not contain prime soil.

DISCUSSION

A. KEY ISSUES

Planning staff has reviewed this proposal and has concluded the following:

1. Conformance with the General Plan:

Staff have reviewed the project and found the project, as proposed and conditioned, to be in conformance with the applicable General Plan policies as follows:

a. Visual Qualities

Policy 4.15 (*Appearance of New Development*) and Policy 4.22 (*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 La Honda Road County Scenic Corridor. The proposed container storage building is located on a narrow triangular lot of 25,253 square feet. There is an existing barn, a pump house, a non-potable well, a shed, and a water tank present at the site. The approximately 10-feet tall existing barn is visible from La Honda Road. However, with the removal of the second-story containers off-site, potential view impacts would be significantly reduced. Additionally, the applicant has agreed to plant more trees along La Honda Road and paint the roof green to match the roof color of the existing barn. Hence, any potential view impact would be minimum, where these agricultural buildings would blend in well with other buildings viewed from La Honda Road. Mitigation measures 1 to 3 in the Initial Study/Mitigated Negative Declaration (IS/MND) require these modifications. See appendix G for the published IS/MND.

b. 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 surrounding open rural land. There is no prime soil on this parcel, and no residence is proposed. The second-story containers would be completely removed from the site. The pond and storage building are not located on prime soil and are clustered at the site. The applicant has also proposed other accessory activities such as growing herbs the planter boxes and installing a new bee yard that are Agriculturally supportive activities. The property will continue to be used for agricultural use. Any non-agricultural, unpermitted use of this site, such illegal lodging and boarding, would be dealt with future code violations citations to ensure that the property is used for agricultural purposes.

2. **Compliance with Local Coastal Program (LCP) Policies:**

a. Locating and Planning New Development

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

The project, as proposed and conditioned, is anticipated to have a minimal adverse impact, either individually or cumulatively, on coastal resources. As the site does not contain any prime soil and no non-agricultural use is proposed, the project will not diminish the ability of land for future agricultural production.

b. Agriculture

The County’s Zoning Ordinance is the adopted implementation plan for the Local Coastal Program. Therefore, see the staff’s discussion in Section A.3.b. (Conformance with the Criteria for the Issuance of a PAD Permit) below for project compliance with applicable LCP Agricultural Policies.

c. Location of development

Policy 8.5 *(Location of development)* requires that new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads; (2) is least likely to significantly impact views from public viewpoints; and (3) is consistent with all other LCP requirements, best preserves the visual and open

space qualities of the parcel overall. Where conflicts in complying with this requirement occur, resolve them in a manner which, on balance, most protects significant coastal resources on the parcel, consistent with Coastal Act Section 30007.5. This provision does not apply to agricultural development to the extent that application of the provision would impair any agricultural use or operation on the parcel. In such cases, agricultural development should use appropriate building materials, colors, landscaping and screening to eliminate or minimize the visual impact of the development.

The proposed storage building would be used for storing agricultural products such as packed meat, beef, pork, etc. This use is supportive of agriculture. The pond would be used for watering on-site herbs, and is considered an agricultural pond, clustered with the storage building. The applicant has also agreed to reduce potential view impacts by removing the second story, painting the roof in green color and planting additional screening trees. Hence, the project is in compliance with LCP Policy 8.5 listed above.

d. Development Design

Policy 8.18. a. and b. *(Development Design)* Require that development (1) blend with and be subordinate to the environment and the character of the area where located, and (2) be as unobtrusive as possible and not detract from the natural, open space or visual qualities of the area including, but not limited to, siting, design, layout, size, height, shape, materials, colors, access and landscaping. The colors of exterior materials shall harmonize with the predominant earth and vegetative colors of the site. Materials and colors shall absorb light and minimize reflection. Exterior lighting shall be limited to the minimum necessary for safety. All lighting, exterior and interior, must be placed, design and shielded so as to confine direct rays to the parcel where the lighting is located. Except for the requirement to minimize reflection, agricultural development shall be exempt from this provision. (b) Require screening to minimize the visibility of development from scenic roads and other public viewpoints. Screening shall be by vegetation of other materials which are native to the area or blend with the natural environment and character of the site.

The existing second-story would be completely removed, making the building into a single-story facing La Honda Drive. There are no exterior lights proposed, and the applicant has agreed to paint the roof (above the single-story building) green color to match the color palette of the existing barn. There will be additional landscaping planted along La Honda Road, and additional screening installed around the first-

floor freezer unit to mitigate potential view and noise impacts. Hence, staff has determined that the project is as close to compliance as feasible with the above-stated policy.

e. Riparian Corridor/Wetland

Policy 7.7 *(Definition of Riparian Corridors)* Define riparian corridors by the "limit of riparian vegetation" (i.e., a line determined by the association of plant and animal species normally found near streams, lakes and other bodies of freshwater: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder). Such a corridor must contain at least a 50% cover of some combination of the plants listed.

Policy 7.17 *(Definition of Wetland)* Define wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Such wetlands can include mudflats (barren of vegetation), marshes, and swamps. Such wetlands can be either fresh or saltwater, along streams (riparian), in tidally influenced areas (near the ocean and usually below extreme high water of spring tides), marginal to lakes, ponds, and man-made impoundments. Wetlands do not include areas which in normal rainfall years are permanently submerged (streams, lakes, ponds and impoundments), nor marine or estuarine areas below extreme low water of spring tides, nor vernally wet areas where the soil is not hydric. In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat.

The existing pond on the property was created by the owner by grading less than 150 cu. yd. per year. It does not meet the definition of wetland or riparian corridor as it is man-made and has standing water during normal rainfall years. No setbacks are required for manmade impoundments. Hence, no setbacks are required between this agricultural pond and the building. No Grading Permit is necessary as the grading quantity was less than the established threshold for a Grading Permit (250 cubic yards).

3. **Compliance with Planned Agricultural District (PAD) Regulations:**

a. Conformity with the PAD Development Standards

As shown in the table below, the proposed storage building complies with Sections 6358 and 6359 of the San Mateo County Zoning Regulations, which regulates the height and required setbacks of structures. Revised building elevations incorporating the changes discussed in this staff report such as the sound wall, removed second story painted green roof would be submitted at the building permit stage. Staff will add a condition that the height of the revised building shall not exceed 20 feet.

Table 2 - Conformity with the PAD Development Standards		
	PAD Development Standards	Proposed
Minimum Lot Size	N/A	25,253 sq. ft. (0.58 Acres)
Minimum Front Setback	30 feet	Approximately 44 feet-1 ¼ inches
Minimum Side Setbacks	20 feet	69 feet – 8 ½ inches (right) 27 feet-4 ½ inches (left)
Minimum Rear Setbacks	20 feet	163 feet- 5 ¼ inches
Maximum Building Height	36 feet	Approximately 20-feet

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

The project was first heard at the AAC meeting on January 13, 2025, and they raised the following issues/concerns at the meeting as shown below.

Table 3 - Concerns raised by AAC Committee Members		
Concern raised by AAC Committee Members	**Staff's follow**-up/Response	Status
Is a water right needed from San Gregorio Water Master to harvest rainwater in the pond?	Staff followed up with the representatives of San Gregorio Water Master (Stetson Engineers) and confirmed that no water right is required if surface water is not diverted from a creek. San Gregorio Creek is located approximately 854 feet south of the property and El Corte Madera Creek approximately 500 feet	Resolved, no further action needed

	north of the property. No water rights are required to collect rainwater from roof top gutters, and hence no water right is required.	
Purpose of the pond/why no grading permit was required?	Please see discussions under A.2. e. above.	Resolved, no further action needed
PG&E power lines were moved	Staff received a confirmation email from PG&E staff stating that they have no issues with the pond. The applicant will be required to obtain all necessary permits with PG&E separately. See Appendix H for the communication.	Resolved, no further action needed
Planting additional trees may not be sufficient to screen building	See discussion under A.1.a. and b. above.	Resolved with revised proposal
Illegally constructed bathroom in the shed next to the existing barn	See discussion under A.1.a. and b. above.	The applicant has agreed to remove all illegally constructed units from the site. A building final inspection will be added to satisfy this requirement.
Illegal living units on the second story	See discussion under A.1.a. and b. above.	Resolved with revised proposal
Purpose of existing well, required setbacks and purpose of the well	The existing well is a non-conforming, non-potable well that cannot be used for drinking, and can only be used for agricultural purposes. Per Environmental Health Services, existing non-conforming well can be located at a reduced setback if it is continued to be used for agricultural purposes. The applicant would be required to obtain all necessary permits from Environmental Health Services and install signs at the site that the well water cannot be used for drinking water.	Resolved with revised proposal and conditions of approval
ADA compliant spaces and number of required parking	The proposal shows 8 parking spaces, where 1 space is required for each 2,000 sq. ft. of floor area. required per Section 6119 of the Zoning Regulations.	No ADA space is required as the site is not open to the public. A condition will be added to

	8 parking spaces are more than enough for this storage building.	make sure this is not a public use site.
On-site sanitation and water facilities for the employees	Per the applicant, no employees would be working from the site for extend period of times. They will only come occasionally to pick up packed meat and load them into trucks. Hence, no on-site sanitation facilities are required. Any required drinking water can be supplied from packaged drinking water bottles.	Resolved, no further action needed
Tenants living on the property	Code Compliance has confirmed that no one was found living at the site during the September 7, 2022, site inspection. Also, please see discussion under A.1. b. above.	Resolved, no further action needed
Noise Thresholds violated	Per the inspection conducted by the Code Compliance Staff, all noise readings for refrigeration container unit were between 42 dBA – 47 dBA, which confirmed that the Noise Ordinance was not violated. The daytime noise level limit is 55 dBA; nighttime limit is 50 dBA (these limits are based on a 30-minute period) (See Appendix I)	Resolved, no further action needed

Further, 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 has no prime soil. The applicant has also proposed raised garden beds, which would be supplied by non-potable water from the pond and run-off from the barn and container storage building. As the building will be used to store agricultural and farm produce, hay, and poultry, and stored meat products are distributed from this facility, the building is determined to be supportive of agriculture. However, a PAD Permit is required as the project falls under Section 6353.B.12 as “Facilities for the

processing, storing, packaging, and shipping of agricultural products."

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

The proposed pond, water tank, and storage building are clustered at the site.

(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, Primary Agricultural Resource Criteria, and Primary Natural Vegetative Area Criteria, as no significant trees were removed during construction, the development is clustered, and the proposed use is compatible with agriculture.

(2) 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 project site has no prime soil and is small for a commercially viable agricultural operation; therefore, the site is appropriate for the proposed accessory to agriculture uses and can still be used for small farming activities, such as proposed, or other compatible uses listed under Zoning Regulations Section 6352.B. (Permitted Uses on Land Suitable for Agriculture and Other Lands).

(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.*

The subject parcel is not large enough to support a commercial agriculture, grazing and/or cattle-raising operation. The proposed storage and refrigeration use directly supports the applicant's agricultural operation both in San Mateo County and outside of the County. Furthermore, the applicant intends to utilize undeveloped areas of the property for growing herbs and vegetables and keeping bees.

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

Only agricultural and accessory to agricultural uses are proposed, which would have no off-site impacts to surrounding agricultural uses.

(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 parcels practicing active agriculture towards the west and east of the site. The parcel to the north and northeast is a larger 624.21-acre parcel known as "Redgate Ranch", while the parcel to the west contains residential use associated with an onsite agricultural operation. La Honda Road runs at the south of the parcel and separates the parcel from other agricultural parcels. The productivity of these adjacent agricultural lands is not expected to be impacted by the proposed project.

(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 site is not served by public water or sewer service.

ATTACHMENTS

A. Vicinity Map
B. Project Plans
C. Geotechnical Investigation Design Phase, prepared by Butano Geotechnical Engineering, Inc., dated September 2022
D. Site visit pictures from November 22, 2024
E. Original AAC Staff Report of January 13, 2025
F. Communication with Stetson Engineering, dated January 16, 2025

G. Published Mitigated Negative Declaration, circulated from October 6 to 26, 2025.
H. PG&E Letter dated September 17, 2024.
I. Noise Reading from Environmental Health Specialist, recorded September 7, 2022

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

San Mateo County

PLN2023-00112, 350 Madera Lane



0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

1: 9,028

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

SITE DATA:

APN: 081-320-030
LOT SIZE: 25,253 SF (0.580 AC)
ZONING:PAD/CD
OCCUPANCY GROUP:
TYPE OF CONSTRUCTION:TYPE 1

PRE:
PLN:
BLD:

APPLICABLE CODES:

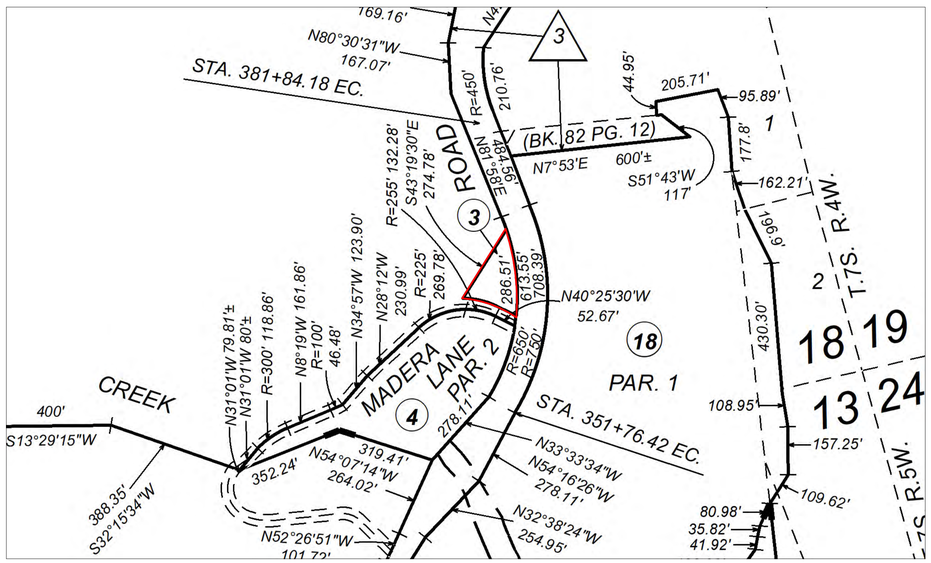
SAN MATEO COUNTY ZONING & BUILDING ORDINANCES

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

Sheet List - CD

Sheet Number	Sheet Name	Rev
A100	Cover Sheet	
A101	BMP	
CE1	Survey	
A102	Site Plan	
C1	Drainage Plan	
A103	Floor & Roof Plan	
A104	Elevations	
A105	Electrical Plan	





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350 Madera Ln
San Gregorio

Cover Sheet

Drawn by JM
Designed By: Colton Palmer
Date 9/30/24
Sheet: A100
Scale

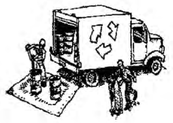
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SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☒ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☒ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☒ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☒ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☒ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.).
- ☒ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☒ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☒ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ☒ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☒ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☒ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☒ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ☒ Schedule grading and excavation work during dry weather.
- ☒ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☒ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ☒ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ☒ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☒ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☒ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☒ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ☒ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ☒ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☒ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.



Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
  - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  - Collect the rinse water in a tank and haul off-site for proper disposal.
- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.



Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.



Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

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erik@markegardfamily.com

350 Madera Ln
San Gregorio

BMP

Drawn by CJP

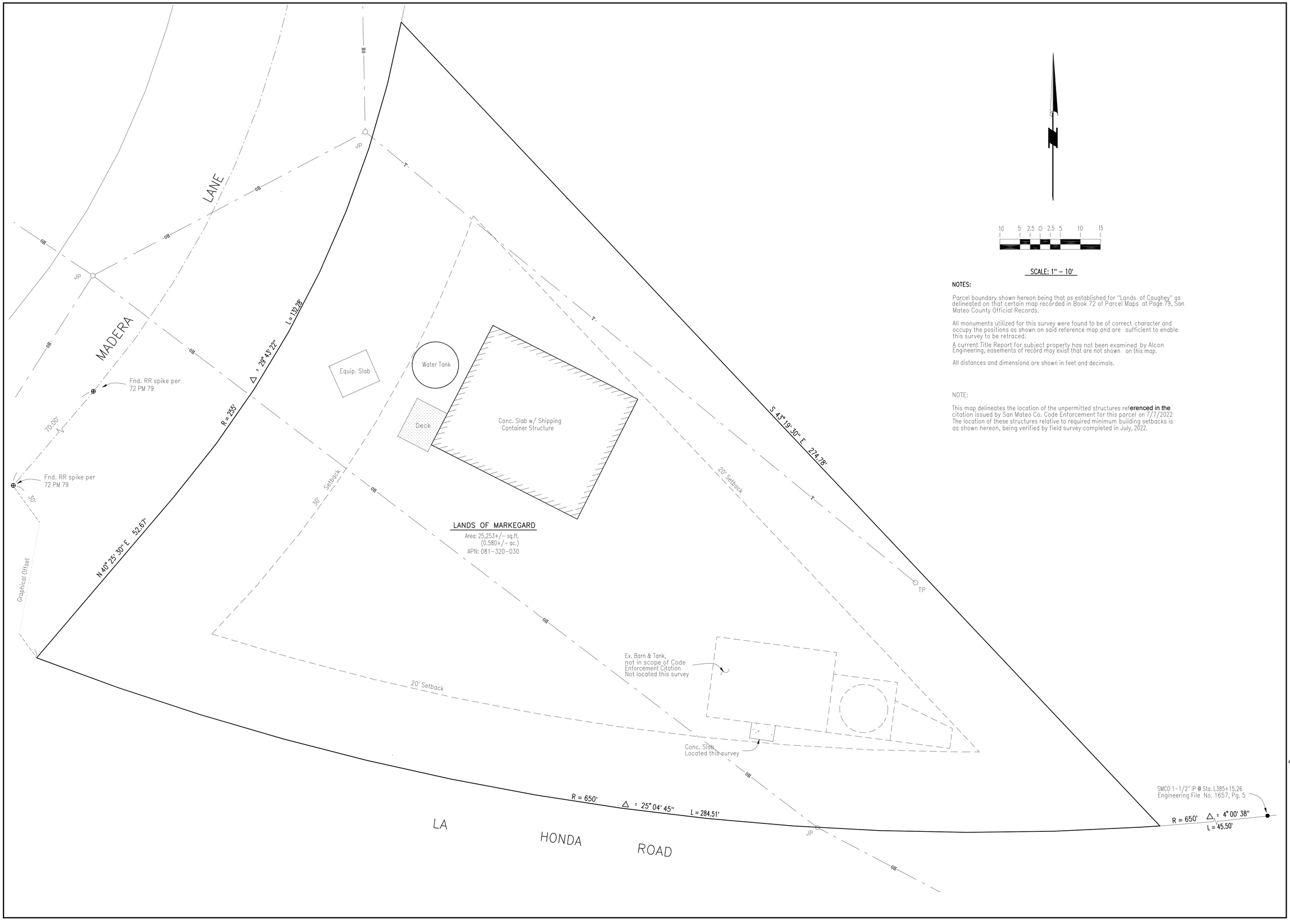
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Date 9/30/24

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SCALE: 1" = 10'

NOTES:

Parcel boundary shown hereon being that as established for "Lands of Caughey" as delineated on that certain map recorded in Book 72 of Parcel Maps at Page 79, San Mateo County Official Records.

All monuments utilized for this survey were found to be of correct character and occupy the positions as shown on said reference map and are sufficient to enable this survey to be retraced.

A current Title Report for subject property has not been examined by Alcon Engineering, easements of record may exist that are not shown on this map.

All distances and dimensions are shown in feet and decimals.

NOTE:

This map delineates the location of the unpermitted structures referenced in the citation issued by San Mateo Co. Code Enforcement for this parcel on 7/7/2022 The location of these structures relative to required minimum building setbacks is as shown hereon, being verified by field survey completed in July, 2022.

REVISIONS	
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Alcon Engineering
2285 La Loma Dr. Los Altos 94022
(650) 308-3328

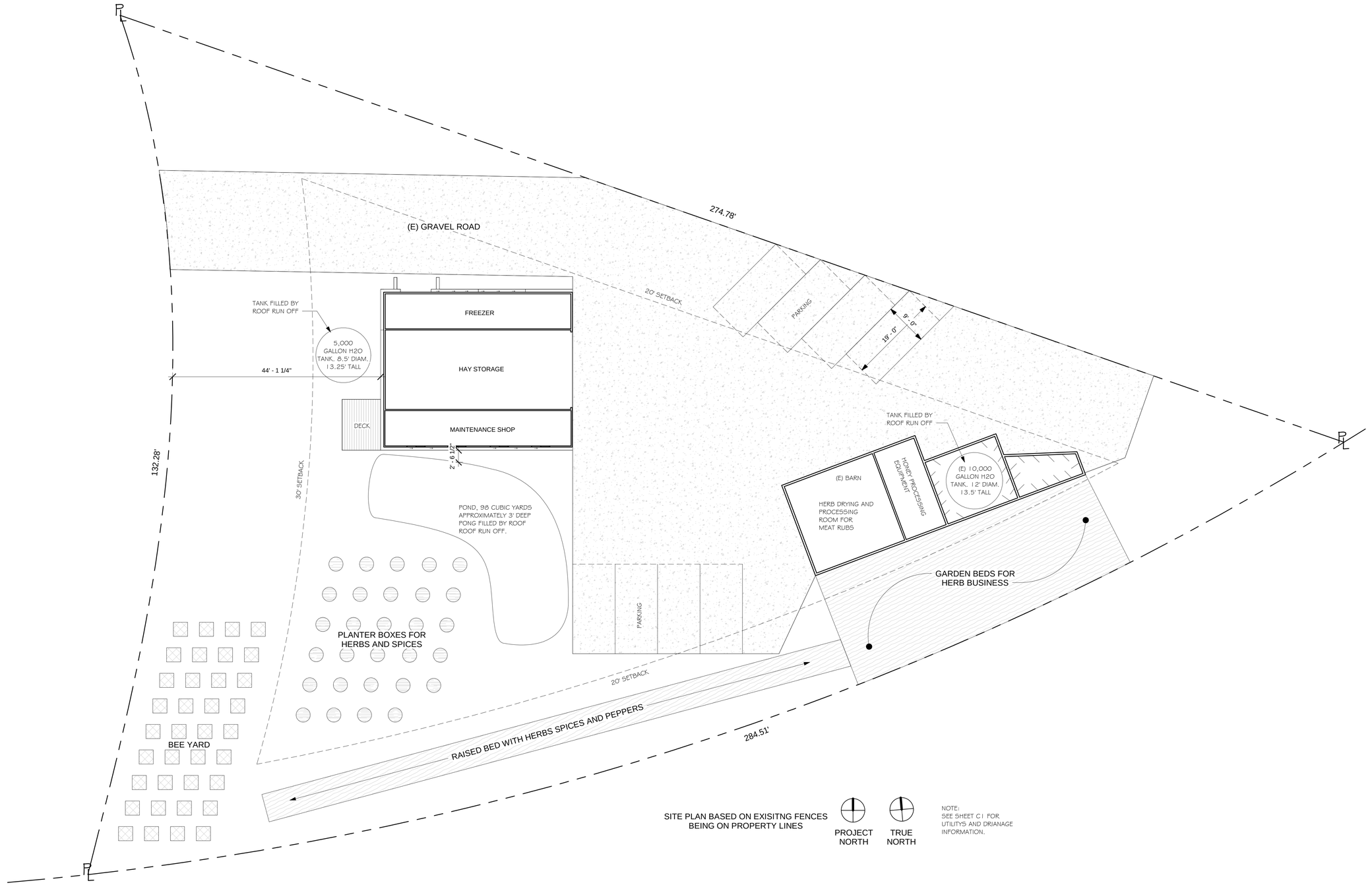
LAND OF MARKEGARD
350 MADERA LANE
SAN GREGORIO, CALIFORNIA
APN: 081-320-030

STRUCTURE LOCATION SURVEY
CODE ENFORCEMENT CITATION

LICENSED LAND SURVEYOR
STEVE DEVICH
L.S. 9298
EXP 9/30/22
STATE OF CALIFORNIA

DATE	8/12/22
SCALE	AS NOTED
JOB #	2999.122
FILE	
DRAWN BY :	SD

SHEET CE1
OF 1 SHEETS



SITE PLAN BASED ON EXISITNG FENCES BEING ON PROPERTY LINES

PROJECT NORTH

TRUE NORTH

NOTE:
SEE SHEET C1 FOR UTILITYS AND DRIANAGE INFORMATION.

1 Site
1" = 10'-0"

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REVISIONS

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Owner Information

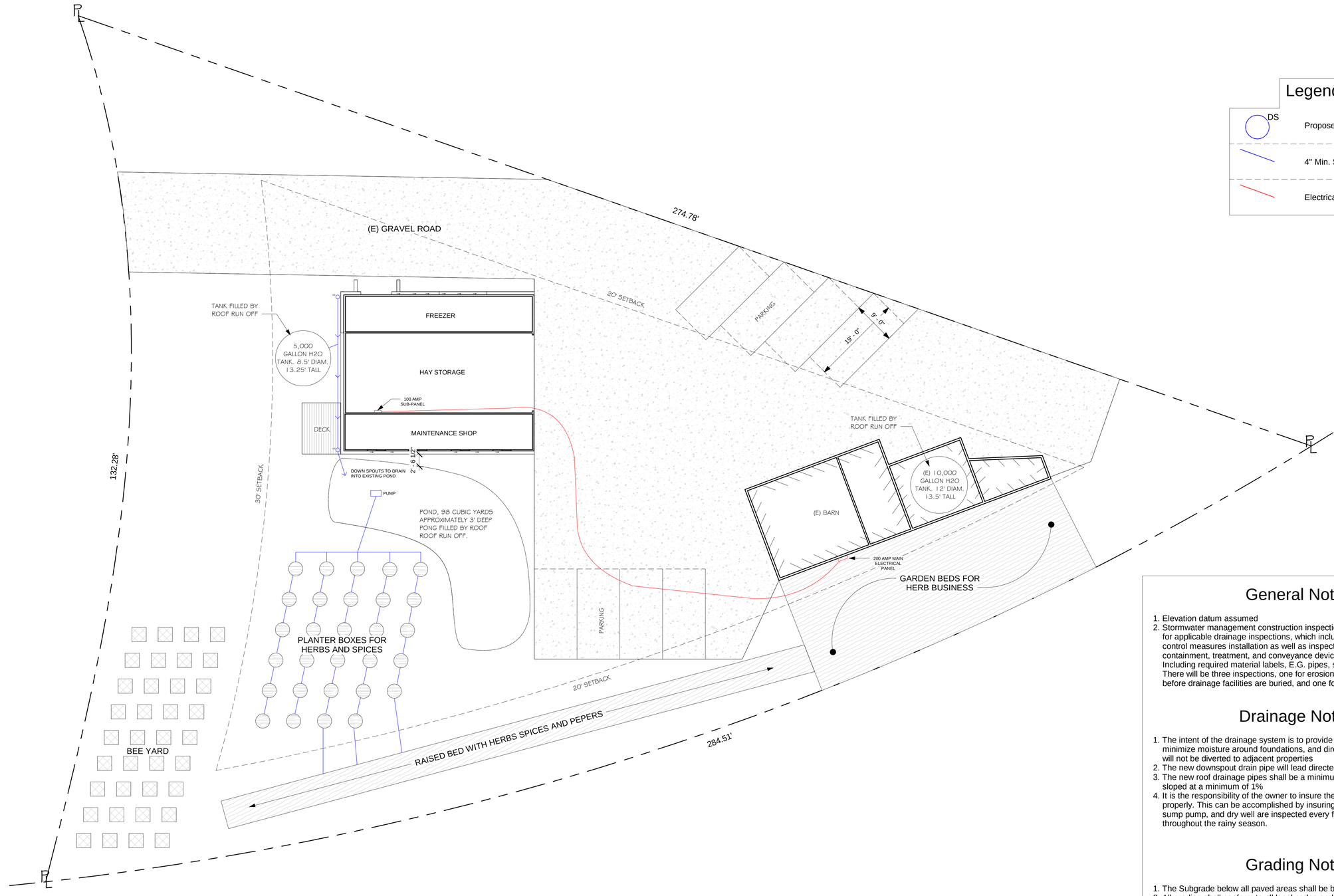
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350 Madera Ln
San Gregorio

Site Plan

Drawn by	JM
Designed By:	Colton Palmer
Date	9/30/24
Sheet:	A102
Scale	1" = 10'-0"

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3 Drainage
1" = 10'-0"

Legend

- DS — Proposed Downspouts
- 4" Min. Solid Drain Pipe
- Electrical

General Notes:

1. Elevation datum assumed
2. Stormwater management construction inspections shall be scheduled for applicable drainage inspections, which include site clearance and erosion control measures installation as well as inspection of major drainage containment, treatment, and conveyance devices before being buried. Including required material labels, E.G. pipes, sub-grade materials, ETC. There will be three inspections, one for erosion control installation, one before drainage facilities are buried, and one for final walk around

Drainage Notes:

1. The intent of the drainage system is to provide a safe location for roof runoff, minimize moisture around foundations, and direct slopes so that Stormwater will not be diverted to adjacent properties
2. The new downspout drain pipe will lead directed to the existing pond.
3. The new roof drainage pipes shall be a minimum of 4" in diameter, solid pipes sloped at a minimum of 1%
4. It is the responsibility of the owner to insure the drainage system is working properly. This can be accomplished by insuring all gutters , down spout lines, sump pump, and dry well are inspected every fall and periodically throughout the rainy season.

Grading Notes:

1. The Subgrade below all paved areas shall be baserock compacted to 95%
2. All grading shall conform to all local codes and ordinances
3. All trenches under proposed paved or concrete areas shall be backfilled to Subgrade elevation with compacted approved granular materials. Trenches in proposed landscape areas shall be within one foot of finished grade, then filled with hand tamped soils.

REVISIONS

PREMIER DRAFTING
116 N Cabrillo Hwy Half Moon Bay - (650)-454-6393

Owner Information
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(650)245-4557
erik@markegardfamily.com

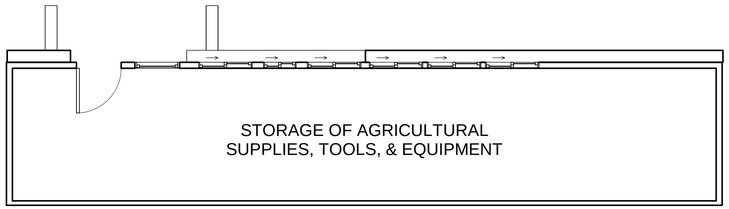
350 Madera Ln
San Gregorio

Drainage Plan

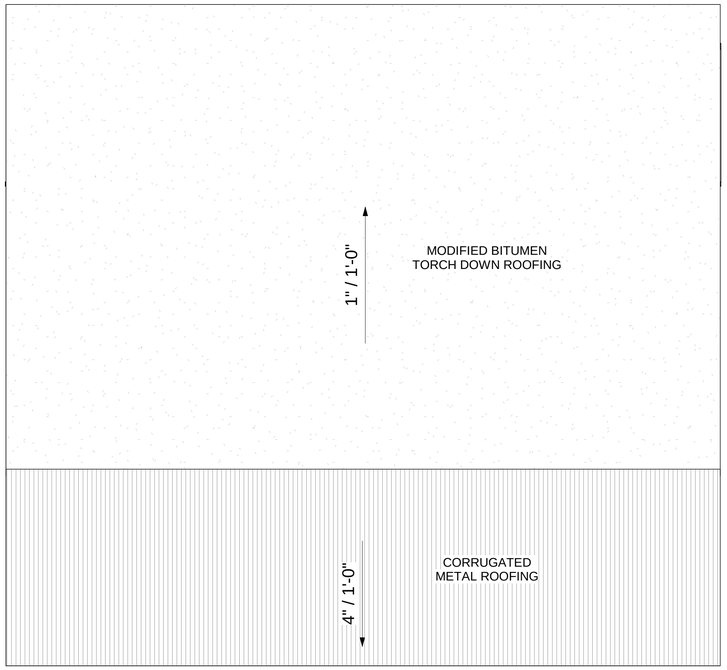
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Designed By:	Colton Palmer
Date	9/30/24
Sheet:	C1
Scale	As indicated

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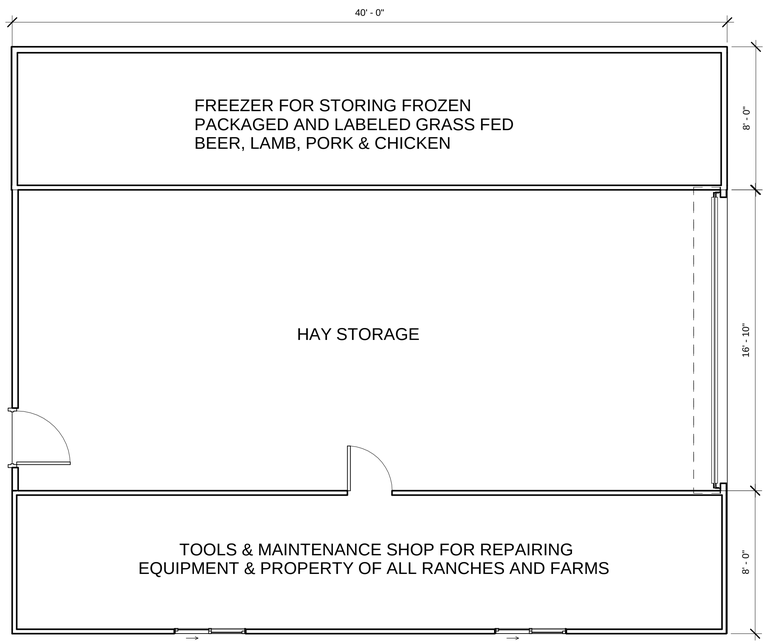
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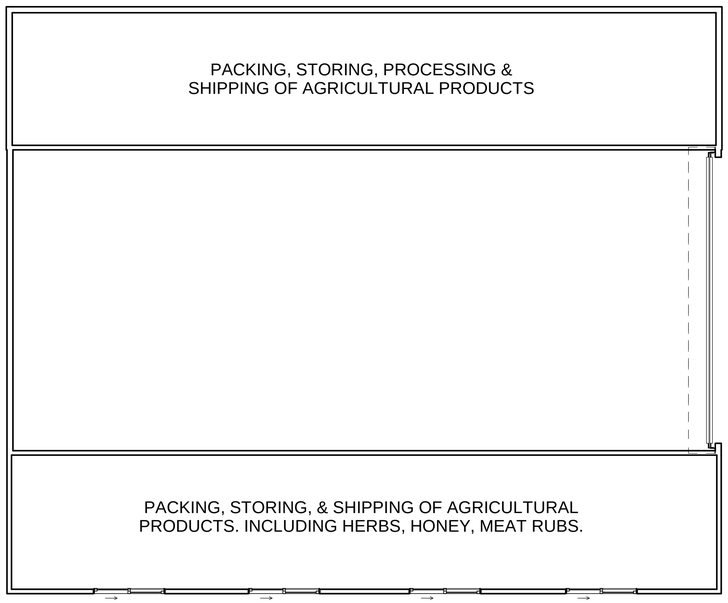
3 Basement
1/4" = 1'-0"



4 Roof
1/4" = 1'-0"



1 Level 1
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"

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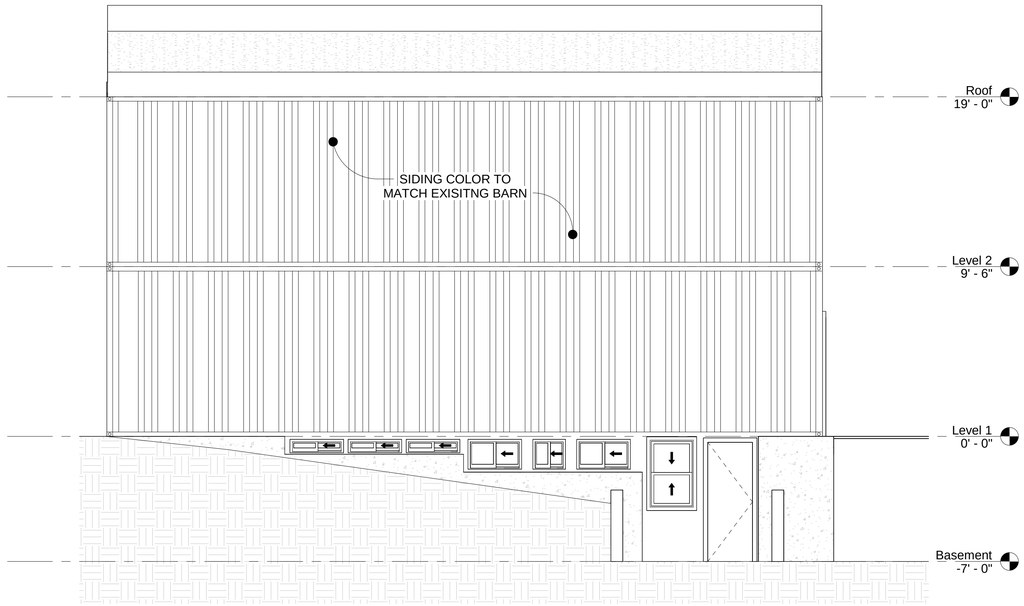
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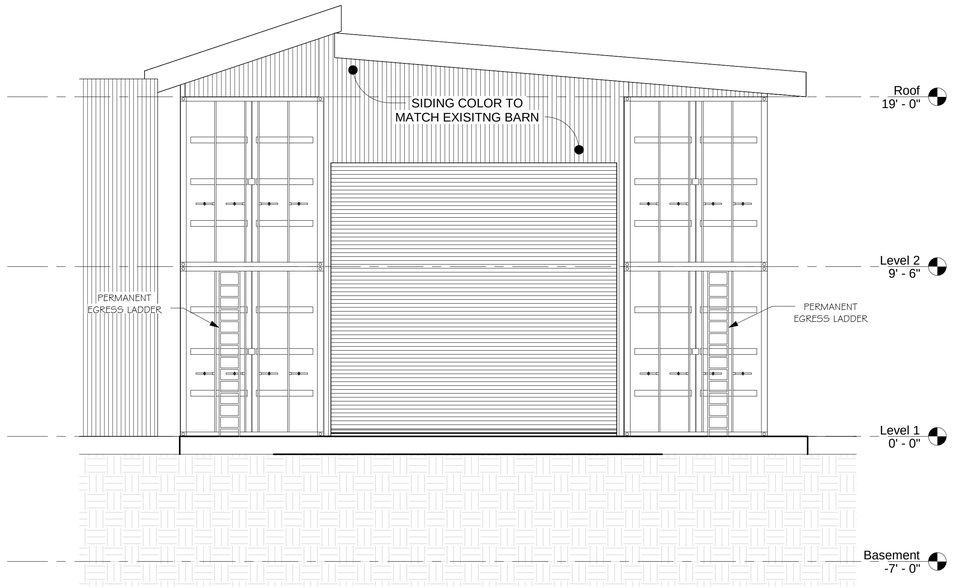
Floor & Roof Plan

Drawn by	JM
Designed By:	Colton Palmer
Date	9/30/24
Sheet:	A103
Scale	1/4" = 1'-0"

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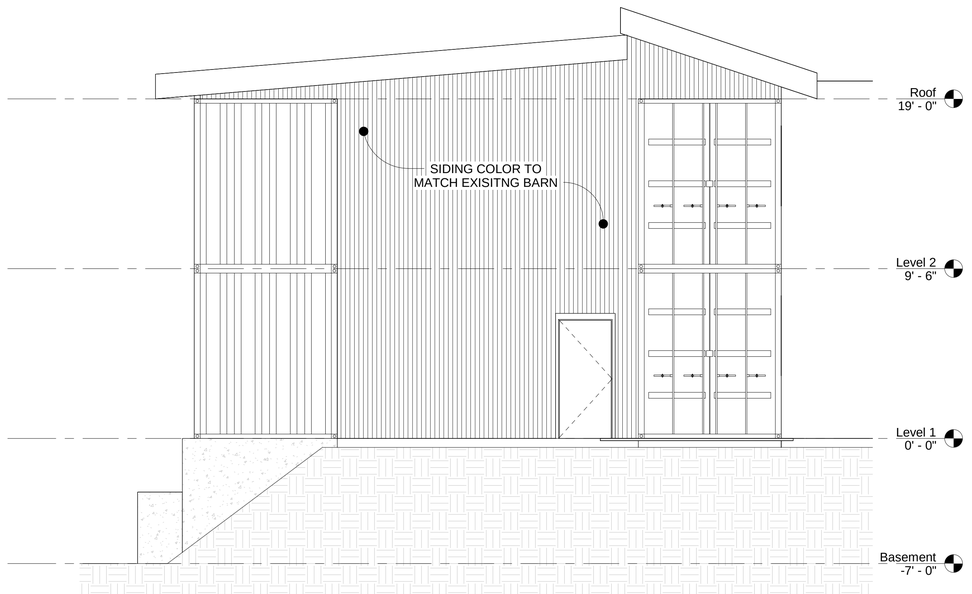
1 North
1/4" = 1'-0"



3 East
1/4" = 1'-0"



2 South
1/4" = 1'-0"



4 West
1/4" = 1'-0"

REVISIONS

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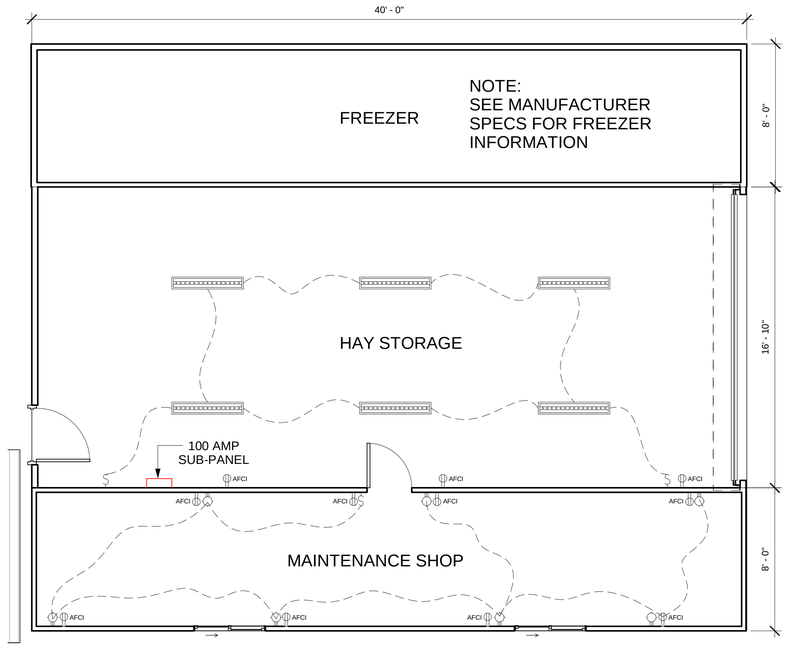
350 Madera Ln
San Gregorio

Elevations

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1 Level 1 Electrical Plan
1/4" = 1'-0"

AFCI OUTLET - STOVE (BASED ON MFR SPEC)

AFCI OUTLET - AFCI

GFCI OUTLET - GFCI

WP-GFCI OUTLET - WATER/WEATHER PROOF GFCI

D OUTLET - DRYER

SD SWITCH - DIMMER

3 SWITCH - DIMMER THREE-WAY

S SWITCH - SINGLE

O SWITCH - OCCUPANCY

WALL MOUNTED LIGHT

4 FOOT SHOP LIGHT

ELECTRICAL NOTES:

1. ALL LIGHTING SHALL BE HIGH-EFFICACY (CEC 150(k)1)

2. ALL OUTDOOR LIGHTING SHALL BE HIGH-EFFICACY AND CONTROLLED BY MOTION SENSOR & PHOTOCONTROL OR OTHER APPROVED METHODS (CEC 150(k)3)

3. IN BATHROOMS, AT LEAST ONE LIGHT SHALL BE CONTROLLED BY A VACANCY SENSOR (CEC 150.0(k)2J)

4. 125-VOLT, 15 & 20 AMP RECEPTICAL OUTLETS SHALL BE LISTED TAMPER-RESISTANT (CEC 406.11)

5. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTOR (AFCI) PROTECTED (CEC 210.12(A))

6. A DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS (CEC 210.11(C)(3))

7. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS SHALL BE PROVIDED. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED (CEC 210.52(B)(2))

8. PROVIDE 220-VOLT, 30 AMP DEDICATED CIRCUIT FOR DRYER (CEC 220.54)

9. ALL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING,AND CONTROLLED BY A HUMIDISTAT CAPABLE OF BEING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. CGBC 4.506

10. KITCHEN EXHAUST SHALL BE A MINIMUM OF 100 CFM

11. KITCHEN HOOD EXHAUST FAN SHALL BE DUCTED OUTSIDE IN ACCORDANCE WITH ASHRAE STANDARD 62.2 TABLE 7.1

12. UFER GROUND OR OTHER APPROVED GROUND PER CEC 250

13. LISTED RACEWAY PROVIDED TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. RACEWAY SHALL BE MINIMUM TRADE SIZE 1 AND SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE PROPOSED EV CHARGER. CGBSC 4.106.4.1

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Electrical Plan

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TECHNICAL SPECIFICATIONS:

GENERAL NOTES
1. ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN ON THE PLANS FOR SIMILAR CONSTRUCTION.
2. ALL DIMENSIONS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE ARCHITECTS PLANS AND NOTIFY THE ENGINEER IN THE EVENT OF A CONFLICT, PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED TO THE ENGINEER IN THE FORM OF A DETAILED SKETCH FOR REVIEW BEFORE AN APPROVAL WILL BE GIVEN, AND BEFORE PROCEEDING WITH THE WORK.
4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE CALIFORNIA BUILDING CODE, 2019 EDITION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE ENGINEER IN THE EVENT OF A CONFLICT.
6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SAN MATEO BUILDING DEPARTMENT PRIOR TO THE START OF WORK.
7. THE CONTRACTOR SHALL NOTIFY THE COUNTY BUILDING INSPECTOR AT LEAST 48 HOURS PRIOR TO POURING ANY CONCRETE.

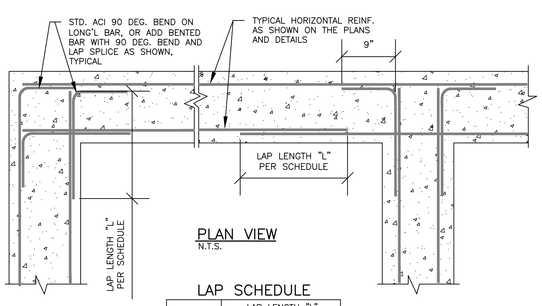
CONCRETE
1. ALL CONCRETE WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE ACI BUILDING CODE AND THE LATEST EDITION OF THE MANUALS OF CONCRETE PRACTICE.
2. THE CONCRETE FOR THE BUILDING FOUNDATIONS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI. THE USE OF ANY ADMIXTURE SHALL BE APPROVED BY THE ENGINEER.
3. THE MAXIMUM AGGREGATE SIZE SHALL BE 3/4" INCH FOR PUMP DELIVERED CONCRETE.
4. REINFORCEMENT, ANCHOR BOLTS, SLEEVES, AND OTHER SUCH ITEMS TO BE CAST MONOLITHICALLY IN CONCRETE SHALL BE SECURELY FASTENED AND IN PLACE PRIOR TO CALLING FOR INSPECTION.
5. RECYCLED FLY ASH MAY BE SUBSTITUTED FOR THE REQUIRED CEMENT CONTENT AT THE RATE OF 25% MAXIMUM.
6. CONCRETE FORM BOARDS SHALL BE REUSED OR RECYCLED.
7. SUBMIT MIX DESIGN AND CURING METHOD TO THE ENGINEER FOR REVIEW PRIOR TO PLACING CONCRETE.
8. VAPOR BARRIER UNDER BUILDING SLABS SHALL BE STEGOWRAP 15 MIL VAPOR BARRIER. OR APPROVED EQUIVALENT

REINFORCING STEEL
1. REINFORCING STEEL SHALL COMPLY WITH ASTM A615, GRADE 40 FOR #4 AND SMALLER BARS, GRADE 60 FOR #5 AND LARGER BARS. SPLICES SHALL BE STAGGERED WHERE POSSIBLE. SPLICE BARS 40 BAR DIAMETERS, MINIMUM.
2. SUPPORTING DEVICES FOR THE REINFORCEMENT SHALL BE SPACED SUFFICIENTLY TO PROPERLY SUPPORT THE REINFORCEMENT AND PREVENT EXCESSIVE DEFLECTION THAT MAY RESULT IN IMPROPER BAR PLACEMENT.
3. THE FOLLOWING MINIMUM BAR COVERS SHALL BE MAINTAINED:
   CONCRETE EXPOSED TO EARTH OR WEATHER: 1 ½ INCHES
   CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
4. ALL ANCHOR BOLTS SHALL BE 5/8" DIAMETER BY 12" LONG HOT DIPPED GALVANIZED "J" BOLTS WITH 3" SQUARE x 1/4" PLATE WASHERS. USE TWO BOLTS MINIMUM PER SILL PLATE MEMBER, 6" MINIMUM AND 12" MAXIMUM FROM EACH END.

FOUNDATION EXCAVATION NOTES
1. THE FOUNDATION ELEMENTS SHOWN HEREON WERE DESIGNED BASED ON ASSUMED VALUES BASED ON SITE OBSERVATIONS. VALUES SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL FOLLOW THE RECOMENDATIONS BY GEOTECHNICAL ENGINEER.
2. THE FOUNDATION DIMENSIONS SHOWN ON THESE PLANS SHOULD BE CONSIDERED MINIMUMS. ALL FOOTINGS SHALL BE EXCAVATED INTO AND BEAR ON NATIVE BEDROCK SHOWN HEREON. LOOSE NEAR SURFACE SOILS MAY REQUIRE FOOTINGS TO HAVE ADDITIONAL DEPTH.
3. NOTIFY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING IN THE EVENT THAT UNUSUAL SOIL CONDITIONS ARE ENCOUNTERED.
4. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED OFF SITE IN A LEGAL MANOR, OR INCORPORATED INTO OTHER ONSITE GRADING PROVIDED IT IS DONE SO BASED ON ACCEPTED STANDARDS TO PREVENT EROSION.
5. CONTRACTOR IS RESPONSIBLE FOR SHORING DESIGN AND INSTALLATION TO SUPPORT EXISTING STRUCTURE IN AREAS WHERE NEW FOOTING OR UTILITY EXCAVATIONS ARE ADJACENT TO EXISTING FOUNDATION ELEMENTS.

STRUCTURAL STEEL
1. ALL WORK DONE UNDER THIS SECTION SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SPECIFICATIONS AND THE CODE OF STANDARD PRACTICE, OR THE PWS SPECIFICATIONS FOR WELDING (AWS D1.1-75)
2. STRUCTURAL STEEL PLATES AND BARS SHALL CONFORM TO ASTM A36.
3. STRUCTURAL STEEL WIDE FLANGES SHAPES SHALL HAVE A MINIMUM YIELD OF 50 KSI.
4. STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE B.
5. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B.
6. ALL BOLTS SHALL BE ASTM A325 OR BETTER, UNLESS NOTED OTHERWISE.
7. ALL STEEL FASTENERS EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED.
8. ALL STRUCTURAL STEEL MEMBERS SHALL BE PAINTED WITH A SHOP PRIMER SUCH AS THAT BY TNEMEC BRAND OR EQUAL
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO FABRICATING THE STRUCTURAL STEEL MEMBERS. IN THE EVENT OF A DISCREPANNCY OR CONFLICT, NOTIFY THE ENGINEER PRIOR TO PROCEEDING.
10. ALL STRUCTURL STEEL WELDING AND HIGH STRENGTH BOLTING SHALL BE DONE SO WITH SPECIAL INSPECTION AS REQUIRED PER SECTION 1704 OF THE 2019 UBC.

CONTAINER SPECIFICATION BY OTHERS	
TYPE	FG-40H-00038
DATE MANUFACTURED	01/2020
MAX. OPERATING GROSS MASS	67,200 LBS
ALLOWABLE STACKING LOAD FOR 1.8G	423,280 LBS
TRANSVERSE RACKING TEST FORCE	150,000 NEWTONS



PLAN VIEW
N.T.S.

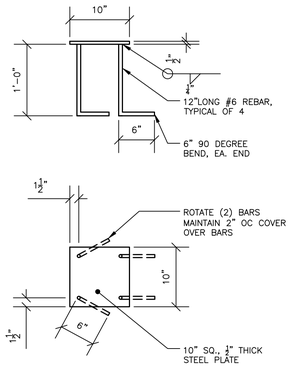
LAP SCHEDULE

BAR SIZE:	LAP LENGTH "L"	
	TOP BARS	OTHER BARS
#4	24"	16"
#5	30"	20"
#6	40"	28"

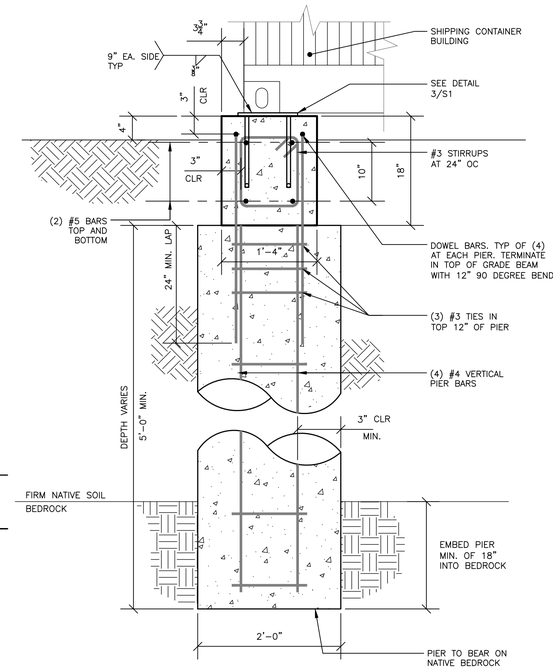
NOTE: LAP LENGTHS SHOWN ASSUME CLASS B SLICE CONDITIONS AND CAN BE USED AT ANY POINT ALONG A MEMBER.

NOTES:
"TOP BARS" OCCUR WHERE AT LEAST 12" OF CONCRETE IS TO BE PLACED BELOW THE REBAR IN QUESTION. OTHERWISE THE BARS ARE "OTHER BARS."
SPLICE ALL SLAB REINFORCING AS SHOWN ON THE "OTHER BAR" COLUMN.

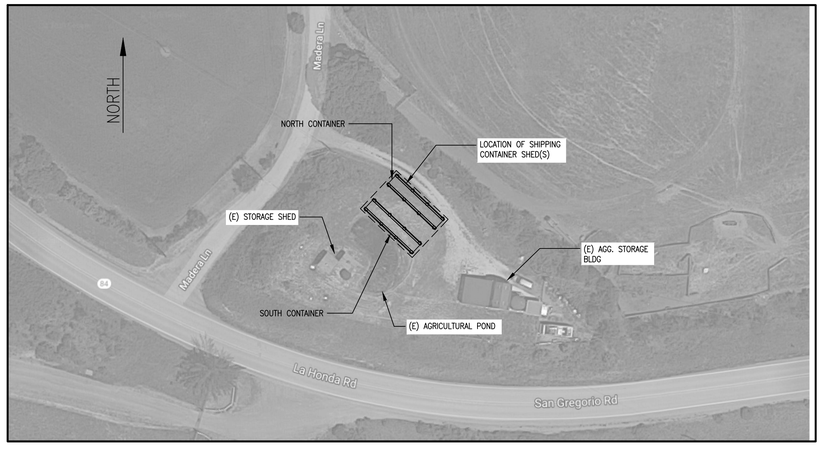
4 / S1 TYPICAL REINFORCEMENT DETAILS



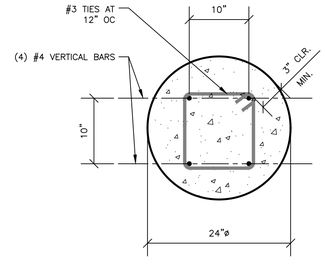
3 / S1 WELD PLATE DETAIL



1 / S1 TYPICAL GRADE BEAM REINFORCEMENT DETAILS
SOUTH CONTAINER



SITE PLAN: 350 MADERA LANE
SCALE: N.T.S.



TOP VIEW

2 / S1 TYPICAL PIER REINFORCEMENT DETAILS

REVISION	DESCRIPTION	DATE
	RELEASED FOR CONCEPTUAL DESIGN ONLY.	8/5/20
	RELEASED FOR PERMIT APPLICATION ONLY.	7/13/22

SITE PLAN, DETAILS AND SPECIFICATIONS

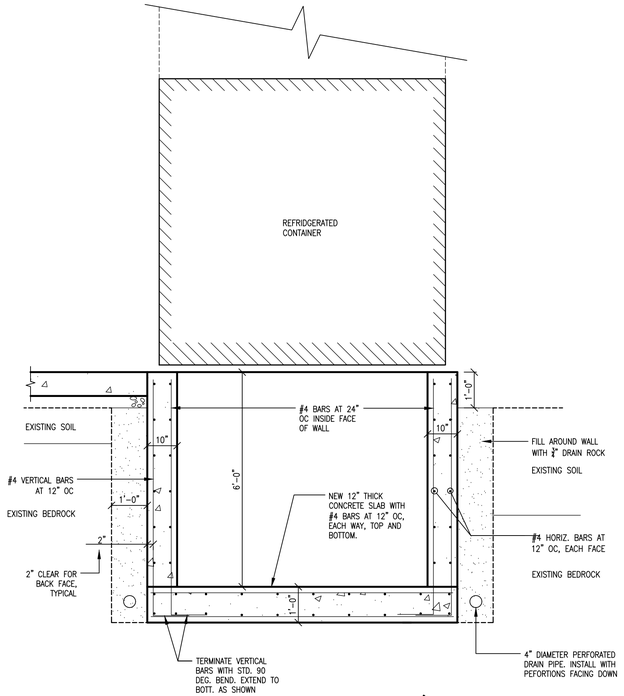
MARKEGARD
350 MADERA LANE
SAN GREGORIA, CA 94074

Professional Engineer C55138
Andrew Radovan
Civil Engineering Inc.
2815 Mission St. Santa Cruz, CA 95060
Phone: (831) 459-7296
E-mail: andrew@radovan.us

REGISTERED PROFESSIONAL ENGINEER
ANDREW C. RADOVAN
No. C 055138
CIVIL
STATE OF CALIFORNIA
7/13/22

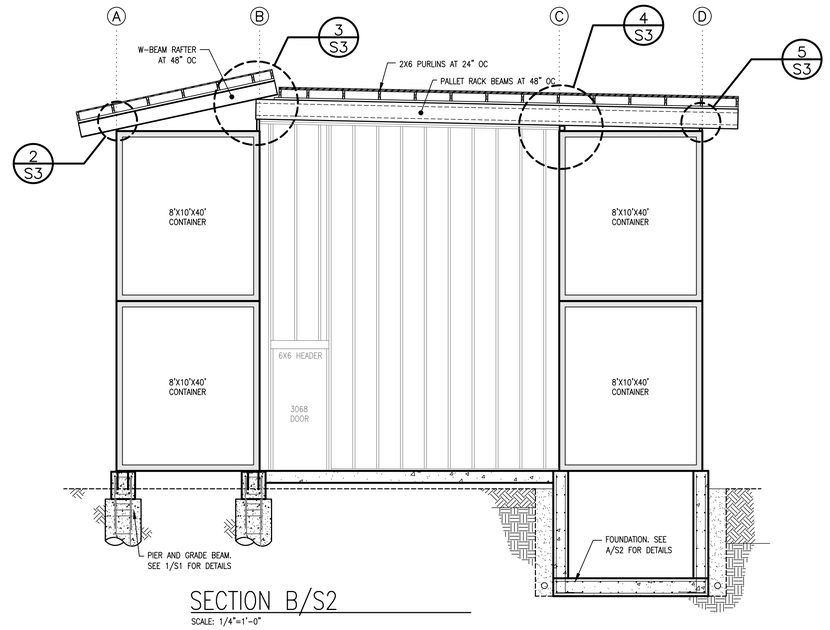
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DATE:	7/13/22
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SCALE:	AS NOTED

SHEET
S1



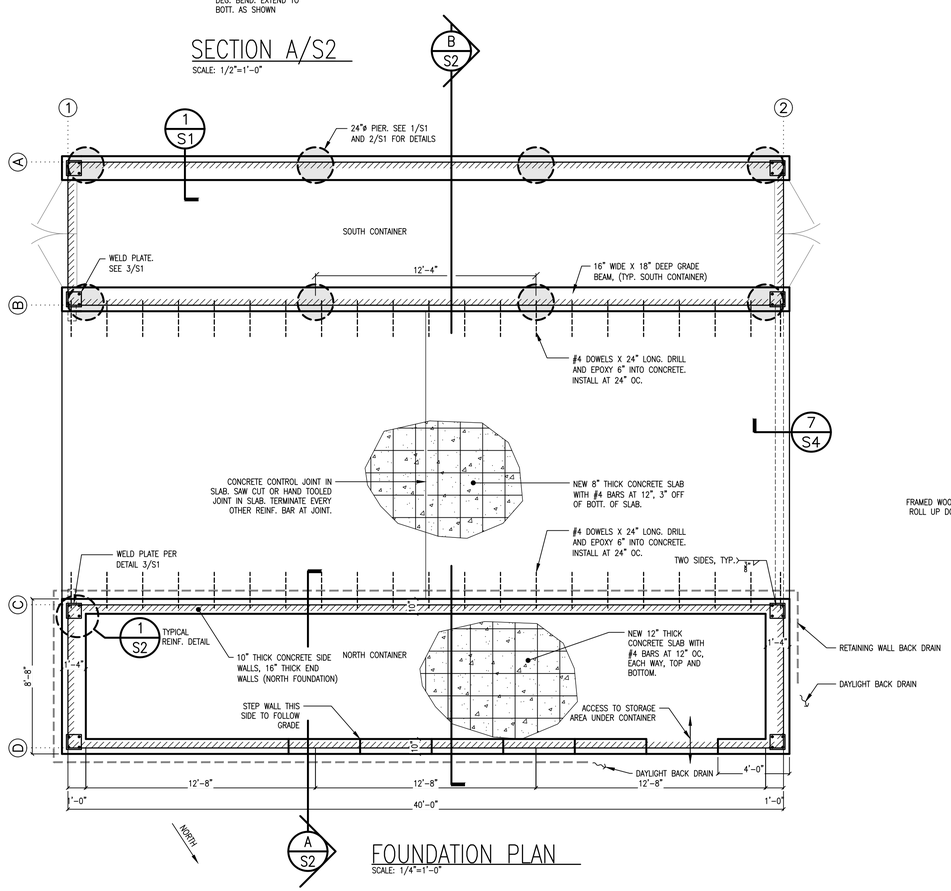
SECTION A/S2

SCALE: 1/2"=1'-0"



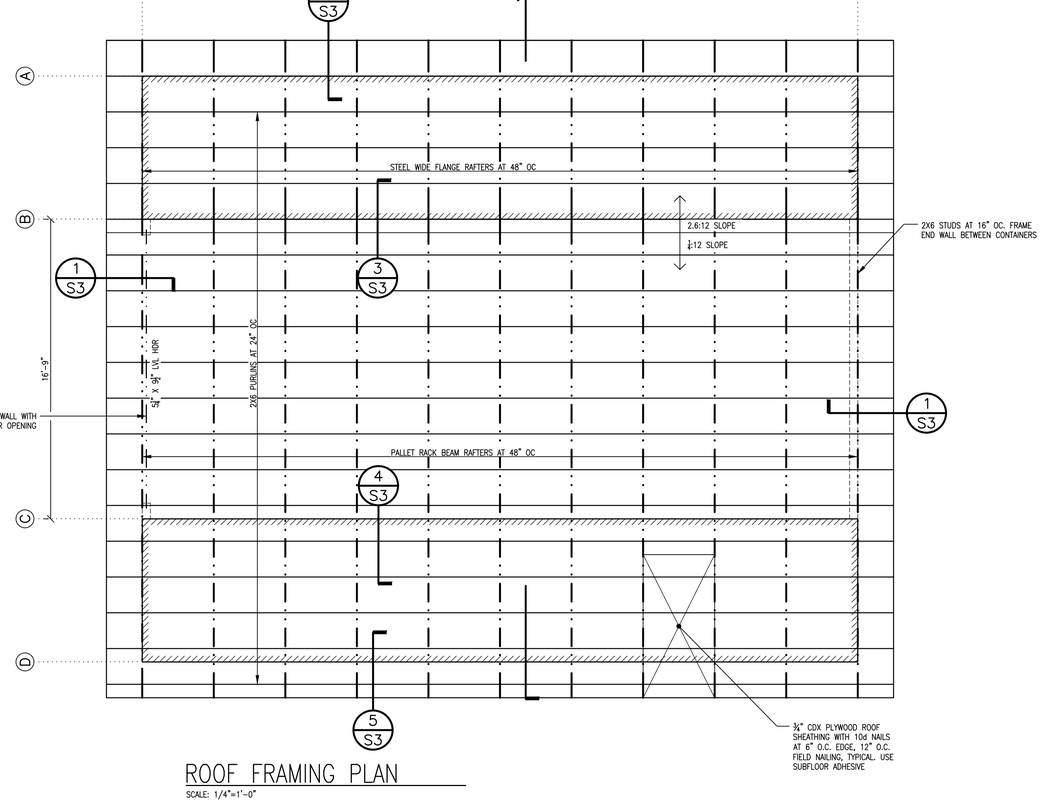
SECTION B/S2

SCALE: 1/4"=1'-0"



FOUNDATION PLAN

SCALE: 1/4"=1'-0"



ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

REVISION	DESCRIPTION	DATE
	RELEASED FOR CONCEPTUAL DESIGN ONLY	2/8/21
	RELEASED FOR PERMIT SUBMITTAL ONLY	7/13/22

FOUNDATION PLAN, ROOF FRAMING PLAN, AND SECTIONS

MARKEGARD
350 MADERA LANE
SAN GREGORIA, CA 94074

Professional Engineer C55138
Andrew Radovan
Civil Engineering Inc.
2815 Mission St. Santa Cruz, CA 95060
Phone: (831) 459-7296
E-mail: andrew@radovan.us

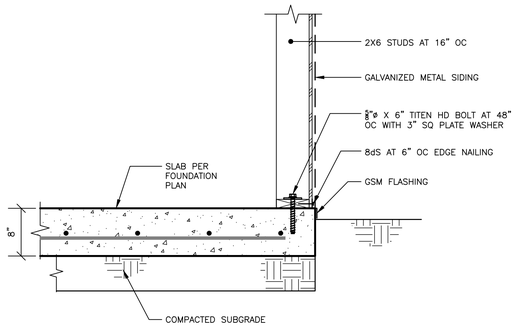
REGISTERED PROFESSIONAL ENGINEER ANDREW C. RADOVAN No. C 055138 CIVIL STATE OF CALIFORNIA

7/13/2022

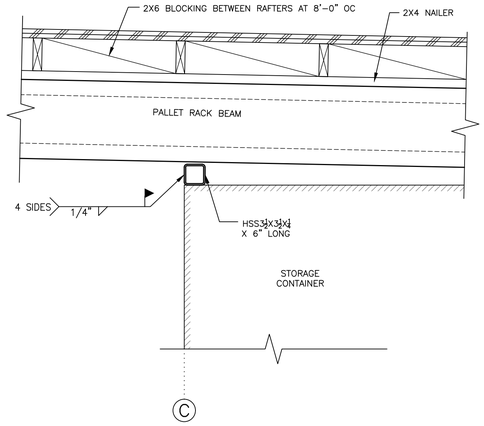
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DATE:	7/13/22
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SCALE:	AS NOTED

SHEET

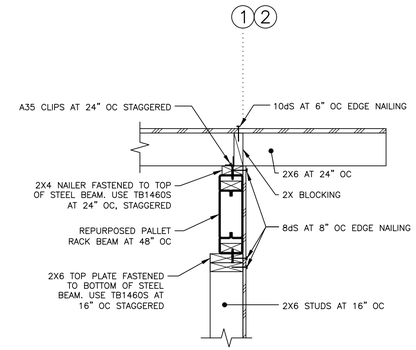
S2



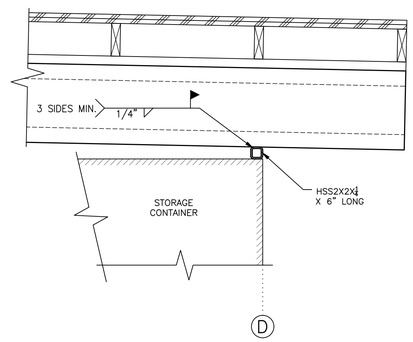
7 / S3	TYP. END WALL FRAMING



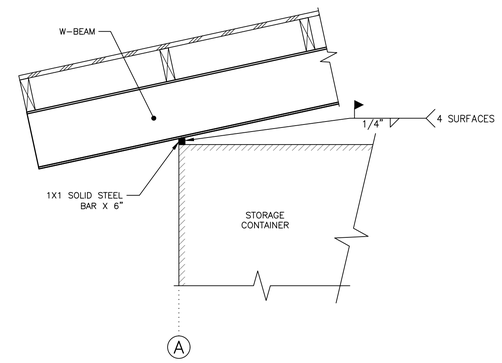
4 / S3	PALLET BEAM CONNECTION AT NORTH INTERIOR



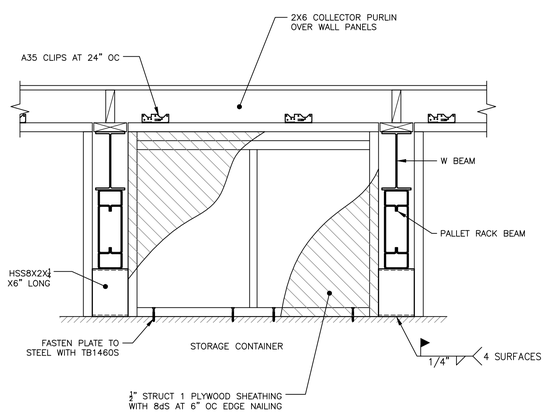
1 / S3	WOOD FRAMED WALL LINES ① & ②



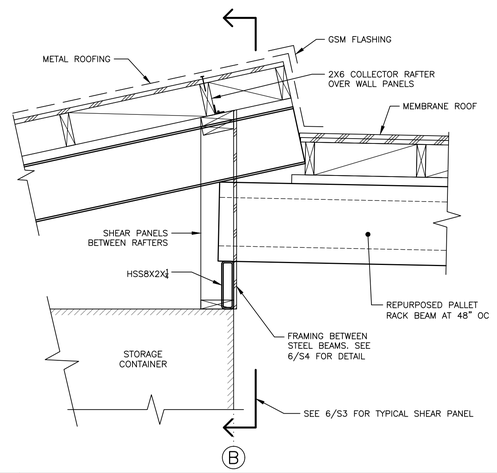
5 / S3	PALLET BEAM CONNECTION AT NORTH END



2 / S3	STEEL BEAM CONNECTION AT SOUTH END



6 / S3	PANELING AT BEAM CONNECTION



3 / S3	STEEL BEAM & PALLET RACK CONNECTION

REVISION	DESCRIPTION	DATE
	RELEASED FOR CONCEPTUAL DESIGN ONLY.	2/8/21
	RELEASED FOR PERMIT APPLICATION ONLY.	7/13/22

DETAILS

MARKEGARD
350 MADERA LANE
SAN GREGORIA, CA 94074

Professional Engineer CS5138
Andrew Radovan
Civil Engineering Inc.
2815 Mission St. Santa Cruz, CA 95060
Phone: (831) 459-7296
E-mail: andrew@radovan.us

REGISTERED PROFESSIONAL ENGINEER ANDREW C. RADOVAN No. C 055138 CIVIL STATE OF CALIFORNIA
7/13/22

JOB NO.:	20-78
DATE:	7/13/22
DRAWN BY:	ACR/JT
SCALE:	AS NOTED

SHEET

S3

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

GEOTECHNICAL INVESTIGATION
DESIGN PHASE

FOR
AGRICULTURAL CONSTRUCTION
350 MADERA LANE
SAN GREGORIO, SAN MATEO COUNTY, CALIFORNIA

PREPARED FOR
ERIK MARKEGARD
PROJECT NO. 22-228-SM

PREPARED BY

BUTANO GEOTECHNICAL ENGINEERING, INC.
SEPTEMBER 2022

BUTANO GEOTECHNICAL ENGINEERING, INC.
231 GREEN VALLEY ROAD, SUITE E, FREEDOM, CALIFORNIA 95019
PHONE: 831.724.2612
WWW.BUTANOGEOTECH.COM

September 23, 2022
Project No. 22-228-SM

Erik Markegard
350 Madera Lane
San Gregorio, CA 94074

SUBJECT: **GEOTECHNICAL INVESTIGATION - DESIGN PHASE**
Agricultural Construction
350 Madera Lane
San Gregorio, San Mateo, California

Dear Mr. Markegard:

In accordance with your authorization, we have completed a geotechnical investigation for the subject project. This report summarizes the findings, conclusions, and recommendations from our field exploration and engineering analysis. It is a pleasure being associated with you on this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

BUTANO GEOTECHNICAL ENGINEERING, INC.

PROFESSIONAL ENGINEER
GREG BLOOM
C.E. 58819
CIVIL
STATE OF CALIFORNIA

Greg Bloom, PE, GE
Principal Engineer

Appendices: 1. Appendix A Figures and Standard Details
2. Appendix B Field Exploration Program

Distribution: (4) Addressee

1.0 INTRODUCTION

This report presents the results of our geotechnical investigation for the agricultural construction at 350 Madera Lane in San Gregorio, San Mateo County, California.

The purpose of our investigation is to provide preliminary geotechnical design parameters and recommendations for the proposed construction. Conclusions and recommendations related to site grading, drainage, slab-on-grades, retaining walls (basement) and foundations are presented herein.

This work includes site reconnaissance, subsurface exploration, soil sampling, laboratory testing, engineering analysis, and preparation of this report. The scope of services for this investigation is outlined in our agreement as revised dated September 6, 2022.

The recommendations contained in this report are subject to the limitations presented in Section 8.0 of this report. The Association of Engineering Firms Practicing the Geosciences has produced a pamphlet for your information titled *Important Information About Your Geotechnical Report*. This pamphlet has been included with the copies of your report.

2.0 PROJECT DESCRIPTION

Based on our discussions with the client, the project consists of evaluating the newly constructed shipping container structure. The system consists of an at-grade two-story section adjacent to the pond and a basement with two above grade stories on the northeast side. The two structures are tied together with a roof and slab-on-grade between them.

3.0 FIELD EXPLORATION AND LABORATORY TESTING PROGRAMS

Our field exploration program included advancing a test pit to a depth of 3 feet with a mini excavator on September 16, 2022. Details of the field exploration program, including the Test Pit Logs and the Key to the Logs, are presented in Appendix B, Figures B-3 and B-4. Our firm also observed the sidewalls of the pond adjacent to the southwest side of the building.

4.0 SITE DESCRIPTION

4.1 Location

The project site is located north of Highway 84 at 350 Madera Lane in San Gregorio, San Mateo County, California. The site location is shown on the Site Location Plan, Appendix B, Figure B-1.

4.2 Surface Conditions

The shipping container structure is located north of La Honda Road (Highway 84) and west of Madera Lane on a relatively level knoll upslope of Highway 84. This area has been improved with agricultural storage sheds, buildings and a pond.

Recently a shipping container structure has been constructed between the pond and the driveway. There are moderate slopes to the north and west of the shipping container. The pond is located close to the south side of the structure and has near vertical side slopes. The area to the east of the structure is relatively flat.

The vegetation at the site is minimal and consists of bushes and grass.

4.3 Subsurface Conditions

The parcel is geologically mapped as being underlain by older flood plain deposits. Our geotechnical exploration did not encounter any flood plain deposits.

The test pit encountered approximately 1 foot of dark brown silty sand with some gravel (soil development) overlying a yellowish brown fine grained sandstone. The sandstone is cemented and dense. We interpret this material to be part of the Tunitas sandstone member.

The sandstone can also be seen on the sidewalls of the pond.

Groundwater was not encountered within the test pit. The pond (which is filled with runoff collected from the adjacent structures impervious surfaces) likely influences the depth to groundwater.

Complete soil profiles are presented in the Test Pit Log, Appendix B, Figure B-4. The test pit location is shown on the Test Pit Site Plan, Figure B-2.

5.0 GEOTECHNICAL HAZARDS

5.1 General

In our opinion the geotechnical hazards that could potentially affect the proposed project are:

- Intense seismic shaking
- Collateral seismic hazards

5.1.1 Intense Seismic Shaking

The hazard of intense seismic shaking is present throughout central California. Intense seismic shaking may occur at the site during the design lifetime of the proposed structure from an earthquake along one of the regions many faults. Generally, the intensity of shaking will increase the closer the site is to the epicenter of an earthquake; however, seismic shaking is a complex phenomenon and may be modified by local topography and soil conditions. The transmission of earthquake vibrations from the ground into the structure may cause structural damage.

The County of San Mateo has adopted the seismic provisions set forth in the 2019 California Building Code to address seismic shaking. The seismic provisions in the 2019 CBC are minimum load requirements for the seismic design for the proposed structure. The provisions set forth in the 2019 CBC will not prevent structural and nonstructural damage from direct fault ground surface rupture, coseismic ground cracking, liquefaction and lateral spreading, seismically induced differential compaction, seismically induced landsliding, or seismically induced inundation.

Table 1 has been constructed based on the 2019 CBC requirements for the seismic design of the proposed structure. The Site Class has been determined based on our field investigation and laboratory testing.

Table 1. Seismic Design Parameters

S_S	S_1	Site Class	F_a	F_v	S_{DS}	S_{D1}	F_{PGA}	PGA_M	Risk Category	Seismic Design Category
2.074	0.814	C	1.2	1.4	1.659	0.76	1.2	1.1	II	E

Design Coordinates - (Lat: 37.3188622, Lng: -122.3358945)

5.1.2 Collateral Seismic Hazards

In addition to intense seismic shaking, other seismic hazards that may have an adverse effect to the site and/or the structure are fault ground surface rupture, coseismic ground cracking, seismically induced liquefaction and lateral spreading, seismically induced differential compaction, seismically induced landsliding, and seismically induced inundation (tsunami and seiche). It is our opinion that the potential for collateral seismic hazards to affect the site and to damage the proposed structure is low.

6.0 DISCUSSIONS AND CONCLUSIONS

The existing structure is founded on in-situ sandstone which has a very low potential for expansion.

We have been presented the following plan set as part of our analysis:

Andrew Radovan, 350 Madera Lane, Sheets S1, S2 and S3, dated 7-13-22, Job No. 20-78

The plans show that the southern container is supported by drilled piers that are to be a minimum of 5 feet deep below the grade beam and embedded into the underlying bedrock a minimum of 18 inches.

The northern container includes a below grade basement with the foundation embedded into the sandstone and supported by a mat slab foundation. The basement walls are to be fully drained.

7.0 RECOMMENDATIONS

7.1 General

Based on the results of our field investigation and engineering analysis it is our opinion that from the geotechnical standpoint, the subject site is suitable for the existing construction.

7.2 Site Grading

7.2.1 Site Clearing

The site should be cleared of non-engineered fill, remaining root masses, loose soil, organics, and debris within the project limits.

7.2.2 Preparation of On-Site Soils

Areas to receive fill (subgrade) should be scarified, cleared of organics, moisture conditioned to 0 to 2 percent over optimum moisture, and compacted to a minimum of 90 percent relative compaction. The compacted subgrade should extend 2 feet laterally of any proposed improvements.

All fill should be compacted to a minimum of 90 percent relative compaction based on the optimum moisture and density in accordance with ASTM D1557. See Paved Areas for additional requirements.

Engineered fill should be well mixed and homogenous, moisture conditioned to 0 to 2 percent over optimum moisture, placed in relatively thin lifts, and compacted using heavy vibratory equipment.

Site Grading-General

The on-site soil may be re-used as engineered once the sandstone is broken down to clasts smaller than 2 ½ inches in diameter.

Imported fill material should be approved by a representative of Butano Geotechnical Engineering, Inc. prior to importing.

Imported fill should be primarily granular with **no material greater than 2½ inches in diameter** and no more than 20 percent of the material passing the #200 sieve. The fines fraction of fill should not consist of expansive

material. The Geotechnical Engineer should be notified not less than 5 working days in advance of placing any fill or base course material proposed for import. Each proposed source of import material should be sampled, tested, and approved by the Geotechnical Engineer prior to delivery of any soils imported for use on the site.

Any surface or subsurface obstruction, or questionable material encountered during grading, should be brought immediately to the attention of the Geotechnical Engineer for proper processing as required.

Paved Areas

The paved areas should be prepared as above and the upper 6 inches of subgrade and all aggregate baserock in paved areas should be compacted to a minimum of **95 percent** relative compaction. The subgrade compaction should extend a minimum of 2 feet laterally of all paved areas.

7.2.3 Cut and Fill Slopes

No significant unretained cuts or fills are anticipated for this project. The basement will require temporary cuts which should be shored.

7.2.4 Excavating Conditions

The on-site soil may be excavated with standard earthwork equipment. The underlying sandstone may require rock teeth and/or jacking to excavate and drill.

7.2.5 Surface Drainage

Positive drainage should be maintained away from the structures at a minimum gradient of 2 percent for 10 feet. If this is not feasible swales may be constructed to control drainage. Collected drainage should be released at approved locations as indicated by the project civil engineer or designer.

7.2.6 Utility Trenches

Utility trenches should be backfilled based on the County of San Mateo standard details. At a minimum this should consist of 4 inches of bedding sand below the utility and 8 inches of bedding sand above the utility.

Backfill of all exterior and interior trenches should be placed in thin lifts not to exceed 8 inches and mechanically compacted to achieve a relative compaction of not less than 95 percent in paved areas and 90 percent in other areas per ASTM D1557. Care should be taken not to damage utility lines.

The on-site native soils may be utilized for trench backfill above the bedding sand. If sand or granular material is used for trench backfill, a 3 feet concrete plug should be placed in each trench where it passes under the exterior footings.

Utility trenches that are parallel to the sides of a building should be placed so that they do not extend below a line sloping down and away at an inclination of 2:1 (V:H) from the bottom outside edge of all footings.

Trenches should be capped with 1 1/2 feet of relatively impermeable material. Import material must be approved by the Geotechnical Engineer prior to its use.

Trenches must be shored as required by the local regulatory agency, the State of California Division of Industrial Safety Construction Safety Orders, and Federal OSHA requirements.

7.3 Foundations

7.3.1 Conventional Shallow Foundations

General

Conventional shallow foundations may be used bearing on in-situ sandstone (basement foundation) per section 7.2.2.

Footing excavations must be checked by the Geotechnical Engineer before steel is placed and concrete is poured.

Footing Dimensions

Footing widths should be based on the allowable bearing value but not less than 15 inches. The minimum recommended depth of embedment is 12 inches into in-situ sandstone. Embedment depths should not be allowed to be affected adversely, such as through erosion, softening, digging, etc.

Should local building codes require deeper embedment of the footings or wider footings, the local codes must apply.

Bearing Capacity

The allowable bearing capacity used should not exceed 8,000 psf for footings bearing in-situ sandstone at the basement grade. The allowable bearing capacity may be increased by one-third in the case of short duration loads, such as those induced by wind or seismic forces. In the event that footings are founded in structural fill consisting of imported materials, the allowable bearing capacities will depend on the type of these materials and should be re-evaluated.

Lateral Resistance

Friction coefficient - 0.40, between the sandstone and rough concrete. A passive resistance of 450 pcf may be assumed. Where both friction and the passive resistance are utilized for sliding resistance, either of the values indicated should be reduced by one-third.

7.3.2 Drilled Pier Foundations (southern container)

Drilled piers may be used to support the container adjacent to the pond

The drilled, cast-in-place concrete shafts, should have a minimum embedment depth of 5 feet below the bottom of the grade beam and be embedded a minimum of 12 inches into the underlying sandstone. The minimum recommended shaft diameter is 18 inches. Shafts should be spaced no closer than 2 ½ diameters, with a minimum of 3 diameters, center to center.

An allowable bearing capacity of 10,000 psf may be assumed for shafts that bear on sandstone with a 1/3 increase for short term loading. An allowable passive resistance of 400 psf over 2 pier diameters may be assumed within the sandstone bedrock. **Passive resistance should be ignored until there is a minimum of 6 feet of cover measured horizontally to daylight.**

The drilled excavations for the cast-in-place concrete shafts should be clean, dry and free of debris of loose soil. The drilled excavations should not deviate more than 1 percent from vertical.

For drilled, cast-in-place concrete shafts, with depths in excess of 8 feet, concrete should be placed via a tremie. The end of the tube must remain embedded a minimum of 4 feet into the concrete at all times.

All shaft construction must be observed and approved by the Geotechnical Engineer. Any shafts constructed without the full knowledge and continuous observation of Butano Geotechnical Engineering, Inc. will render the recommendations of this report invalid.

7.3.3 Concrete Slabs-on-Grade

General

We recommend that first floor concrete slabs-on-grade be founded on the in-situ sandstone or engineered fill per section 7.2.2. Basement grade slabs-on-grade may be founded on in-situ sandstone.

The subgrade for slab-on-grades should be kept moist prior to pouring concrete.

The subgrade should be proof-rolled just prior to construction to provide a firm, relatively unyielding surface, especially if the surface has been loosened by the passage of construction traffic.

Capillary Break and Vapor Barrier (ground floor)

The following paragraph outlines the minimum capillary break and vapor barrier that shall be utilized for interior slab-on-grades, or slab-on-grades where moisture sensitive floor coverings are anticipated.

The vapor barrier shall consist of a waterproof membrane (Stegowrap 15 Mil or equivalent) placed directly below the floor slab and in direct contact with the concrete. Sheet overlap for the vapor barrier shall be a minimum of 6 inches. A 4-inch minimum layer of ¾ inch drainrock shall be placed below the waterproof membrane to act as a capillary break. Care must be taken to not rip the vapor barrier. A 6-inch layer of compacted Class II Baserock may be employed to prevent rips or tears in the vapor barrier if desired, and to keep the subgrade from becoming saturated prior to pouring concrete.

If the manufacturer's recommendations or the project requirements for the capillary break and vapor barrier are more stringent than the minimums outlined above, the designer should follow those recommendations and requirements. Recommendations by the manufacturer may include but is not limited to specifications for; concrete mix design, puncture resistance of vapor barrier, permeance of vapor barrier, soil flatness, capillary break section, structural section, and testing recommendations.

7.3.3 Settlements

Total and differential settlements beneath the new foundation elements are expected to be within tolerable limits. Vertical movements are not expected to exceed 1 inch. Differential movements are expected to be within the normal range (½ inch) for the anticipated loads.

7.4 Retaining Structures (basement)

The basement retaining walls may be supported by conventional shallow foundations or mat slabs per section 7.3.1.

7.4.1 Lateral Earth Pressures

The lateral earth pressures presented in Table 2 are recommended for the design of retaining structures retaining the on-site sandstone. Should the slope behind the retaining walls be other than level, supplemental design criteria will be provided for the active earth or at-rest pressures for the particular slope angle.

Table 2. Lateral Earth Pressures

Soil Profile	Soil Pressure (psf/ft)	
	Active	At-rest
Level	20	30

Pressure due to any surcharge loads from adjacent footings, traffic, etc., should be analyzed separately. Pressures due to these loading can be supplied upon receipt of the appropriate plans and loads. Refer to Appendix A, Figure A-1-Surcharge Pressure Diagram.

An earthquake load (ultimate) may be considered for retaining walls as follows:

For unrestrained walls over 6 feet, as measured from the base of the footing, a seismic load of $10H^2$ may be applied at a height of 0.6H from the base of the wall.

No evaluation of seismic earth pressure is needed for restrained walls under 12 feet in height, as measured from the base of the footing, provided a minimum static factor of safety of 1.5 is achieved. For rigidly restrained walls over 12 feet a seismic load of $15H^2$ should be added to the active earth pressure and applied at a height of 0.3H from the base of the wall. The greater of the seismic loading and at rest loading conditions should be used for design. The recommendations for restrained retaining walls are based on the SEAOC 2010 Conventions Proceedings: *Seismic Earth Pressures on Deep Building Basements*, Lew, Sitar.

A factor of safety of 1.1 is considered appropriate with respect to earthquake loading.

7.4.2 Backfill

Backfill should be placed under engineering control. Backfill should be compacted per Subsection 7.2.2, however, precautions should be taken to ensure that heavy compaction equipment is not used immediately adjacent to walls, so as to prevent undue pressures against, and movement of, the walls. Refer to Appendix A, Figure A-2.

The backfill should be capped with at least 12 inches of relatively impermeable material.

7.4.3 Backfill Drainage

As previously stated, the basement should be designed for a static groundwater table of 5 feet from existing grade and therefore no drainage system is anticipated for the walls. Instead, the basement should be waterproofed.

7.5 Plan Review

The recommendations presented in this report are based on preliminary design information for the proposed project and on the findings of our geotechnical investigation. When completed, the Grading Plans, Foundation Plans and design loads should be reviewed by Butano Geotechnical Engineering, Inc. prior to submitting the plans and contract bidding. Additional field exploration and laboratory testing may be required upon review of the final project design plans.

7.6 Observation and Testing

Field observation and testing should be provided by a representative of Butano Geotechnical Engineering, Inc. to enable them to form an opinion regarding the adequacy of the site preparation, the adequacy of fill materials, and the extent to which the earthwork is performed in accordance with the geotechnical conditions present, the requirements of the regulating agencies, the project specifications, and the recommendations presented in this report.

Butano Geotechnical Engineering, Inc. should be notified **at least 5 working days** prior to any site clearing or other earthwork operations on the subject project in order to observe the stripping and disposal of unsuitable materials and to ensure coordination with the grading contractor. During this period, a preconstruction meeting should be held on the site to discuss project specifications, observation and testing requirements and responsibilities, and scheduling.

8.0 LIMITATIONS

The recommendations contained in this report are based on our field explorations, laboratory testing, and our understanding of the proposed construction. The subsurface data used in the preparation of this report was obtained from the borings drilled during our field investigation. Variation in soil, geologic, and groundwater conditions can vary significantly between sample locations. As in most projects, conditions revealed during construction excavation may be at variance with preliminary findings. If this occurs, the changed conditions must be evaluated by the Project Geotechnical Engineer, and revised recommendations be provided as required. In addition, if the scope of the proposed construction changes from the described in this report, our firm should also be notified.

Our investigation was performed in accordance with the usual and current standards of the profession, as they relate to this and similar localities. No other warranty, expressed or implied, is provided as to the conclusions and professional advice presented in this report.

This report is issued with the understanding that it is the responsibility of the Owner, or of his Representative, to ensure that the information and recommendations contained herein are brought to the attention of the Engineer for the project and incorporated into the plans, and that it is ensured that the Contractor and Subcontractors implement such recommendations in the field. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk.

This firm does not practice or consult in the field of safety engineering. We do not direct the Contractor's operations, and we are not responsible for other than our own personnel on the site; therefore, the safety of others is the responsibility of the Contractor. The Contractor should notify the Owner if he considers any of the recommended actions presented herein to be unsafe.

The findings of this report are considered valid as of the present date. However, changes in the conditions of a site can occur with the passage of time, whether they are due to natural events or to human activities on this or adjacent sites. In addition, changes in applicable or appropriate codes and standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, this report may become invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and revision as changed conditions are identified.

The scope of our services mutually agreed upon did not include any environmental assessment or study for the presence of hazardous to toxic materials in the soil, surface water, or air, on or below or around the site. Butano Geotechnical Engineering, Inc. is not a mold prevention consultant; none of our services performed in connection with the proposed project are for the purpose of mold prevention. Proper implementation of the recommendations conveyed in our reports will not itself be sufficient to prevent mold from growing in or on the structures involved.

REFERENCES

ASTM International (2015). *Annual Book of ASTM Standards, Section Four, Construction*. Volume 4.08, Soil and Rock (I): D 430 - D 5611.

ASTM International (2016). *Annual Book of ASTM Standards, Section Four, Construction*. Volume 4.09, Soil and Rock (II): D 5714 - Latest.

Brabb, E.E., 1980, Preliminary geologic map of the La Honda and San Gregorio quadrangles, San Mateo County, California, U.S. Geological Survey, Open-File Report OF-80-245, 1:24,000.

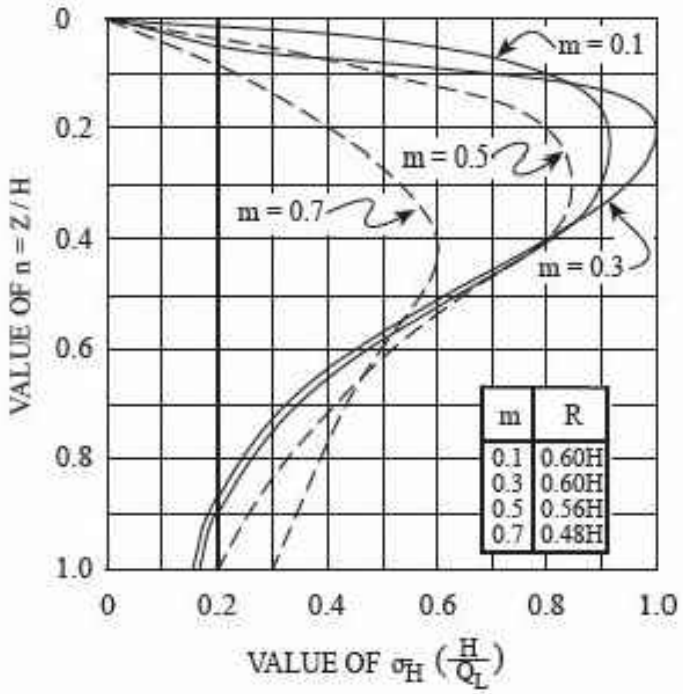
California Building Code (2019).

APPENDIX A

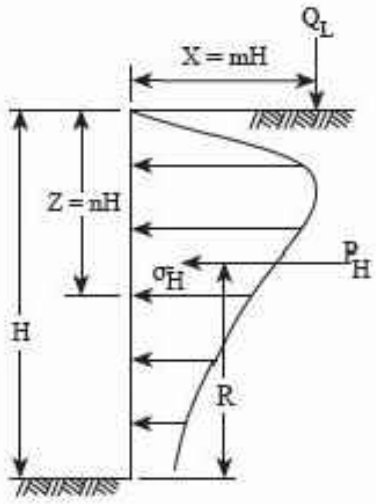
FIGURES AND STANDARD DETAILS

Surcharge Pressure Diagram	Figure A-1
Backdrain Detail Typical	Figure A-2

LINE LOAD



m	R
0.1	0.60H
0.3	0.60H
0.5	0.56H
0.7	0.48H



FOR m ≦ 0.4:

$$\sigma_H \left(\frac{H}{Q_L}\right) = \frac{0.20\,n}{(0.16+n^2)^2}$$

$$P_H = 0.55\,Q_L$$

FOR m > 0.4:

$$\sigma_H \left(\frac{H}{Q_L}\right) = \frac{1.28\,m^2 n}{(m^2+n^2)^2}$$

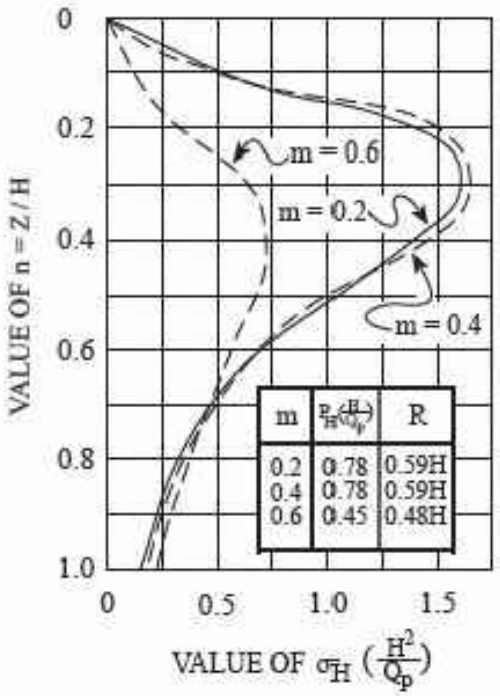
RESULTANT $P_H = \frac{0.64\,Q_L}{(m^2+1)}$

PRESSURES FROM LINE LOAD Q_L

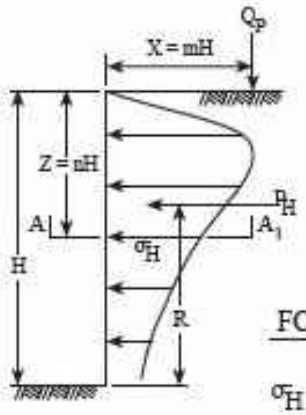
(BOISSINESQ EQUATION MODIFIED BY EXPERMENT)

REFERENCE: Design Manual
NAVFAC DM-7.02
Figure 11
Page 7.2-74

POINT LOAD



m	$\frac{P_H}{Q_p}\left(\frac{H}{Q_p}\right)$	R
0.2	0.78	0.59H
0.4	0.78	0.59H
0.6	0.45	0.48H



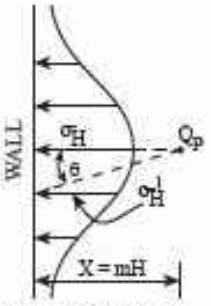
FOR m ≦ 0.4:

$$\sigma_H \left(\frac{H^2}{Q_p}\right) = \frac{0.28\,n^2}{(0.16+n^2)^3}$$

FOR m > 0.4:

$$\sigma_H \left(\frac{H^2}{Q_p}\right) = \frac{1.77\,m^2 n^2}{(m^2+n^2)^3}$$

$$\sigma_H^1 = \sigma_H \cos^2(1.1\,\theta)$$

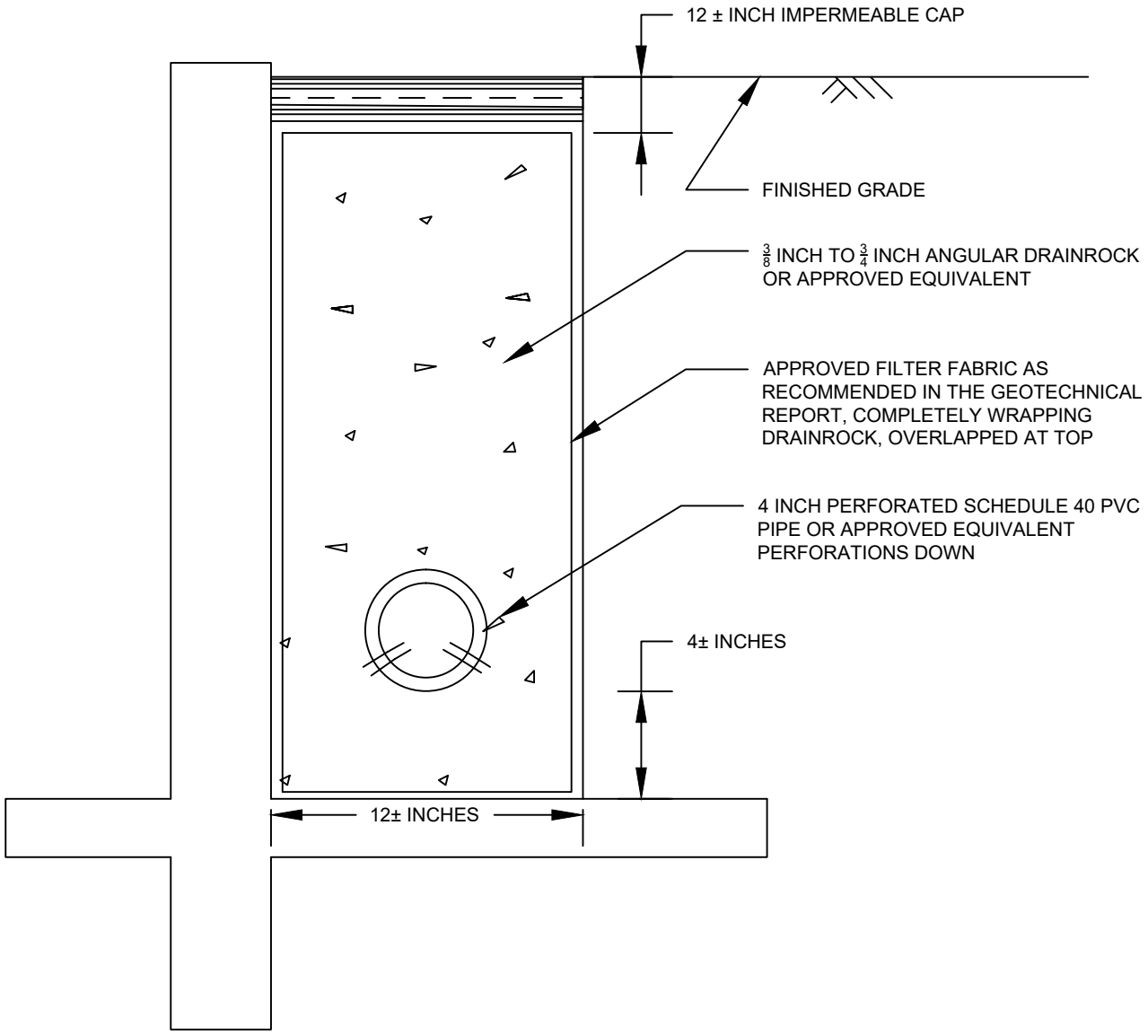


SECTION A-A_1

PRESSURES FROM POINT LOAD Q_P

(BOISSINESQ EQUATION MODIFIED BY EXPERMENT)

BUTANO GEOTECHNICAL ENGINEERING, INC.	**SURCHARGE PRESSURE DIAGRAM**	FIGURE A-1



NOTES:

1. DRAWING IS NOT TO SCALE.
2. 2±% GRADIENT TO PIPE AND TRENCH BOTTOM CONNECTED TO A CLOSED CONDUIT THAT DISCHARGES TO AN APPROVED LOCATION.

N.T.S.

BUTANO GEOTECHNICAL ENGINEERING, INC.	**TYPICAL RETAINING WALL BACKDRAIN DETAIL**	FIGURE A-2

APPENDIX B

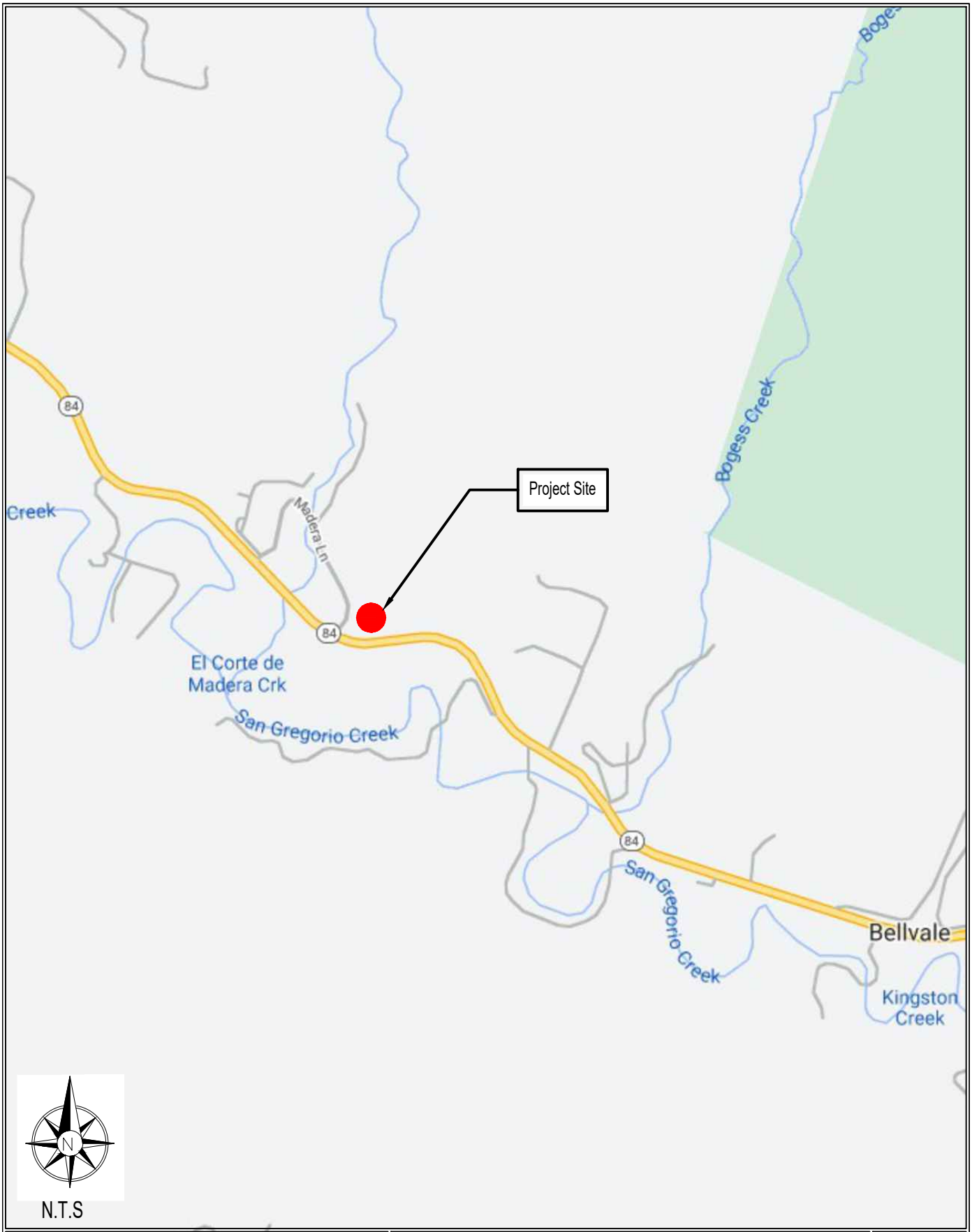
FIELD EXPLORATION PROGRAM

Field Exploration Procedures	Page B-1
Site Location Plan	Figure B-1
Test Pit Plan	Figure B-2
Key to the Logs	Figure B-3
Test Pit Log	Figure B-4

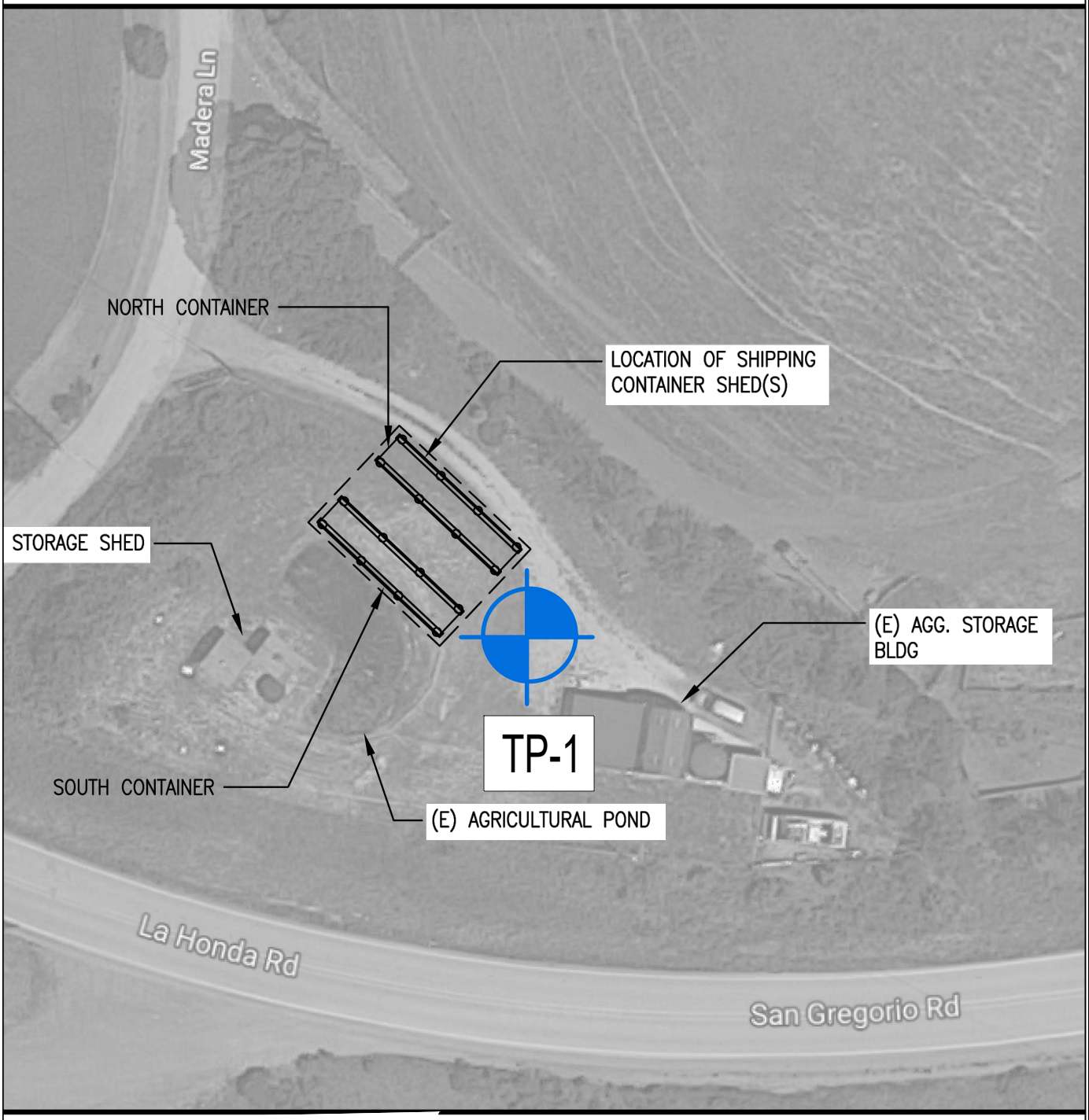
FIELD EXPLORATION PROCEDURES

Subsurface conditions were explored by advancing one test pit with a mini excavator. The Key to The Logs and the Test Pit Log are included in Appendix B, Figures B-3 and B-4. The approximate location of the test pit is shown on the Boring Site Plan, Figure B-2. The test pit was located in the field by tape measurements from known landmarks. Their locations as shown are therefore within the accuracy of such measurement.

The soils encountered in the borings were continuously logged in the field by a representative of Butano Geotechnical Engineering, Inc. Bulk and relatively undisturbed soil samples for identification and laboratory testing were obtained in the field. These soils were classified based on field observations and laboratory tests. The classifications are accordance with the Unified Soil Classification System (USCS: Figure 3).



BUTANO	**SITE LOCATION PLAN**	FIGURE
GEOTECHNICAL ENGINEERING, INC.	350 Madera Lane	B-1



B-X Exploratory boring
Scale: 1" = 10'

N

Plan by Andrew Radovan
Civil Engineering Inc.

BUTANO	**TEST PIT SITE PLAN**	FIGURE
GEOTECHNICAL ENGINEERING, INC.	350 Madera Lane	B-2

Important Information about Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechncial Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE
THE BEST PEOPLE ON EARTH

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

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IIGER06085.0MRP

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D


MAX. GR
TARE
PAYLOAD
CU. CAP


















SONOMA COUNTY MEAT COMPANY


MOL





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: January 13, 2025

TO: Agricultural Advisory Committee

FROM: Sonal Aggarwal, Project Planner, Saggarwal@smcgov.org

SUBJECT: After-the-Fact Planned Agricultural District (PAD) Permit to legalize an existing 2,299 sq. ft., three-story cargo container storage building that was built without permits along with legalization of a pond and a 5,000-gallon plastic water tank on a legal 25,253 sq. ft. parcel located at 350 Madera Lane in the unincorporated San Gregorio area of San Mateo County; no trees were removed and approximately 98 cu. yd. of grading was required for the pond. The property is located in the La Honda Road County Scenic Corridor.

County File Number: PLN2023-00112 (Markegard)

PROPOSAL

The proposed project is an after-the-fact Planned Agricultural District (PAD) Permit to legalize a 2,299 sq. ft., three-story cargo container structure that was built without permits and associated with VIO2022-00089. The basement of the building would be used for storing agricultural supplies, tools, and equipment (346.69 sq. ft.). The first floor is used for storing frozen packed and labeled beef, lamb, pork, and chicken associated with the property owner's offsite cattle ranch operation, hay storage, tool, and maintenance shop (1,312.32 sq. ft.), while the second floor will be used for packing, storing, and shipping of agricultural products (herbs, honey, meat rubs) (640 sq. ft.). The existing second-story of the building currently contains an illegally constructed bedroom, bathroom, and kitchen which is required to be removed prior to the building final inspection of this project. The proposal also includes the legalization of a 5,000-gallon plastic water tank, and an existing pond that was built by the owner without permits. This pond is proposed to be used for watering on-site herbs and vegetable gardens. A new bee yard is also proposed on the side and front. The project involved no tree removal and approximately 98 cu. yd of grading, which was required to build the pond. The site is located in La Honda Road County Scenic Corridor. The project qualifies for a Coastal Development Exemption for agriculturally related development.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

1. Will the proposal have a negative effect on surrounding agricultural uses? If yes, can any conditions of approval be recommended to minimize the impact?

2. Will the project have any negative view impacts from La Honda Road or Madera Lane?

3. What position do you recommend the Planning staff take with respect to this project application?

BACKGROUND

Report Prepared By: Sonal Aggarwal, Project Planner, Saggarwal@smcgov.org

Applicant/Owner: Erik Markegard

Location: 350 Madera Lane, San Gregorio, unincorporated San Mateo County

APN: 081-320-030

Parcel Size: 25,253 sq. ft. (0.58 acres)

Parcel Legality: The parcel's legality was established through a Certificate of Compliance (CoC) Type-A Application, COC 75-0001 HIST.

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: Not contracted

Existing Land Use: Open space, Agriculture

Water Supply: There is one non-potable well present at the site. There is also one 10,000-gallon permitted plastic water tank and another 5,000-gallon water tank which is proposed to be legalized under this permit.

Sewage Disposal: There is no sewage disposal facility at the site.

Flood Zone: Flood Zone X (area of minimal flood hazard), FEMA Panel No. 06081C0380E; effective October 16, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration is required for this project due to its location in the La Honda Road County Scenic Corridor. Staff will prepare and circulate this report for public comments before taking the project to the Planning Commission for decision.

Setting: The project site is a triangular-shaped 25,253 sq. ft. lot at the northeast intersection of Madera Lane and La Honda Road. It is surrounded by other agricultural lots on the left and rear sides of the site. Aside from the improvements that are proposed for legalization and described above, the site contains an existing barn (PLN2004-00647), one non-potable well, two water tanks (PLN2004-00647), one pump house (PLN2011-00192) and a shed (PLN2010-00117). The parcel is relatively flat and is elevated above Madera Lane and La Honda Road.

Chronology:

Date		Action
June 22, 2022	-	Complaint filed for ongoing construction without permits.
June 29, 2022	-	Code Compliance Division conducted a site visit to verify on-site conditions.
July 11, 2022	-	Notice of Violation, VIO2022-00089, sent to applicant and extension granted until September 21, 2022.
September 1, 2022	-	The property owner requested an extension. Extension granted until October 21, 2022.
September 7, 2022	-	Environmental Health conducted a site visit to verify noise level of freezer storage mechanical equipment and verified the noise levels between 42 dBA to 47 dBA (Noise Ordinance requirement is 55 dBA daytime, and 50 dBA nighttime). Staff also confirmed that no one was living onsite.
December 3, 2022	-	Second complaint received for operational living quarter.
December 16, 2022	-	Code Compliance staff conducted site visit to verify that no one was living onsite.
March 31, 2023	-	Subject planning application filed to address violation, Planning case PLN2023-00112.

May 23, 2023 - Application deemed incomplete by Planning; reviewing agencies still pending.

June 9, 2023 - Coastside Fire approved the project with conditions.

August 25, 2023 - Environmental Health completed its review and provided comments.

February 1, 2024 - Planning staff met with the applicant to discuss incomplete items.

October 2, 2024 - Resubmittal filed by applicant.

November 22, 2024 - Planning staff conducted a site visit.

December 5, 2024 - Application deemed incomplete, and comments on resubmittal sent to the applicant.

January 13, 2025 - Agricultural Advisory Committee (AAC) meeting.

Will the project be visible from a public road?

Yes, the project is visible from La Honda Road and Madera Lane. The property is relatively flat and elevated above the La Honda Road and Madera Lane roadway elevations. The cargo container structure is approximately 31 feet-2 inches tall and is approximately 100 feet away from La Honda Road. To mitigate the visible impacts, the applicant will be required to plant more screening trees near the southern property line facing La Honda Road. The applicant agrees to comply with this condition.

Will any habitat or vegetation need to be removed for the project?

The applicant has confirmed that no trees were removed during the construction of the storage building. The site is mostly flat without much vegetation. Staff has asked the applicant to prepare and submit a Biological Report for any potential impacts to the habitat.

Is there prime soil on the project site?

The site doesn't contain prime soils.

DISCUSSION

A. KEY ISSUES

Planning staff has reviewed this proposal and has concluded the following:

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. Visual Qualities

Policy 4.15 (*Appearance of New Development*) and Policy 4.22 (*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 La Honda Road County Scenic Corridor. The proposed container storage building is located on a narrow triangular lot of 25,253 square feet. There is only one existing barn, one pump house, one non-potable well, one shed, and a water tank present at the site. The existing barn is also visible from La Honda Road. However, staff would require mitigation measures such as tree plantings towards La Honda Road to minimize public view impacts. The container storage building will have gray siding with green roofing to match the existing barn.

b. 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 rural land. There are no prime soils on this parcel, and no residence is proposed. The existing unpermitted unit on the second floor will be removed, and the applicant will be required to obtain all necessary permits before the issuance of the building permit. A condition of approval would be included for tree plantings towards La Honda Road to mitigate any view impacts. The pond and cargo container structure are clustered at the site. The pond will be used for agricultural purposes (i.e., watering on-site herbs and vegetable gardens).

2. Compliance with Local Coastal Program (LCP) Policies:

a. Locating and Planning New Development

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

The project is not anticipated to have any adverse impact either individually or cumulatively on coastal resources. As the site does not contain any prime soil and all proposed farming will be conducted in raised garden beds, the proposed project will not diminish the ability of land for future agricultural production.

b. Agriculture

The County's Zoning Ordinance is the adopted implementation plan for the Local Coastal Program. Therefore, see staff's discussion in Section A.3.b. (Conformance with the Criteria for the Issuance of a PAD Permit) below for project compliance with applicable LCP Agricultural Policies.

3. Compliance with Planned Agricultural District (PAD) Regulations:

a. Conformity with the PAD Development Standards

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

	PAD Development Standards	Proposed
Minimum Lot Size	N/A	25,253 sq. ft. (0.58 Acres)
Minimum Front Setback	30 feet	44 feet-1 ¼ inches
Minimum Side Setbacks	20 feet	69 feet – 8 ½ inches (right) 27 feet-4 ½ inches (left)
Minimum Rear Setbacks	20 feet	163 feet- 5 ¼ inches
Maximum Building Height	36 feet	31 feet- 1 inches

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 has no prime soil. The applicant has also proposed raised garden beds, which would be supplied by non-potable water from the pond and run-off from the barn and container storage building. As the building will be used to store agricultural and farm produce, hay, and poultry, and stored meat products are distributed from this facility, the building is classified as supportive of Agriculture. However, a PAD Permit is required as the project falls under Section 6353.B.12 as "Facilities for the processing, storing, packaging, and shipping of agricultural products."

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

The proposed pond, water tank and storage building are clustered at the site.

(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, Primary Agricultural Resource Criteria, and Primary Natural Vegetative Area Criteria, as no significant trees were removed during construction, the development is clustered, and the proposed use is compatible with agriculture.

(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 project site contains one non-potable well that is used only for agricultural purposes. The applicant would be required to obtain all necessary permits from Environmental Health Services for this well and install signs at the site that the well water cannot be used for drinking water.

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

The proposed approximately 885 sq. ft. pond will serve as an additional agricultural water supply for proposed onsite herb and vegetable gardening. The pond is supplied by water runoff from the container storage building and barn. Furthermore, staff does not anticipate that the project will have any potential impacts to sensitive habitats protection in the area.

(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.*

While the proposed improvements are already built, they are located on the site in the most suitable location when considering scenic corridor policies and policies encouraging the clustering of development. Furthermore, the site maintains ample space in the front and side setbacks for agriculture. The project site has no prime soil; therefore, the site can still be used for small farming activities, such as proposed, or other compatible uses listed under Zoning Regulations Section 6352.B. (Permitted Uses on Land Suitable for Agriculture and Other Lands).

(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.*

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 intends to utilize undeveloped areas of the property for growing herbs and vegetables and keeping bees.

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

This site is relatively small in size as compared to other neighboring agricultural properties. The as-built setbacks comply with zoning standards and staff believes they are sufficient to provide clearly defined buffer between any agricultural and non-agricultural uses in the area.

(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 parcels practicing active agriculture towards the west and east of the site. The parcel to the north and northeast is a larger 624.21-acre parcel known as “Redgate Ranch”, while the parcel to the west contains residential use associated with an onsite agricultural operation. La Honda Road runs at the south of the parcel and segregates the parcel from other agricultural parcels. The productivity of these adjacent agricultural lands is not expected to be impacted by the proposed project.

(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.*

There are two water tanks at this site, a 5,000-gallon tank (to be legalized) and an existing 10,000-gallon water tank that was legally added with the existing barn under PLN2004-00279. These tanks are currently filled by runoff from the barn and will be available to the Fire Department in case of any emergencies.

A septic tank is not proposed or required as no living units are being approved on the site. The existing well will be maintained as an agricultural use well only. The existing unpermitted bedroom, kitchen and bath on the second floor will be removed and converted into packing and shipping of agricultural products. All other utilities such as an emergency generator that supplies power to the ground floor meat freezer units in case of an emergency is required to meet the County’s Noise decibel limit, which is 55 dBA during daytime and 40 dBA during nighttime.

ATTACHMENTS

A. Vicinity Map
B. Project Plans
C. Geotechnical Investigation Design Phase, prepared by Butano Geotechnical Engineering, Inc., dated September 2022
D. Site visit pictures from November 22, 2024

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

From:	Erik Markegard
To:	Sonal Aggarwal
Cc:	Summer Burlison; Eleonor Hilario
Subject:	Re: VIO2023-00089/PLN2023-00112, 350 Madera Lane - Resubmittal still not received - 9/17/24
Date:	Tuesday, September 17, 2024 6:10:41 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Classification: Public

Hello Erik,
I have been advised from the operations standpoint, that pond is not an issue for our facilities, and we see no need for the land owner to do anything.

Thank you and Stay Safe,

Kevin Wun (He/Him/His) – Land Agent
Pacific Gas and Electric Company
300 Lakeside Dr
Oakland, CA 94612

Click here to access PG&E Greenbook Click here to access PG&E Greenbook
Click here to Submit an Application
Click here Building & Renovation (pge.com) to apply for new service.

Erik Markegard
Markegard Family Grass-Fed LLC
http://www.markegardfamily.com
650 245 4557

> On Sep 17, 2024, at 6:04 PM, Erik Markegard <erik@markegardfamily.com> wrote:
>
> Sonal,
>
> I am so so sorry, right after our meeting I started getting my ducks in a row, including getting a letter from PG&E about them being fine with the pond. Then I had a major crisis in my family and I completely dropped the ball. I do feel guilty every time I drive by Madera, so I will get the ball rolling again ASAP.

Sorry

Erik Markegard
Markegard Family Grass-Fed LLC
http://www.markegardfamily.com
650 245 4557

> On Sep 17, 2024, at 2:53 PM, Sonal Aggarwal <saggarwal@smcgov.org> wrote:
>
> Hi Erik,
>
> It's been a long time since we heard back from you. Just want to check how things are moving along. We are in September now, and the last I heard from you was April 23rd.
>
> Please submit your plans/proposal to us by October 1st 2024 to move your application along.
>
> Regards,
> **Sonal Aggarwal** (she/her)*
> Planner III
>
> **County of San Mateo**
> Planning and Building Department
> 455 County Center, 2nd Floor
> Redwood City, CA 94063
> 650-363-1860
> Saggarwal@smcgov.org
> www.smcgov.org/planning
>
> ***Here is why I include my pronouns:** It's important to get pronouns correct to support belonging and respect in the workplace for everyone, inclusive of our LGBTQ+ communities. Pronouns are words used to refer to people and are often gendered (such as, she/her and he/him versus they/them). We cannot assume we can tell the correct pronoun for a person. An easy way to normalize the use of self-identified pronouns is to include them in your email signature and share them when introducing yourself in meetings. When we normalize the inclusion of pronouns, it will be more affirming for transgender, nonbinary, and gender diverse people to share theirs. **Will you join me, in solidarity, to include your pronouns in your email signature?** For more details on pronouns and how you can be in solidarity with gender diverse and transgender individuals visit: **https://www.mypronouns.org/**

Please take a short survey to let us know how we're doing!

From: Sonal Aggarwal
Sent: Friday, March 29, 2024 1:41 PM
To: Erik Markegard <erik@markegardfamily.com>
Cc: Summer Burlison <sburlison@smcgov.org>
Subject: PLN2023-00112, 350 Madera Lane - Next Steps and Process for this Permit - March 29, 2024.

Hello Erik,

After meeting with the management it was decided that the freezer can be classified as "supportive of Ag" and can utilize the 30 feet front setback. We will still classify the stacked shipping containers as "*Facilities for processing, storing, packaging and shipping of agricultural products*" under Section 6353 B. 12., which would require a PAD Permit. However, since the containers are supportive of Agricultural use, and comply with the Categorical Exemption F. 1., we will process this as a CDX instead of a CDP. You will still need to go to the Planning Commission hearing for your PAD Permit. Before the project goes to the Planning Commission, all departments should have signed off. Once all departments have signed off, I'll work on the Mitigated Negative Declaration (MND) and take the project to the Planning Commission once the notice period of the MND is over. Once all of this is done, then you can submit your plans to the Building Department for your Building Permit.

To move forward, you will have to address all previously made comments. Demonstrate that the pond is used for aquaculture or agricultural activities, or **remove the pond** (either through a revised scope of work or as a condition of approval).

Thanks, and let me know if you have any questions about the information shared above.

Please re-submit your full proposal along with a detailed proposal for the pond by **April 22nd**. Let me know if you will need more time for re-submission.

Thanks!

Regards,
Sonal Aggarwal

From: Erik Markegard <erik@markegardfamily.com>
Sent: Thursday, February 1, 2024 5:07 PM
To: Sonal Aggarwal <saggarwal@smcgov.org>; Summer Burlison

<sburlison@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: Re: Storing Frozen, packaged meat is not considered Agriculture according to the San Mateo County planning department.

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Can you please explain to us why the planning department doesn't consider a freezer storing our meat an agricultural building. I am going to pass on your response to a group of people. Because when I'm reaching out for assistance, everyone's response is, how can you not consider it agriculture. So I need it in writing so I can forward it to everyone.

Thank You

Erik Markegard
Markegard Family Grass-Fed LLC

http://www.markegardfamily.com
650 245 4557

> On Feb 1, 2024, at 4:07 PM, Erik Markegard <erik@markegardfamily.com> wrote:
>
> Sonal and Summer,
>
> Thank you both for meeting me today. on the way back over to the coast I made some phone calls. I called Kathy Webster with Left Coast Grass Fed and TomKat Ranch. I also have a call into our Ag Ombudsman Eliza Milio. Kathy is making some calls and reaching out to some people that can give us some advice on how to convince your department that a handful of us Local Meat Producers storing our own meat should absolutely fall under an agricultural building. We direct market all of our meat. We do not wholesale. I am a rancher and I manage own or lease over 15,000 acres in San Mateo, Sonoma, and Marin counties. Including eleven properties in this county. We raise all of our own livestock. Cattle, Sheep, Pigs, and Chickens. Everything we raise we haul to a USDA kill plant, then a USDA certified delivery is made to a local USDA Certified butcher called Sonoma Meats. Then we pick up our packaged USDA certified meat and we deliver it to our customers in the San Francisco Bay

area. There are only a handful of us in San Mateo County Still trying to scratch out a living in agriculture so please find a way to help the Markegard Family legalize this agricultural barn to store meat and hay. The foundation would be impossible to move back to meet a 50 foot setback. And even if I could, it would block the driveway that accesses the property. But I am totally willing to do realistic things to help in legalizing this building. I have no problem moving the portable generator that does not meet the 50 foot setback. I am totally willing to plant any kind of trees or hedgerow along Highway 84 so the building is not visible from the turnout across the highway from the property.

I will let you know as soon as Kathy and Eliza get back to me with some advice.

Erik Markegard
Markegard Family Grass-Fed LLC

http://www.markegardfamily.com
650 245 4557

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

County of San Mateo
Planning and Building Department

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

1. **Project Title:** After-the-Fact PAD and CDX to legalize a cargo container storage building

2. **County File Number:** PLN2023-00112

3. **Lead Agency Name and Address:** San Mateo County, 455 County Center, 2nd Floor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Sonal Aggarwal, Project Planner, 650-363-1860

5. **Project Location:** 350 Madera Lane, San Gregorio, Unincorporated County of San Mateo

6. **Assessor's Parcel Number and Size of Parcel:** 081-320-030, 25,253 sq. ft. (0.58 Acres)

7. **Project Sponsor's Name and Address:** Erik Markegard, 20080 Cabrillo Highway, Half Moon Bay, CA 94019, erik@markegardfamily.com

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:** PAD/CD (Planned Agricultural District/Coastal Development District)

11. **Description of the Project:** The proposed project is an after-the-fact Planned Agricultural District (PAD) Permit to legalize a cargo container storage building used to support off-site agricultural operations, that was built without permits and associated with VIO2022-00089. As currently built, the building is three stories on the northside (basement, first and second floor) and two stories on the southside (first and second floor). The second story of the building is proposed to be removed and relocated to a different site/location, making this building single-story facing La Honda Road.

    The basement of the building would be used for storing agricultural supplies, tools, and equipment (346.69 sq. ft.). The first floor is used for storing frozen packed and labeled beef, lamb, pork, and chicken associated with the property owner's offsite cattle ranch operation, hay storage, tool, and maintenance shop (1,312.32 sq. ft.). The existing second-story containers contain an illegally constructed bedroom, bathroom, and kitchen which would be removed prior to the building final inspection of this project. The proposal also includes the legalization of a 5,000-gallon plastic water tank located in the front of this building, and an existing pond towards the south that was built by the owner. This pond is located 2 feet 6 inches south of the building and is proposed for watering on-site herbs and vegetable gardens. A new bee yard is also proposed. The project involved no tree removal and approximately 98 cu. yd of grading, which was required to build the pond. The site is located in La Honda Road County Scenic

Corridor. The project qualifies for a Coastal Development Exemption as this building and pond are related to agricultural development.

12. **Surrounding Land Uses and Setting:** The project site is a triangular-shaped 25,253 sq. ft. lot at the northeast intersection of Madera Lane and La Honda Road. It is surrounded by other agricultural lots on the left and rear sides of the site. Aside from the improvements that are proposed for legalization and described above, the site contains an existing barn (PLN2004-00647), one non-potable agricultural well, two water tanks (PLN2004-00647), one pump house (PLN2011-00192) and a shed (PLN2010-00117). The parcel is relatively flat and is elevated above Madera Lane and La Honda Road.

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.?:**

    The Tamien Nation has requested consultation pursuant to Public Resources Code Section 21080.3.1. In addition, Planning staff has consulted with the following eight tribes, as identified by the Native American Heritage Commission (NAHC): Amanh Mutsun Tribal Band; Amah Mutsun Tribal Band of Mission San Juan Bautista; Costanoan Rumsen Carmel Tribe; Indian Canyon Mutsun Band of Costanoan; Muwekma Ohlone Indian Tribe of the SF Bay Area; Tamien Nation; The Ohlone Indian Tribe; and Wuksache Indian Tribe/Eshom Valley Band. On August 19, 2025, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comments. Only Tamien Nation requested for formal consultation on September 5, 2025. However, the consultation request was later canceled by Tamien Nation stating they had no comments on this project.

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
x	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
	Air Quality		Hydrology/Water Quality		Transportation
x	Biological Resources	x	Land Use/Planning	x	Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
x	Cultural Resources	x	Noise		Wildfire
x	Geology/Soils		Population/Housing	x	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:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 project site is located in La Honda Road County Scenic Corridor. The project involves the legalization of a 2-story stacked cargo container building that was constructed without permits. As currently built, the building is three stories towards the north (basement, first and second floor) and two stories towards the south (first and second floor). The site is already developed with an agricultural barn and a 10,000-gallon water tank, which are visible from La Honda Road.

The proposal also includes the legalization of a 5,000-gallon plastic water tank (located towards the west) and an existing pond (located towards the south) of this building, which are not visible from La Honda Road. The project involved no tree removal and approximately 98 cu. yd of grading, which was required to build the pond.

As shown in photos included in Attachment F, the 2nd story and roof of the container storage building is visible from the La Honda Scenic Corridor, with the 1st story being minimally visible when intervening vegetation along the road shoulder is cut. The applicant has agreed to remove the second story containers to make this building into a single-story building facing La Honda Road. This would help mitigate view impacts from the adjacent roads and neighboring properties, as the single story building would blend in with the existing barn and views of other agricultural structures along La Honda Road. The applicant has also agreed to plant additional trees along La Honda Road and paint the roof green to blend with the surrounding, and match with the color pallet of the existing barn. Given these measures, any potential view impacts can be mitigated to less than significant impacts.

Mitigation Measures 1: The applicant shall remove the second story of the containers which shall be moved to a different site/location.

Mitigation Measure 2: The applicant shall plant at least four to five screening trees with a minimum stock size of 15-gallon or larger along La Honda Road to mitigate any potential view impacts from the neighboring properties and roads.

Mitigation Measure 3: In plans submitted for a building permit, the applicant shall show installation of a new roof on the single-story portion of the building, to be painted a green color to match the roof color of the existing barn.

Source: Plans and site visit, conducted November 22, 2024.

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	

Discussion: There are no historic resources, trees, or rock outcroppings that would be impacted. Any potential impact on the scenic resources would be mitigated through implementing mitigation measures 1 to 3 above. **Source:** Plans and site visit, conducted November 22, 2024.					
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?			x	
Discussion: The site is located in a non-urbanized area of San Gregorio and surrounded by rural properties. The project site is not located on a ridgeline. However, the site is at a higher slope than the adjacent roads, Madera Lane and La Honda Road. While the building is visible from both these roads, the applicant has agreed to implement Mitigation Measures 1 to 3 above, such as removing the second story and planting additional trees facing La Honda Road, to mitigate view impacts. With these measures, any potential view impacts would be mitigated to a less than significant impact. **Source:** Plans and site visit, conducted November 22, 2024.					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				x
Discussion: The project does not involve any new light sources at this time, but the project will be undergoing building code compliance review during the building permit process. A mitigation measure has been added to limit the exterior lighting fixtures to the minimum required by the building code and require such fixtures to be warm-toned and downward-directed, to minimize dark sky light pollution onto La Honda Road. **Mitigation Measure 4**: The number of exterior lighting fixtures for the container building shall be limited to the minimum required by the building code. Such light fixtures shall be warm-toned and downward-directed. Any other new lighting shall be subject to separate permitting. **Source:** Plans and site visit, conducted November 22, 2024.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?		x		
Discussion: The project site is located in La Honda Road County Scenic corridor. **Source:** San Mateo County GIS Map Viewer (Accessed August 2025).					

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				x
Discussion: The project is not located within the Design Review District. **Source:** Project Location, San Mateo County Zoning Regulations.					
1.g.	Visually intrude into an area having natural scenic qualities?				
Discussion: See staff's responses in Sections 1.a – 1.d. above. **Source:** See sources in Sections 1.a. – 1.d.					

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:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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	

Discussion: The site is located in the Coastal Zone. It is zoned as PAD/CD (Planned Agricultural District/Coastal Development District) and is located in the categorical agricultural exclusion zone of the Coastal Zone. There is no prime soil on this site, but does contain land suitable for agriculture. The site is small for a commercially viable agricultural operation and already developed with an existing barn and accessory structures; therefore, the site is appropriate for the proposed accessory to agriculture uses, with some limited undeveloped areas that can still be used for small-scale farming activities. While the container building (1,390 sq. ft. footprint) permanently converts the soil such that it can no longer be farmed, other uses such as the pond, vegetable planter beds and water tanks would not convert the soil permanently, where these uses could be removed and farmed in the future. The container building would continue to be supportive of any future agricultural use of the property. Therefore, project impacts to the agricultural land would be less than significant.

Source: Project Description, Project Plans, County of San Mateo GIS, and San Mateo County Zoning Regulations (Accessed August 2025), San Mateo County Local Coastal Program Policies.				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			x	
Discussion: There is no easement on this site, and the site is not a Williamson Act contracted site. Hence, any impact created with this project would be less than significant. **Source:** San Mateo County Zoning Regulations, Memorandum for Eliza Milio, Agricultural Ombudsman regarding agricultural production, processing, and storage on multiple parcels, dated March 6, 2024.				
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
Discussion: This project would not involve changes in the existing environment that could result in conversion of forested to non-forested use. There is no change in the proposed use of this land, and it would stay as an agricultural property. Hence, there would be no impact. **Source:** Project Plans and Project location.				
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
Discussion: While the project is located within the Coastal Zone the project does not support soils identified as Class I, II or III rated good or very good for artichokes or brussels sprouts. **Source:** Project Plans and San Mateo County GIS Maps.				
2.e. Results in damage to soil capability or loss of agricultural land?			x	
Discussion: Yes, see discussion in Section 2.a. **Source:** Project Location, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program, U.S. Department of Agriculture-Natural Resources Conservation Service's Web Soil Survey.				
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				x

	Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				

Discussion: The site is zoned as PAD/CD (Planned Agricultural District/Coastal Development District). PAD zoning allows facilities for processing, storing, packaging and shipping of agricultural products subject to acquiring a PAD Permit and complying with Development Review Criteria, Chapter 20.A.2 of the San Mateo County Zoning Regulations. The project was referred to the Resource Conservation District (RCD) during the review process, who confirmed that packing, shipping and storing of agricultural products such as frozen meat, hay, herbs, honey and meat rubs is an agricultural accessory activity (See Appendix C). Therefore, the proposed use of storage building is compatible with the existing zoning of the site and there is no need for rezoning or change of land use. Hence, there is no impact.

Source: Project plans and description, County of San Mateo Zoning Ordinance.

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:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 current regulating air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and the climate.

During the construction of this container storage building, the project did not conflict with or obstruct the implementation of the BAAQMD's 2017 Clean Air Plan. During project implementation, air emissions generated from site grading, equipment, and work vehicles; however, any such grading-related emissions were temporary and localized.

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 standard control measures have been included in Mitigation Measure 5 below for any future construction associated with permitting and completing this project:

Mitigation Measure 5:

The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
c. All vehicle speeds on unpaved roads shall be limited to 15 mph.
d. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
e. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
g. 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.
h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

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

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	

Discussion: As of December 2012, San Mateo County is a non-attainment area for PM-2.5. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attains 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 BMQMD submits a "re-designation request" and a "maintenance plan" to EPA and the proposed redesignation is approved by the Environmental Protection Agency. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduces the potential effects to a less than significant impact. Implementation of Mitigation Measure **5** in Section 3.a. would 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	
Discussion: Any pollutant emissions generated from the proposed project would primarily be temporary in nature. The project site is in a rural agricultural land with few sensitive receptors (i.e., rural residential homes) located around the site. The implementation of Mitigation Measure 5 above would also help in minimizing any potentially significant exposure to nearby sensitive receptors to a less than significant level. **Source:** Project Plans, Bay Area Air Quality Management District.					
3.d.	Results in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
Discussion: The proposed project did not create any objectionable odors during construction. **Source:** Project Plans, Bay Area Air Quality Management District.					

4.	**BIOLOGICAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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: San Gregorio Creek is located approximately 817 feet south of the property and El Corte Madera Creek approximately 550 feet west of the project site. The existing pond on the property was created by the owner, involving minor grading. It does not meet the County Local Coast Program's definition of wetland or riparian corridor as it is man-made and has standing water during normal rainfall years (see policies below, underline added for emphasis).

LCP Policy 7.17 (Definition of Wetland) Define wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Such wetlands can include mudflats (barren of vegetation), marshes, and swamps. Such wetlands can be either fresh or saltwater, along streams (riparian), in tidally influenced areas (near the ocean and usually below extreme high water of spring tides), marginal to lakes, ponds, and man-made impoundments. Wetlands do not include areas which in normal rainfall years are permanently submerged (streams, lakes, ponds and impoundments), nor marine or estuarine areas below extreme low water of spring

tides, nor vernally wet areas where the soil is not hydric. In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat.

No riparian or wetland setbacks are required for manmade impoundments. Hence, no setbacks are required between this agricultural pond and the building. Based on California Natural Diversity Database (CNDDB), there are no special status plant or animal species identified on this project site. No site-specific biological study was performed. Staff have added the following mitigation measures, which are standard protection measures to complete the next stages of this project (removing the second-story containers and moving the emergency generator elsewhere on the site).

Mitigation Measure 6:

Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used. The applicant shall demonstrate compliance with this requirement in plans submitted at the time of building permit application.

Mitigation Measure 7:

A pre-construction survey of protected species (e.g., dusky-footed woodrat, California red-legged frog, San Francisco garter snake, migratory bird nesting) shall be conducted prior to any proposed grading-or-construction-related activities. If, for any reason, grading/construction activities do not commence within 10 days of completion of the survey, the survey shall be repeated, and results reported to the County. If active migratory bird nests or other evidence of other special species are discovered, no construction-related activities, including grading and tree removal, are allowed until the applicant has consulted a biologist, recommended measures to protect such species have been shared with County staff, and recommended measures have been fully implemented, to the satisfaction of the project biologist and Community Development Director.

Source: Project Plans, Project Location, County GIS Maps, California Natural Diversity Database, Standard Biological Mitigation Measures.

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		

Discussion: The project involves legalization of a man-made pond that was created without permits. This pond is filled with rainwater collected from the roof top gutters of the container storage building and could attract California red-legged frogs and other protected species, which may be impacted when the water is drawn from the pond. This pond is located approximately 2 feet 6 inches from this building. The following mitigation measure is added to avoid any potential future impacts associated with project operations.

Mitigation Measure 8:

After a biologist conducts a pre-construction survey, the biologist shall monitor installation of permanent exclusion fencing around the property to avoid any wildlife entering the property. The applicant shall maintain exclusion fencing in working order for the life of the project.

Source: Project plan and description, San Mateo County GIS Maps and California Natural Diversity Database, Standard Biological Mitigation Measures.					
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	
Discussion: The existing pond on the property was created by the owner and does not meet the County Local Coast Program's definition of wetland as it is man-made and has standing water during normal rainfall years. **Source:** Project Plans, Project site visit, conducted November 22, 2024.					
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		
Discussion: Project impact is anticipated to be minimal but could impact migratory nesting birds due to removal of the roof of the container building. See discussion in 4. a. to c. above. **Source:** Project Plans, Project Location. County GIS Maps					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Tree Protection Ordinances)?			X	
Discussion: No trees were removed for the construction of this storage building and pond and the project does not conflict with the Tree Protection Ordinance. **Source:** Project plans and proposal.					
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
Discussion: The site is not located in an area with an adopted Habitat Conservation Plan or Natural Conservation Community Plan, other approved regional or state habitat conservation plan **Source:** Project Plans, Project Location, County GIS Maps, San Mateo County General Plan, adopted 1986, California Natural Communities Conservation Plan Map, Accessed August 28, 2025.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X

Discussion: The project site is not located within 200 feet of a marine or wildlife reserve.

Source: Project Plans, Project Location, County GIS Maps, National Wildlife Refuge System Locator.

4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X

Discussion: No oak woodlands or other timber woodlands were affected during the construction of the storage building and pond.

Source: Project Plans, Project Location and Project Proposal.

5. CULTURAL RESOURCES. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		

Discussion: A project referral was sent to California Historical Resources Information System 12 (CHRIS), File No: NWIC 24-0802. The CHRIS response noted Study #5481 (Edwards 1983), including parts of the proposed project area in their maps. However, the report is unclear as to whether the researchers surveyed the proposed project area and whether the project area has the possibility of containing unrecorded archaeological sites. CHRIS recommended that a study by a qualified professional archaeologist is recommended prior to commencement of project activities. Therefore, Mitigation Measures 10 has been added to address this recommendation. CHRIS also recommended that the local Native American tribe(s) be contacted regarding traditional, cultural and religious heritage values that might be present on the site. Staff contacted the Native American Heritage Commission (NAHC) to complete a sacred lands request and obtain a list of the local Native American tribe(s). The NAHC provided a response noting that the results were negative. The NAHC also provided a list of eight (8) Native American tribes that may have knowledge of the site. Staff contacted these tribes on August 19, 2025, and received no comments. However, in the event cultural resources are encountered Mitigation Measure 10 has been added for any pending work yet to be completed.

Mitigation Measure 9: In the event that unanticipated cultural resources are exposed during ground disturbance activities, work within 15 meters (50 feet) of the find must stop and a Secretary of the Interior qualified archaeologist, must be notified immediately. Work may not resume until a qualified archaeologists can evaluate the significance of the find. If the discovery proves significant, additional work such as archaeological testing, data recovery, or tribal consultation may be warranted.

Source: Project Location; California Historical Resource Information System (File No.: 24-0802); State of California Native American Heritage Commission.

5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		

Discussion: See discussion under 5.b, above.

Source: Project Location; California Historical Resources Information System (File No. 24-0802); State of California Native American Heritage Commission.

5.c.	Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion: Per the applicant, no identified human remains found within the project area during the construction of the pond and storage building. Staff have included Mitigation Measure 11 below for any remaining work yet to be completed.

Mitigation Measure 10: Although not anticipated, there remains the potential for the inadvertent discovery of human remains during ground-disturbing activities. State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Mateo County coroner must be notified of the find immediately. If concentrations of prehistoric or historic-era materials are encountered during project activities; all work in the immediate vicinity shall cease until a qualified archaeologist can evaluate the finds and make recommendations.

Source: Project Location; California Historical Resource Information System (File No.: 24-0802); State of California Native American Heritage Commission.

6.	**ENERGY**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X

Discussion: The project does not involve development which would consume or result in wasteful, inefficient, or unnecessary consumption of energy resources.

Source: Project Proposal, Project Plans

6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X

Discussion: The project does not involve elements which would conflict or obstruct a state or local plan for renewable energy or energy efficiency.

Source: Project Proposal, Project Plans

7. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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:		X		
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? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				

Discussion: The project site is located in San Gregorio, California. While there is a mapped landslide that touches the neighborhood parcel, no mapped geologic hazards appear on the property as per the County Geologist's review. Per the Geotechnical Investigation prepared by Butano Geotechnical Engineering Inc., September 2022, the project has the potential to be affected by intensive seismic shaking and collateral seismic hazards. However, the hazard of intense seismic shaking is present throughout central California. The County of San Mateo has adopted the seismic provisions set forth in the 2022 California Building Code to address seismic shaking. The seismic provisions in the 2022 CBC are minimum load requirements for the seismic design of any structure. The provisions set forth in the 2022 CBC will not prevent structural and nonstructural damage from direct fault ground surface rupture, coseismic ground cracking, liquefaction and lateral spreading, seismic induced differential compaction, seismically induced landsliding, or seismically induced inundation. Given that the building has been constructed already, the Project Geotechnical Engineer will need to provide verification that the geotechnical elements of the building were constructed properly. This includes the construction of foundation elements as well as all completed site grading (such as backfill behind the retaining wall and around the pool). The applicant shall submit a revised Geotechnical Report at the building permit stage. The following mitigation measure has been added to satisfy this requirement before the issuance of a building permit.

Mitigation Measure 11: A construction verification report shall be submitted at the time of building permit application that provides the same level of construction verification required in a geotechnical final construction report. The report shall include affirmation that the geotechnical elements of the project were constructed according to the recommendations provided in the report along with the methods that were used by the Project Geotechnical Engineer for the verification. The elements include but are not limited to:

a. A verification of the dimensions and reinforcement of the footings including depth and width.
b. A verification of the dimensions and reinforcement in the piers including depth and logs.
c. A verification of the dimensions, reinforcement and waterproofing of the slab on grade that connects the two structures.
d. A verification of any site grading that has occurred as part of the original project. That includes verifying the compaction of any fill placed.

Furthermore, the Geotechnical Department recommends that the geotechnical and structural engineers provide the following supplemental letters:

e. The Project Geotechnical Engineer shall submit a Plan Review Letter reviewing all pertinent aspects of the as-built plans and calculations. We recommend that special care be given to the proximity of the retention pond to the building foundation.
f. The structural engineer provides revised calculations that include lateral loading on the foundation and retaining walls or as directed from the building department structural review.

Source: San Mateo County Geotechnical Review Letter by Quinn Todzo, dated February 6, 2025, and Geotechnical Investigation Design Phase Report prepared by Butano Geotechnical Engineering, dated September 2022.

ii. Strong seismic ground shaking?		X		

Discussion: See discussion under 7.a.i. above.

Source: San Mateo County Geotechnical Review Letter by Quinn Todzo, dated February 6, 2025, and Geotechnical Investigation Design Phase Report prepared by Butano Geotechnical Engineering, dated September 2022.

iii. Seismic-related ground failure, including liquefaction and differential settling?		X		
Discussion: See discussion under 7.a.i. above. **Source:** San Mateo County Geotechnical Review Letter by Quinn Todzo, dated February 6, 2025, and Geotechnical Investigation Design Phase Report prepared by Butano Geotechnical Engineering, dated September 2022.				
iv. Landslides?		X		
Discussion: See discussion under 7.a.i. above. **Source:** San Mateo County Geotechnical Review Letter by Quinn Todzo, dated February 6, 2025, and Geotechnical Investigation Design Phase Report prepared by Butano Geotechnical Engineering, dated September 2022.				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*			X	
Discussion: The project site is not located on a coastal bluff **Source:** San Mateo County GIS Maps.				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
Discussion: The project involves approximately 85 cu. yd. of grading and no tree removal. The following mitigation measures could ensure that no further loss of topsoil or erosion occurs for completing the next stages of the project, such as removing the second story and placing it on or off-site. **Mitigation Measure 12:** At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including: a) Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until all proposed measures are in place. b) Minimize the area of bare soil exposed at one time (phased grading). c) Clear only areas essential for construction.				

d) Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
e) Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
f) Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
g) Soil and/or other construction-related material stockpiled on-site shall be placed at a minimum of 200 ft., or to the extent feasible, from all wetlands and drain courses. Stockpiled soil shall be covered with tarps at all times of the year.
h) Intercept runoff above disturbed slopes and convey them to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
i) Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
j) Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 ft. of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
k) Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
l) Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
m) Control fuels and other hazardous materials, spills, and litter during construction.
n) Preserve existing vegetation whenever feasible.

Mitigation Measure 13: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Source: Project Plans, Project Location, County GIS Maps, Geotechnical Investigation Design Phase Report prepared by Butano Geotechnical Engineering, dated September 2022.

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		

Discussion: See discussion under 7.a. and b. above.

Source: Project Plans, Project Location, County GIS Maps, Geotechnical Investigation Design Phase Report prepared by Butano Geotechnical Engineering, dated September 2022.

7.d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?		X		

Discussion: Per the Geotechnical Report submitted by Butano Geotechnical Engineering, dated September 2022, the building was built on in-situ sandstone which has a low potential for expansion. The report states that the southern container is supported by drilled piers that are 5 feet deep below the grade beam and embedded into the underlying bedrock of a minimum 18 inches. The northern container includes a below grade basement with the foundation embedded into the sandstone and supported by a mat slab foundation. The basement walls should be fully drained. Per the Project Geotechnical Engineer, the site is suitable for the existing building.

Source: Project Plans, Project Location, County GIS Maps, Geotechnical Investigation Design Phase Report prepared by Butano Geotechnical Engineering, dated September 2022.

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		

Discussion: There is no septic or other wastewater disposal system proposed. In permitting the container building, the County requires, in addition to other required modifications, that the applicant to remove the existing bathrooms and kitchen located in second story containers and in the shed next to the barn, as well as associated containment and/or treatment facilities, before the final Planning inspection of the building permit. Any future sewage disposal system will need a separate permit from the County's Environmental Health Services Department.

Mitigation Measure 14: At the time of building permit application, the applicant shall demonstrate removal of existing bathrooms and kitchen located in second story containers, and in the shed next to the barn, as well as associated containment and/or treatment facilities. The applicant shall complete the work prior to the Planning Final Inspection of the Building Permit.

Source: Project Plans and Project Proposal

7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: Based on the project parcel's existing surrounding environment and topography, it is not likely that the project parcel would host any paleontological resource or site, or unique geologic feature. The applicant has also confirmed that no paleontological resource was found during the construction of the pond and storage building.

Source: Project Plans and Project Proposal.

8.	**CLIMATE CHANGE**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***

8.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			x	

Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Project-related grading and construction of the proposed residence will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Although the project scope for the project is not likely to generate significant amounts of greenhouse gases, the mitigation measure provided in Section 3.a would ensure that any impacts are less than significant. Construction of the proposed storage building and pond included approximately 85 cu. yd. of grading. There is insufficient evidence to suggest that this activity will exceed the screening threshold for GHG emission established by the Bay Area Air Quality Management District. The District's CEQA Threshold of Significance Guidance states that any stationary source that generates more than 10,000 Metric Tons of GHG emissions per year is considered a significant impact. The average U.S. Household is estimated to generate 7.5 tons of GHG emissions per year. To ensure new development projects are compliant with the County's Energy Efficiency Climate Action Plan (EECAP), the County provides the EECAP Development Checklist. The applicant-completed will be required to incorporate several EECAP measures, including use of "cool" exterior surfaces, providing trash, recycling and composting collection enclosures, compliance of construction equipment with BAAQMD guidance for idling. The project would be required to comply with the California Green Building Standards Code (CALGreen). While the above described measures would reduce GHG emissions associated with project construction and operation, the BAAQMD encourages lead agencies to incorporate Best Management Practices (BMPs) to reduce GHG emissions during construction, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. These Best Management Practices have been included in Mitigation Measure 16 below in order to further reduce project related GHG emissions. Compliance with and/or consideration of EECAP and BAAQMD measures is required in order to reduce project related GHG emissions.

Compliance with and/or consideration of EECAP and BAAQMD measures is required in order to reduce project related GHG emissions.

Mitigation Measure 15: At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed EECAP Development Checklist or equivalent measures, as well as Best Management Practices (BMPs) to reduce GHG emissions during construction, to the extent feasible, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures should be shown on building plans.

Source: BAAQMD CEQA Thresholds of Significance Guidelines, 2017, CCFPD Fact Sheet.

8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the				X

	purpose of reducing the emissions of greenhouse gases?				
Discussion: As discussed above, the BAAQMD has determined that a project that generates GHG emissions above the 1,100 metric ton threshold would be in violation of the District's Clean Air Plan. The proposed use is allowed on PAD Zoning district through a PAD Permit. Therefore, the project does not conflict with any applicable plan, policy or resolution. **Source:** BAAQMD CEQA Thresholds of Significance Guidelines, 2017, Bay Area Clean Air Plan, Project Plans.					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release signifi-cant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion: The project parcel and surrounding area is not considered as a forest land. Therefore, the project has no impact. **Source:** Project Plans, Project Location and County GIS Maps.					
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
Discussion: The project site is not located on a costal bluff. **Source:** Project Plans, Project Location and County GIS Maps.					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: See discussion under 8.d. above. **Source:** Project Plans, Project Location and County GIS Maps.					
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
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 parcel is located in FEMA Flood Zone X, which is considered a minimal flood hazard (Panel No.06081C0380E, effective October 16, 2012). FEMA Flood Zone X areas have a 0.2 percent annual chance of flooding, with areas with one percent annual chance of flooding with average depths of less than 1-foot. Therefore, the proposed project poses no impact. **Source:** Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0380E, effective October 16, 2012.					

8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project site is not located in an anticipated 100-year flood hazard area as mapped by FEMA. Therefore, the proposed project poses no impact. **Source:** Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0380E, effective October 16, 2012.					

9.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: The proposed project does not involve the routine use, transport, or disposal of hazardous materials. The project involves deep freezer for storing packaged meats and workshop. The employees of the applicant would come a couple of times during the week to pick up the packaged meats and ship them to the other sites in the County. **Source:** Project Proposal.					
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
Discussion: No hazardous materials would be emitted from this building, hence there would be no impact. **Source:** Project Plans and Project Proposal.					
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
Discussion: The project site is not located within one-quarter mile of an existing or proposed school. The emission or handling of hazardous materials, substances, or waste is not proposed with this project.					

Source: Project Plans and Project Proposal.					
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
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. **Source:** Project Location.					
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
Discussion: The project site is not within 2 miles of a public airport or land use airport. **Source:** Project Location.					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project site is accessible through Madera Lane and La Honda Road. There is no evidence that the project would interfere with any emergency response plan. Therefore, the project has no impact. **Source:** Project Plans, Project Location, and County GIS Maps.					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		X		
Discussion: The project site is located within a Very High Fire Risk State Responsibility Area. The project will be required to meet the fire safety standards and show compliance with the California Building Code. The project site contains two plastic water tanks, 5,000 gallons and 10,000 gallons. Per Coastside Fire Protection District, the applicant will need to dedicate the existing 5,000-gallon water tank and dedicate a fire hydrant for fire safety. As the project plans lack information about any existing fire hydrant, the following mitigation measures were added to show compliance with the fire safety standards. **Mitigation Measure 16:** The plans submitted for the building permit shall show any existing fire hydrants in and around the site.					

Mitigation Measure 17: The required fire hydrant shall be located no closer than 50 feet to any building, and no farther away from 150 feet from the proposed building and be located on the fire department access side of the building. Hydrants shall be placed on a concrete pad 4 inches deep, and 2 feet by 2 feet minimum at the case, and shall be positioned so the center of the discharge is 30 inches to 36 inches above grade and be within 5 feet of the fire department access road. A 3-foot (914 mm) clear space shall be maintained around the circumference of the fire hydrants, except as otherwise required or approved. **Source:** San Mateo County Fire Department's Review Letter, dated June 9, 2023, Project Plans, County GIS Maps.				
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
Discussion: The project site is not located within such an area. **Source:** County GIS Maps.					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion in 8.f. and 9. h. above. **Source:** Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0380E, effective October 16, 2012.					
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
Discussion: As discussed in Section 8.f, 9.h. and i. above, the project site and immediately adjacent parcels are located in Flood Zone X, an area of minimal flood hazard. There is no leeve or dam in the near vicinity of the site, hence, the proposed project will not 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. **Source:** Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: The project site is not located within a San Mateo County General Plan mapped tsunami and seiche inundation area. **Source:** Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.					

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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, oxygen-demanding substances, and trash))?				X

Discussion: The project site is located with the San Gregorio Watershed and is not located next to a creek. San Gregorio Creek is located approximately 520 feet northwest of the project site. The site contains a man-made pond that was created by the owner by grading less than 150 cu. yd. every year (threshold for not requiring a Grading Permit). Rainwater is harvested from roof top gutters and collected in the pond and into a 5,000-gallon plastic storage tank. The site also contains a well to be legalized as an Agricultural well and a pump house. As the well is non-conforming, and it can be continued to be used for agricultural purposes after acquiring the necessary permits from the San Mateo County Environmental Health Services. Staff reached out to the San Gregorio Water (Stetson Engineers) on January 14, 2025, to inquire about any potential water permits to harvest rainwater. Per the response received from Stetson Engineers, dated January 16, 2025, the owner of 350 Madera Lane does not need a water right for the rainwater capture system, and water rights are only required if water is diverted from a stream or a channel. Furthermore, if a well is pumping percolating groundwater, a water right is not required. Therefore, the project would have no impact on any existing watershed or water system of this region. See Appendix E for more details. The following mitigation measure is added to avoid any future deterioration of the pond and for legalizing the existing well.

Mitigation Measure 18: The applicant shall obtain all necessary permits from San Mateo County Environmental Health Services to legalize the existing well to an agricultural well. Any existing/proposed plumbing from the existing well i.e. irrigation, spigots, etc., shall be shown on the plans, and a note stating that is well shall be used for only non-portable well shall be added. The plans shall also show evidence of the well pad at the surface with an appropriate top plate.

Source: Email communication with Julian Fulwiler from Stetson Engineers, San Gregorio Water Master, dated January 16, 2025, Plan check review comments of the Environmental Health, January 14, 2025.

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

Discussion: See discussion in 10. a. above.

Source: Email communication with Julian Fulwiler from Stetson Engineers, San Gregorio Water Master, dated January 16, 2025.				
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	
Discussion: The project would be required to show compliance with the County's Drainage Manual at the building permit stage. The mitigation measures listed under Mitigation Measures 12 to 13 would reduce the impact to a less than significant impact. **Source: Project** plans, Project Location.				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
Discussion: see discussion in 10.b. ii. above. **Source:** Project Plans, Project Location.				
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	
Discussion: Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Permit is mandatory and would prevent the creation of Significant additional sources of polluted runoff. **Source:** Project Plans, Project Location.				
iv. Impede or redirect flood flows?			X	
Discussion: See discussion in 10. a. above **Source:** Project Plans, Project Location.				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
Discussion: The project site is not located in tsunami or seiche zones. See discussion in 10. a. b. c. above.				

Source: Project Plans, Project Location.				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
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 water basins. These basins have been identified as low priority, and are not subject to the SGMA, and there is no current groundwater management agency or plan that oversees these basins. Also, see discussion in Section 10.b. **Source:** Project Plans, San Mateo County Office of Sustainability, Groundwater Website https://www.smcsustainability.org/energy-water/groundwater/.				
10.f. Significantly degrade surface or ground water quality?			X	
Discussion: See discussions under 10.a. to e. above. **Source:** Project Plans, Project Location.				
10.g. Result in increased impervious surfaces and associated increased runoff?				
Discussion: The proposed project would increase impervious surfaces. Pursuant to the discussion in Section 10.a, the post-development runoff would be greater than the pre-development runoff. With implementation of Mitigation Measures 12 to 13, the proposed project impact would be less-than-significant. **Source:** Project Plans, Project Location.				

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Physically divide an established community?				X
Discussion: The project does not involve dividing an established community. It involves legalizing an agricultural pond and a container storage building. **Source:** Project Location, Project Plans.				

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
Discussion: The proposed project does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project use is consistent with the applicable Zoning Regulations and General Plan Policies. **Source:** Project Plans; Project Location; San Mateo County Zoning Regulations; San Mateo County General Plan.					
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		
Discussion: The site is already developed with a barn and a water tank. With the construction of this storage building the site would still be used for agricultural purposes. No newly expanded public utilities are required for this project. The site currently has an illegally constructed bathroom in the shed next to the barn, which it is proposed to be removed with this application. The site has no portable water or sanitation facilities; hence no person is allowed to stay overnight. Any future water or septic system would require obtaining permits from San Mateo County Environmental Health Services. Any potential impacts created would be mitigated by Mitigation Measure 18 above. **Source:** Project Plans, Project Proposal.					

12.	**MINERAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: The project site is not located in an area known for mineral resources nor does the project involve mineral extraction. **Source:** Project Location; San Mateo County General Plan; San Mateo County GIS Resource Map.					
12.b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local				X

	general plan, specific plan or other land use plan?				
Discussion: See discussion under 12.a., above. **Source:** Project Location; San Mateo County General Plan; San Mateo County GIS Resource Map.					

13.	**NOISE**. Would the project result in:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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		
Discussion: There is a mechanical equipment associated with the freezer unit located on the north side of this building. San Mateo County Environmental Health Services has conducted two site visits to confirm the noise level of this mechanical equipment and verified the noise levels between 42 dBA to 47 dBA (Noise Ordinance requirement is 55 dBA daytime, and 50 dBA nighttime). There is another emergency generator that is located in the front setback. The following mitigation measures can help reduce any potential noise impacts to a less than significant impact. **Mitigation Measure 19:** Install a screening wall in front of the freezer unit to mitigate any potential noise impacts and keep the noise under 55 dBA (daytime) to 50 dBA (nighttime) at all times. **Mitigation Measure 20:** In plans submitted for a building permit application, the applicant shall demonstrate that the emergency generator located in the front setback of the site will be moved elsewhere on the site, to comply with a minimum site setback of 3 feet from the side and rear property lines. If located 3 feet from the rear and side property lines, the generator should be housed in a cabinet or within a sound blanket to keep the noise level under 55 dBA (daytime) and 50 dBA (nighttime). **Source:** Project Plans, Site visit, San Mateo County Municipal Ordinance				
13.b.	Generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: The storage building is already constructed. Minor ground vibration or ground-borne noise created from the site would be typical to construction of any new building . **Source:** Project Plans.					
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				X

	residing or working in the project area to excessive noise levels?				
Discussion: The project parcel is not located within the vicinity of a private airstrip or an airport land use plan. **Source:** Project Location.					

14.	**POPULATION AND HOUSING**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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
Discussion: No roads or infrastructure extension is required for this project. Hence, there will be no impact. **Source:** Project Plans, Project Location.					
14.b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project involves legalizing an already constructed cargo container building and an agricultural pond that were constructed without permits. The site does not contain potable water or sanitation facilities. Hence, no housing can be developed at this site until it provides the required services. The site consists of an illegally constructed second-story living unit and a full bathroom located in the shed next to the barn that will be required to be removed as per Mitigation Measure 14 above. No replacement housing would be necessitated as these units were not permitted. **Source:** Project Plans, Project Location, Site inspection.					

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:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***

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

Discussion: See discussion under 9.g. above.

Source: San Mateo County Fire Department's Review Letter, dated June 9, 2023, Project Plans, County GIS Maps.

16. RECREATION. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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

Discussion: The proposed project includes legalizing an already built cargo container storage building, containing no dwelling units, which would not increase the use of existing neighborhood or regional parks or other recreational facilities.

Source: Project Plans, Project Proposal.

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

Discussion: See discussion under 16.a. above. The project does not include recreational facilities or require the construction or expansion of recreational facilities.

Source: Project Plans, Project Proposal.

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
Discussion: The project would not conflict with any program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities and parking **Source:** Project Plan, Project Proposal.				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*? *Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*				X
Discussion: The project involves legalizing an already built container storage building, water tank and a pond. The site is accessible via La Honda Road and Madera Lane, which are public roads. The project does not involve altering any roadway and the development is limited to the project site. *Project operation-related traffic impacts* The owner and his workers make periodic trips to the site, mainly to access the freezer unit to drop off or pick up products. There is no retail use proposed or allowed. These trips would result in minimal to no impacts to area traffic. *Construction-related traffic impacts* The total grading required to complete this work was around 98 cu. yd. Most of the work is already completed with the exception of removing the second-story containers and moving it on-or-off-site. Any potential work required to be completed for this project like removing the second story, installing the screening walls in front of the generator, and installing roof could be completed in a couple of weeks to days. The proposed project (removing the second story, installing the screening walls in front of the generator, and installing roof) is not of a scope/scale that would exceed a threshold of significance and/or result in significant impacts. **Source:** Project Plans, Project Location.				
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

Discussion: The project site is currently developed, and the project does not involve an increase in density, the introduction of new uses, or changes to the existing access roads which would result in increased hazards. **Source:** Project Plans, Project Location.				
17.d. Result in inadequate emergency access?				X
Discussion: The project does not include any changes to the existing driveway that serves the site. The site is easily accessible from La Honda Road and Madera Lane. Hence, there would be no impact on the emergency access to the site. **Source:** Project Plans.				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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:				X
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)				
Discussion: The project site is not listed or is 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) **Source:** Project Location.				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significantly pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1.				X

	(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.)				

Discussion: Staff sent out certified mails to eight tribes provided by Native American Heritage Commission (NAHC) and heard back from Tamien Nation who asked for a formal consultation under AB52. However, no comments were provided by Tamien Nation and the meeting was canceled on the scheduled date.

Source: Project Plans.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 project site does not have access to potable drinking water or sanitation facilities. The bathrooms that were illegally constructed would be removed through Mitigation Measure 14 above. The portion of the container storage building that would remain at the site would only contain a workshop/maintenance shop, deep freezer unit and hay storage. There is an existing non-conforming well on site that would be only allowed to be used for agricultural purposes. Any future development proposals would be subject to meeting Environmental Health's health and safety standards.

Source: Project Plans, Project Proposal.

19.b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	

Discussion: See discussion under 19.a. above.

Source: Project Plans, Project Proposal.

19.c. Result in a determination by the waste-water 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	
Discussion: See discussion under 19.a. above. **Source:** Project Plans, Project Proposal.				
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	
Discussion: See discussion under 19.a. above. **Source:** Project Plans, Project Proposal.				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?			X	
Discussion: See discussion under 19.a. above. **Source:** Project Plans, Project Proposal.				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?		X		
Discussion: The project is located with a state responsibility area identified as high fire severity zone. Mitigation Measures 16 and 17 listed above under 9.g. above would help reduce any significant wildfire hazard to less than significant impact. The project would not impair any adopted emergency response plan or evaluation plan. **Source:** Project Location, Project Plans, County GIS Maps.				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to,			X	

	pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
Discussion: As discussed above, the site is already developed with a barn and is surrounded by low density residential and agricultural uses. The proposed project will be required to incorporate fire resistant materials, installation of fire sprinkler system, and the creation of defensible space around the developed areas as part of project construction. In the event there was a wildfire in the area the occupants would be likely be exposed to pollutant concentrations and/or uncontrolled spread as would the other surrounding development. However, the incorporation of the fire reduction methods described would aid in minimizing impacts. **Source:** Project Location, Project Plans.					
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	
Discussion: The project includes legalization of a 5,000-gallon fire suppression water storage tank. There is another 10,000-gallon water tank available at the site. See discussions under 9.g. above. **Source:** Project Location, Project Plans.					
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	
Discussion: While downslope landslides associated with post-fire instability are a possibility, the proposed project does not exacerbate this situation. As noted previously the majority of the adjacent parcels are developed and the proposed addition of storage building on the subject parcel will not increase or create additional risks associated with landslides. **Source:** Project Location, Project Plans.					

21.	**MANDATORY FINDINGS OF SIGNIFICANCE**.				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 eliminate a plant or animal community,		X		

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?				
Discussion: The project could have impacts on visual, cultural, geology and soils, noise, and other temporary impacts associated with a project construction. However, compliance with standard requirements of the California building and fire codes and mitigation measures included in this document will reduce those impacts to less than significant. **Source:** Subject Document.				
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.)			X	
Discussion: The project site is a developed parcel and introduction of this new container storage building would still keep the use to rural agricultural. Therefore, the project would not likely result in a cumulatively considerable impact when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. **Source:** Subject Document.				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
Discussion: See discussion of 21.a. and 21.b. **Source:** Subject 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	

AGENCY	YES	NO	TYPE OF APPROVAL
California Coastal Commission (CCC)		x	No separate permit needed; CCC approval only needed if project is appealed.
California Department of Food and Agriculture		x	
County Airport Land Use Commission (ALUC)		x	
Other: _____			
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	

MITIGATION MEASURES		
	Yes	No
Mitigation measures have been proposed in the 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 Measures 1: The applicant shall remove the second story of the containers which shall be moved to a different site/location.

Mitigation Measure 2: The applicant shall plant at least four to five screening trees with a minimum stock size of 15-gallon or larger along La Honda Road to mitigate any potential view impacts from the neighboring properties and roads.

Mitigation Measure 3: In plans submitted for a building permit, the applicant shall show installation of a new roof on the single-story portion of the building, to be painted a green color to match the roof color of the existing barn.

Mitigation Measure 4: The number of exterior lighting fixtures for the container building shall be limited to the minimum required by the building code. Such light fixtures shall be warm-toned and downward-directed. Any other new lighting shall be subject to separate permitting.

Mitigation Measure 5: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
c. All vehicle speeds on unpaved roads shall be limited to 15 mph.
d. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
e. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
g. 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.
h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

Mitigation Measure 6: Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used. The applicant shall demonstrate compliance with this requirement in plans submitted at the time of building permit application.

Mitigation Measure 7: A pre-construction survey of protected species (e.g., dusky-footed woodrat, California red-legged frog, San Francisco garter snake, migratory bird nesting) shall be conducted prior to any proposed grading-or-construction-related activities. If, for any reason, grading/construction activities do not commence within 10 days of completion of the survey, the survey shall be repeated, and results reported to the County. If active migratory bird nests or other evidence of other special species are discovered, no construction-related activities, including grading and tree removal, are allowed until the applicant has consulted a biologist, recommended measures to protect such species have been shared with County staff, and recommended measures have been fully implemented, to the satisfaction of the project biologist and Community Development Director.

Mitigation Measure 8: After a biologist conducts a pre-construction survey, the biologist shall monitor installation of permanent exclusion fencing around the property to avoid any wildlife

entering the property. Applicant shall maintain exclusion fencing in working order for the life of the project.

Mitigation Measure 9: In the event that unanticipated cultural resources are exposed during ground disturbance activities, work within 15 meters (50 feet) of the find must stop and a Secretary of the Interior qualified archaeologist, must be notified immediately. Work may not resume until a qualified archaeologist can evaluate the significance of the find. If the discovery proves significant, additional work such as archaeological testing, data recovery, or tribal consultation may be warranted.

Mitigation Measure 10: Although not anticipated, there remains the potential for the inadvertent discovery of human remains during ground-disturbing activities. State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Mateo County coroner must be notified of the find immediately. If concentrations of prehistoric or historic-era materials are encountered during project activities; all work in the immediate vicinity shall cease until a qualified archaeologist can evaluate the finds and make recommendations.

Mitigation Measure 11: A construction verification report shall be submitted at the time of building permit application that provides the same level of construction verification required in a geotechnical final construction report. The report shall include affirmation that the geotechnical elements of the project were constructed according to the recommendations provided in the report along with the methods that were used by the Project Geotechnical Engineer for the verification. The elements include but are not limited to:

a. A verification of the dimensions and reinforcement of the footings including depth and width.
b. A verification of the dimensions and reinforcement in the piers including depth and logs.
c. A verification of the dimensions, reinforcement and waterproofing of the slab on grade that connects the two structures.
d. A verification of any site grading that has occurred as part of the original project. That includes verifying the compaction of any fill placed.

Furthermore, the Geotechnical Department recommends that the geotechnical and structural engineers provide the following supplemental letters:

e. The Project Geotechnical Engineer shall submit a Plan Review Letter reviewing all pertinent aspects of the as-built plans and calculations. We recommend that special care be given to the proximity of the retention pond to the building foundation.
f. The structural engineer provides revised calculations that include lateral loading on the foundation and retaining walls or as directed from the building department structural review.

Mitigation Measure 12: At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

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

Mitigation Measure 13: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Mitigation Measure 14: At the time of building permit application, the applicant shall demonstrate removal of existing bathrooms and kitchen located in second story containers, and in the shed next to the barn, as well as associated containment and/or treatment facilities. The applicant shall complete the work prior to the Planning Final Inspection of the Building Permit.

Mitigation Measure 15: At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed EECAP Development Checklist or equivalent measures, as well as Best Management Practices (BMPs) to reduce GHG emissions during construction, to the extent feasible, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures should be shown on building plans.

Mitigation Measure 16: The plans submitted for the building permit shall show any existing fire hydrants in and around the site.

Mitigation Measure 17: The required fire hydrant shall be located no closer than 50 feet to any building, and no farther away from 150 feet from the proposed building and be located on the fire department access side of the building. Hydrants shall be placed on a concrete pad 4 inches deep, and 2 feet by 2 feet minimum at the case, and shall be positioned so the center of the discharge is 30 inches to 36 inches above grade and be within 5 feet of the fire department access road. A 3-foot (914 mm) clear space shall be maintained around the circumference of the fire hydrants, except as otherwise required or approved.

Mitigation Measure 18: The applicant shall obtain all necessary permits from San Mateo County Environmental Health Services to legalize the existing well to an agricultural well. Any existing/proposed plumbing from the existing well i.e. irrigation, spigots, etc., shall be shown on the plans, and a note stating that is well shall be used for only non-portable well shall be added. The plans shall also show evidence of the well pad at the surface with an appropriate top plate.

Mitigation Measure 19: Install a screening wall in front of the freezer unit to mitigate any potential noise impacts and keep the noise under 55 dBA (daytime) to 50 dBA (nighttime) at all times.

Mitigation Measure 20: In plans submitted for a building permit application, the applicant shall demonstrate that the emergency generator located in the front setback of the site will be moved elsewhere on the site, to comply with a minimum site setback of 3 feet from the side and rear property lines. If located 3 feet from the rear and side property lines, the generator should be housed in a cabinet or within a sound blanket to keep the noise level under 55 dBA (daytime) and 50 dBA (nighttime).

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.
X	I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



(Signature)

10/15/25	Project Planner
Date	(Title)

ATTACHMENTS:

A. Vicinity Map
B. Project Plans
C. Memorandum regarding Agricultural Production, Processing, and Storage on Multiple Parcels from Resource Conservation District (RCD) dated March 6, 2024.
D. Affidavit of No Archeological Resources Found by the applicant, dated September 27, 2024
E. Response Letter from San Gregorio Water Master (Stetson Engineers).
F. Photos of project taken from La Honda Road, site visit conducted on November 22, 2024

San Mateo County

PLN2023-00112, 350 Madera Lane



0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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1: 9,028

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

SITE DATA:

APN: 081-320-030
LOT SIZE: 25,253 SF (0.580 AC)
ZONING:PAD/CD
OCCUPANCY GROUP:
TYPE OF CONSTRUCTION:TYPE 1

PRE:
PLN:
BLD:

APPLICABLE CODES:

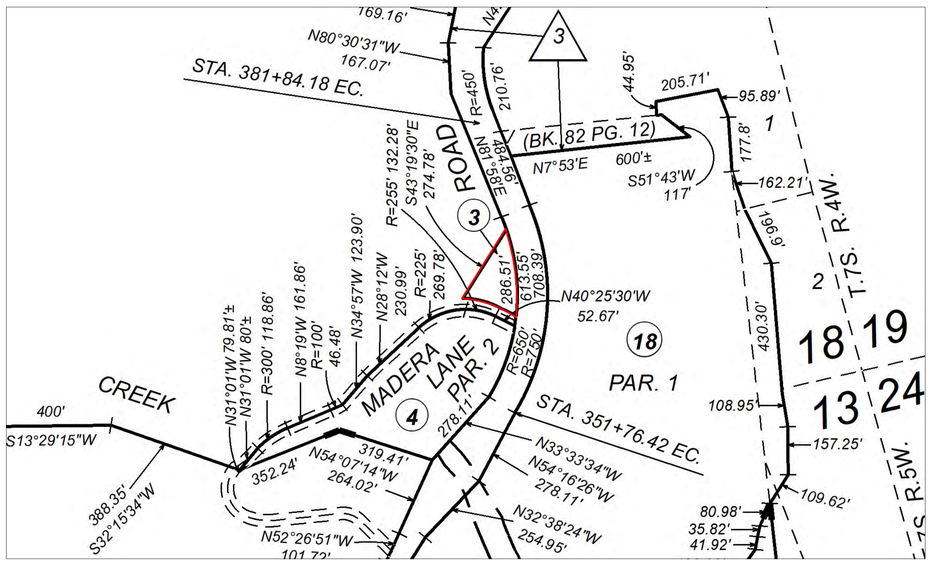
SAN MATEO COUNTY ZONING & BUILDING ORDINANCES

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

Sheet List - CD

Sheet Number	Sheet Name	Rev
A100	Cover Sheet	
A101	BMP	
CE1	Survey	
A102	Site Plan	
C1	Drainage Plan	
A103	Floor & Roof Plan	
A104	Elevations	
A105	Electrical Plan	





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REVISIONS

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San Gregorio

Cover Sheet

Drawn by JM
Designed By: Colton Palmer
Date 9/30/24
Sheet: A100
Scale

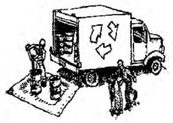
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SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☒ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☒ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☒ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☒ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☒ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.).
- ☒ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☒ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☒ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ☒ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☒ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☒ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☒ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ☒ Schedule grading and excavation work during dry weather.
- ☒ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☒ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ☒ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ☒ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☒ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☒ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☒ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ☒ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ☒ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☒ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.



Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
  - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  - Collect the rinse water in a tank and haul off-site for proper disposal.
- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.



Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.



Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

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REVISIONS

PREMIER DRAFTING
116 N Cabrillo Hwy Half Moon Bay - (650)-454-6393

Owner Information
Erik Markegard
(650)245-4557
erik@markegardfamily.com

350 Madera Ln
San Gregorio

BMP

Drawn by CJP

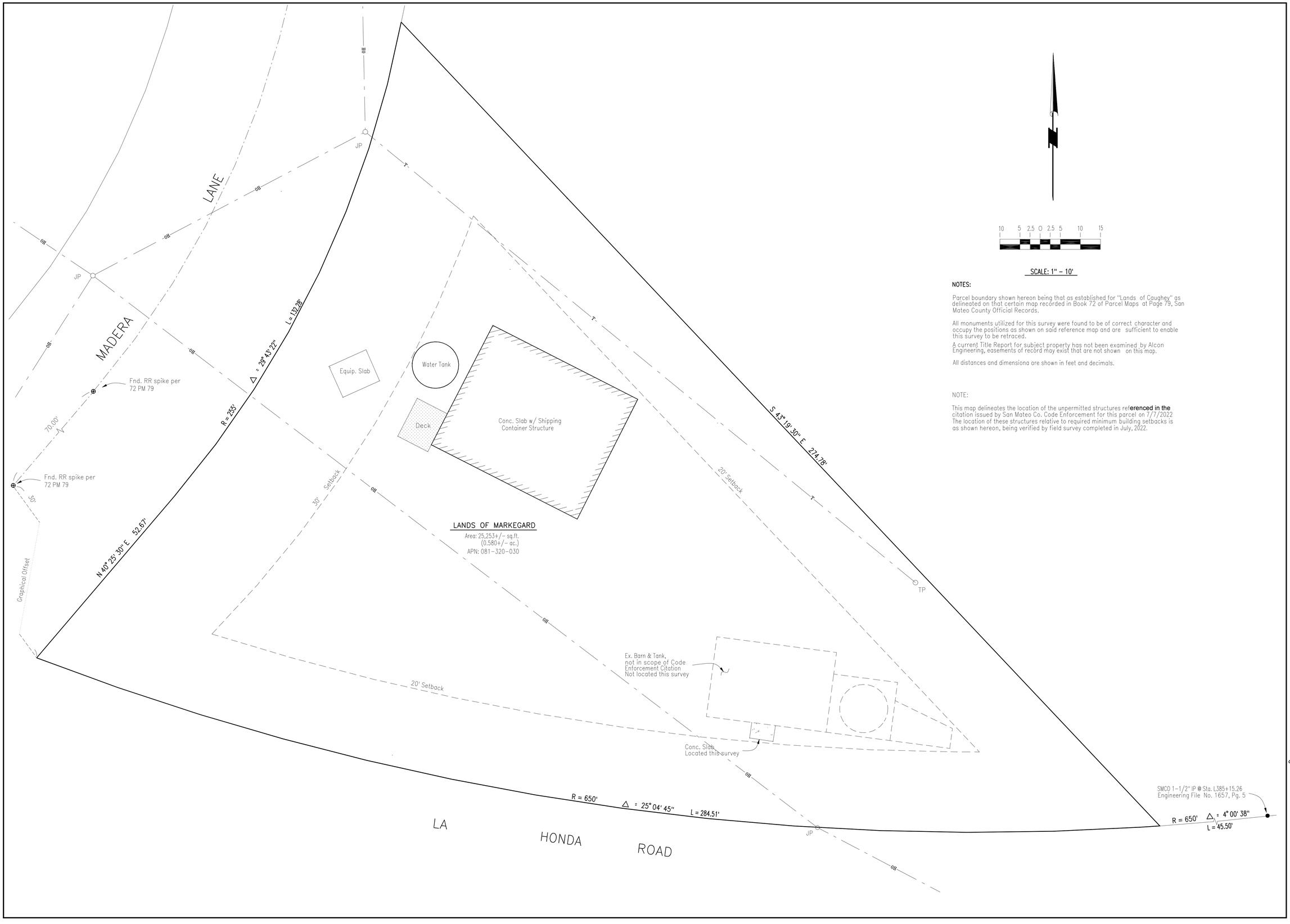
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Date 9/30/24

Sheet: A101

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10 5 2.5 0 2.5 5 10 15

SCALE: 1" = 10'

NOTES:

Parcel boundary shown hereon being that as established for "Lands of Caughey" as delineated on that certain map recorded in Book 72 of Parcel Maps at Page 79, San Mateo County Official Records.

All monuments utilized for this survey were found to be of correct character and occupy the positions as shown on said reference map and are sufficient to enable this survey to be retraced.

A current Title Report for subject property has not been examined by Alcon Engineering, easements of record may exist that are not shown on this map.

All distances and dimensions are shown in feet and decimals.

NOTE:

This map delineates the location of the unpermitted structures referenced in the citation issued by San Mateo Co. Code Enforcement for this parcel on 7/7/2022 The location of these structures relative to required minimum building setbacks is as shown hereon, being verified by field survey completed in July, 2022.

REVISIONS	
1	
2	
3	
4	
5	
6	

Alcon Engineering
2285 La Loma Dr. Los Altos 94022
(650) 308-3328

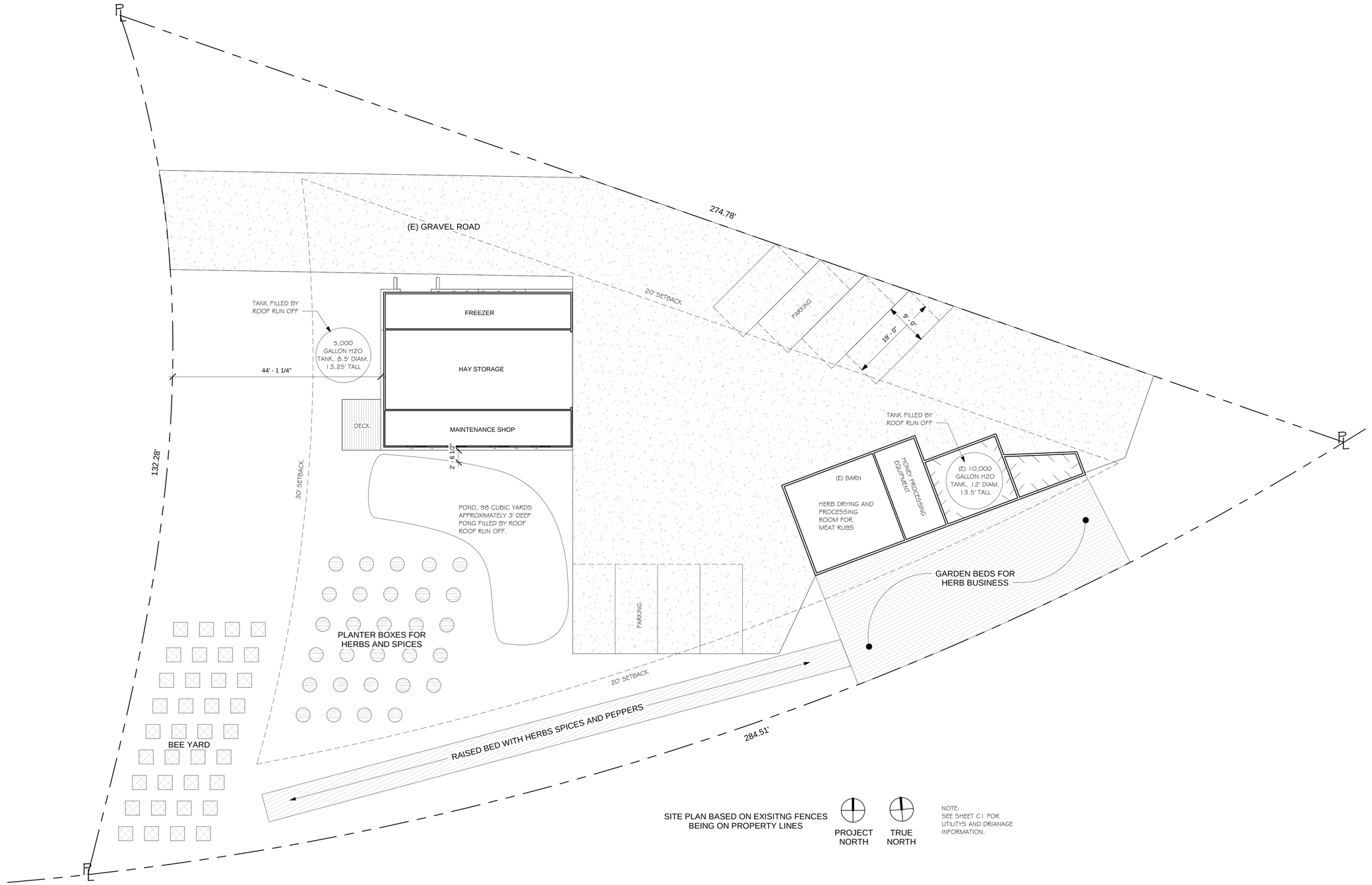
LAND OF MARKEGARD
350 MADERA LANE
SAN GREGORIO, CALIFORNIA
APN: 081-320-030

STRUCTURE LOCATION SURVEY
CODE ENFORCEMENT CITATION

LICENSED LAND SURVEYOR
STEVE DEVICH
L.S. 9298
EXP 9/30/22
STATE OF CALIFORNIA

DATE	8/12/22
SCALE	AS NOTED
JOB #	2999.122
FILE	
DRAWN BY :	SD

SHEET CE1
OF 1 SHEETS



SITE PLAN BASED ON EXISITNG FENCES BEING ON PROPERTY LINES

PROJECT NORTH

TRUE NORTH

NOTE:
SEE SHEET C1 FOR UTILITYS AND DRIANAGE INFORMATION.

1 Site
1" = 10'-0"

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REVISIONS

PREMIER DRAFTING
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Owner Information

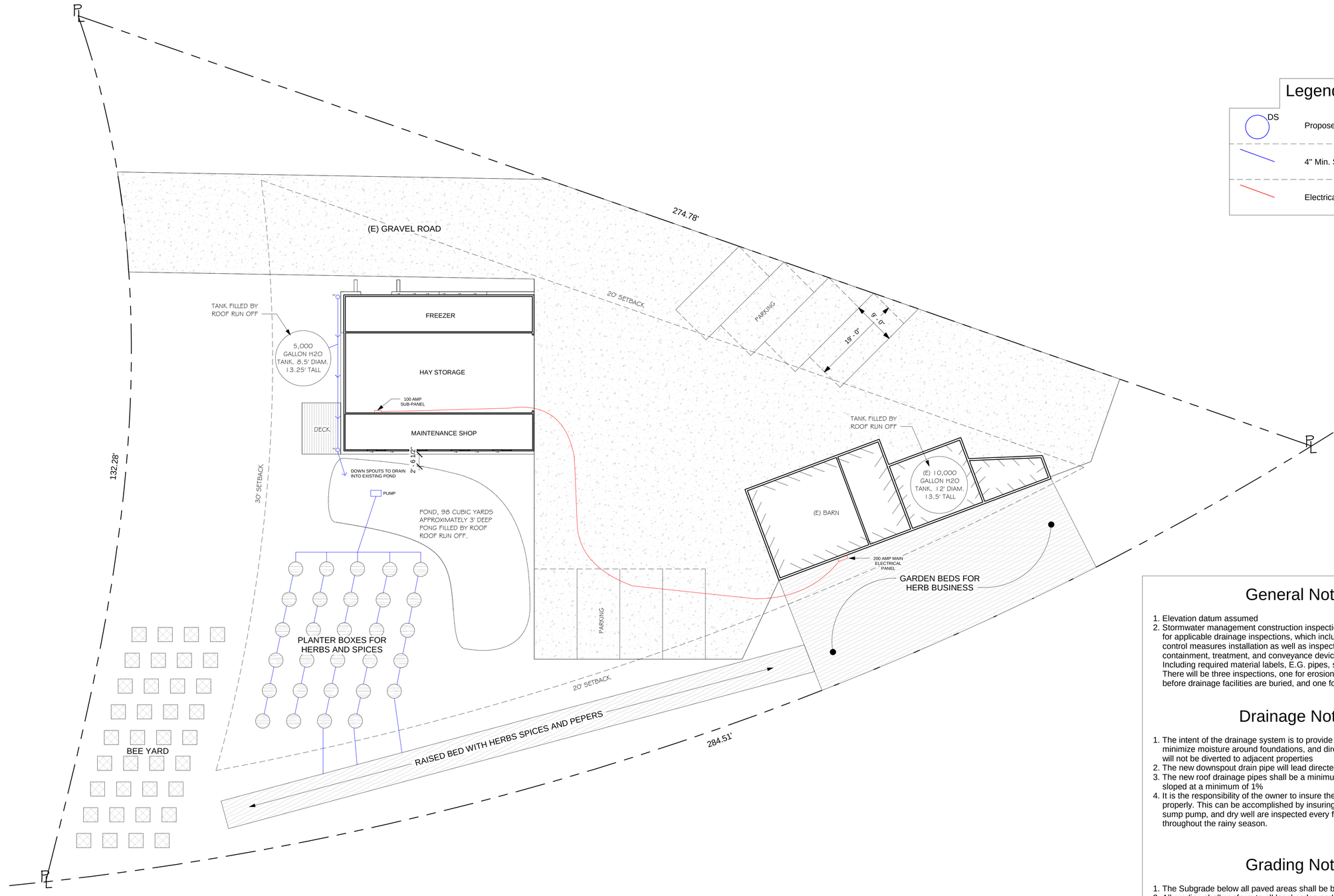
Erik Markegard
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350 Madera Ln
San Gregorio

Site Plan

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Designed By:	Colton Palmer
Date	9/30/24
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Scale	1" = 10'-0"

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3 Drainage
1" = 10'-0"

Legend

- DS — Proposed Downspouts
- 4" Min. Solid Drain Pipe
- Electrical

General Notes:

1. Elevation datum assumed
2. Stormwater management construction inspections shall be scheduled for applicable drainage inspections, which include site clearance and erosion control measures installation as well as inspection of major drainage containment, treatment, and conveyance devices before being buried. Including required material labels, E.G. pipes, sub-grade materials, ETC. There will be three inspections, one for erosion control installation, one before drainage facilities are buried, and one for final walk around

Drainage Notes:

1. The intent of the drainage system is to provide a safe location for roof runoff, minimize moisture around foundations, and direct slopes so that Stormwater will not be diverted to adjacent properties
2. The new downspout drain pipe will lead directed to the existing pond.
3. The new roof drainage pipes shall be a minimum of 4" in diameter, solid pipes sloped at a minimum of 1%
4. It is the responsibility of the owner to insure the drainage system is working properly. This can be accomplished by insuring all gutters , down spout lines, sump pump, and dry well are inspected every fall and periodically throughout the rainy season.

Grading Notes:

1. The Subgrade below all paved areas shall be baserock compacted to 95%
2. All grading shall conform to all local codes and ordinances
3. All trenches under proposed paved or concrete areas shall be backfilled to Subgrade elevation with compacted approved granular materials. Trenches in proposed landscape areas shall be within one foot of finished grade, then filled with hand tamped soils.

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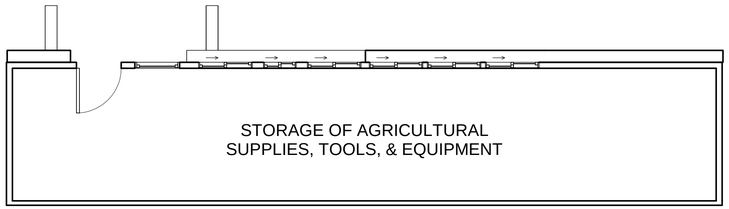
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San Gregorio

Drainage Plan

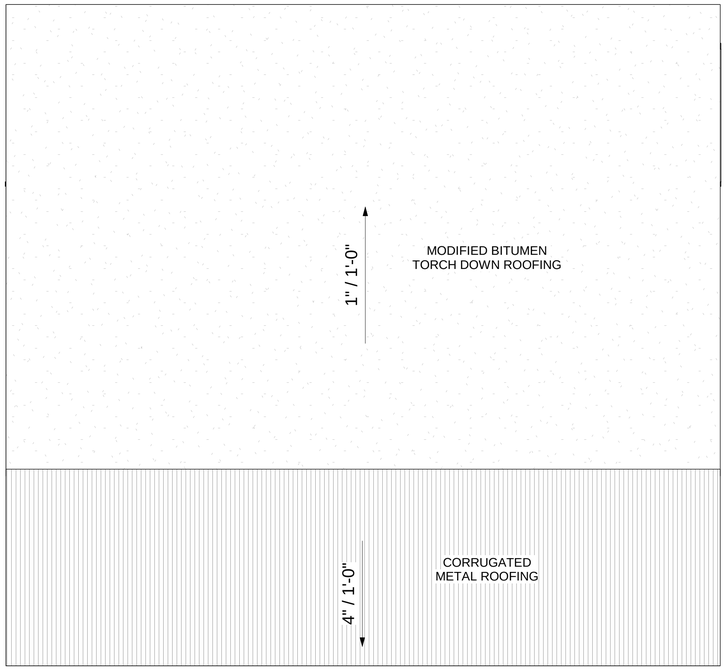
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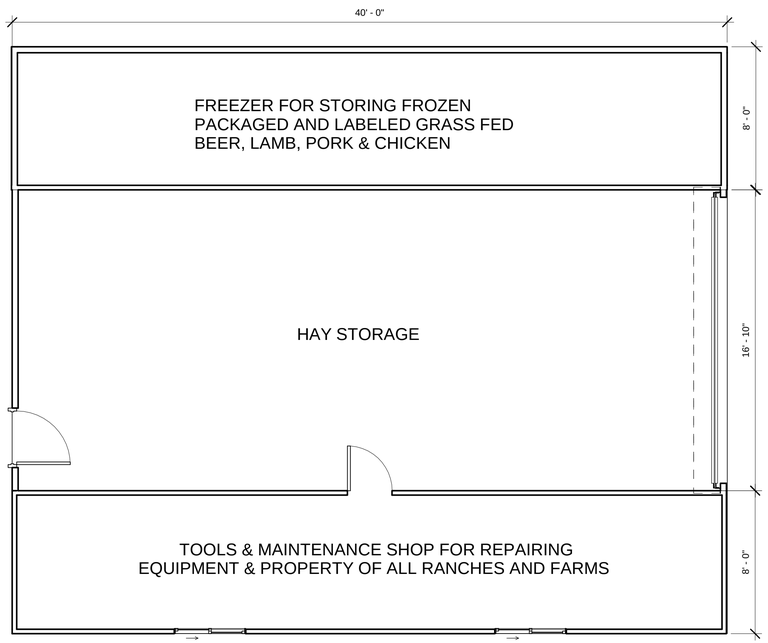
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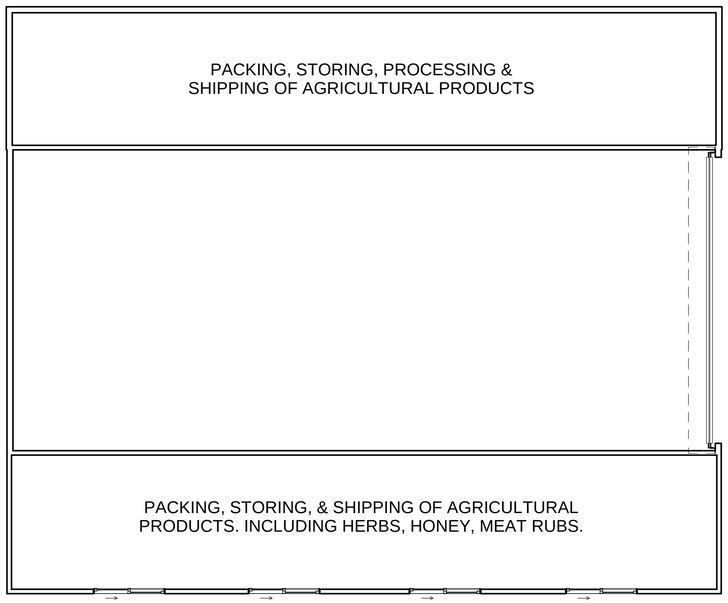
3 Basement
1/4" = 1'-0"



4 Roof
1/4" = 1'-0"



1 Level 1
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"

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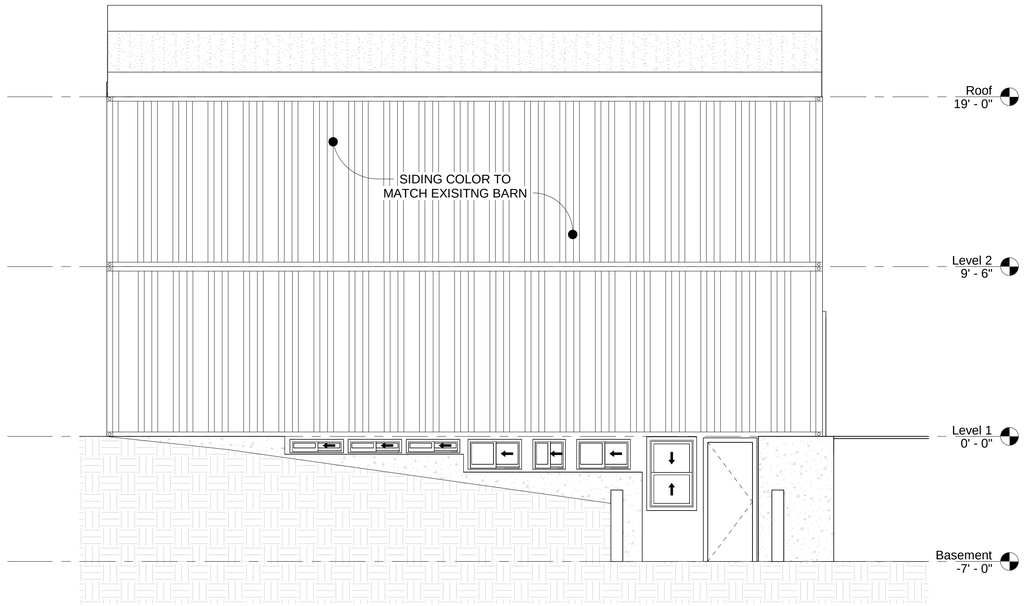
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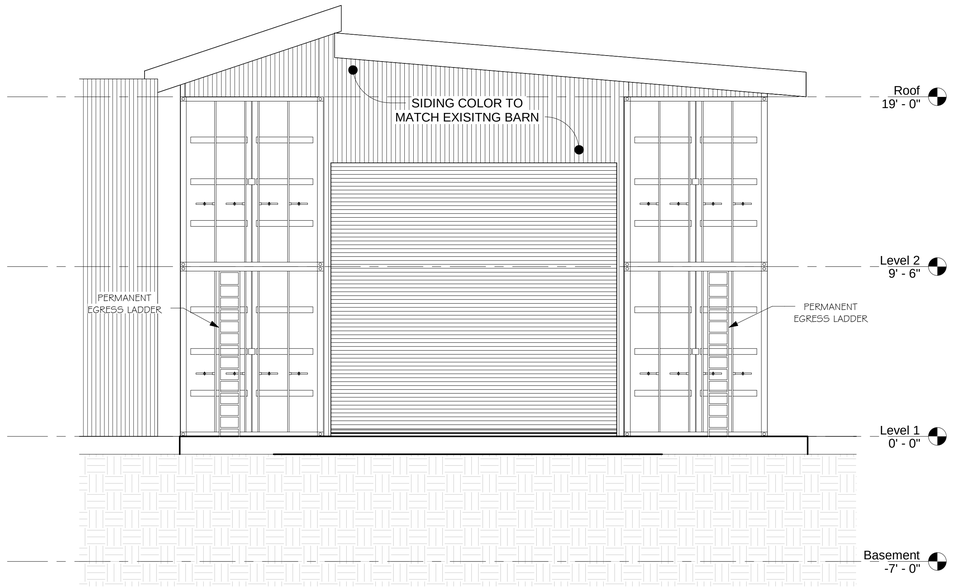
Floor & Roof Plan

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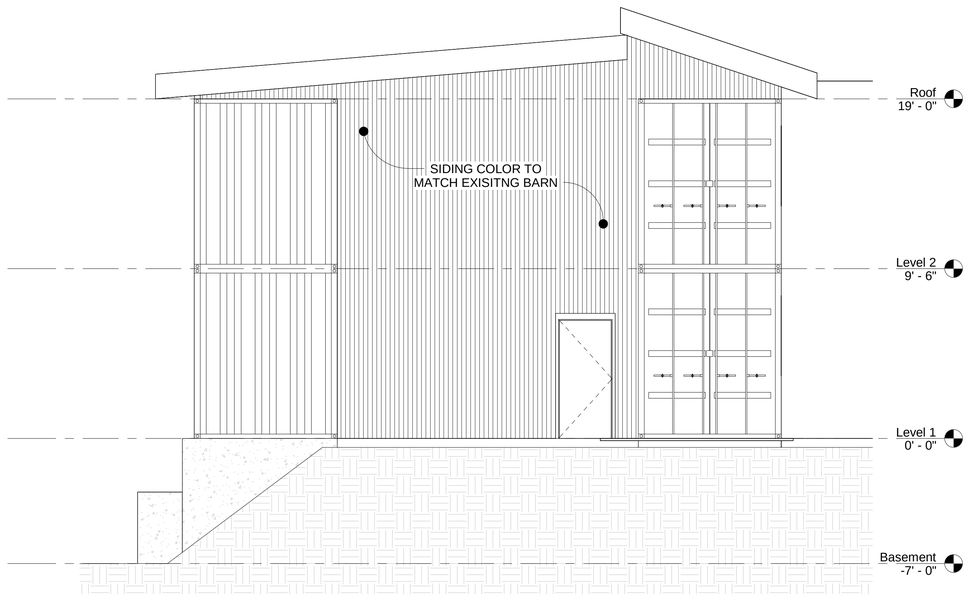
1 North
1/4" = 1'-0"



3 East
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2 South
1/4" = 1'-0"



4 West
1/4" = 1'-0"

REVISIONS

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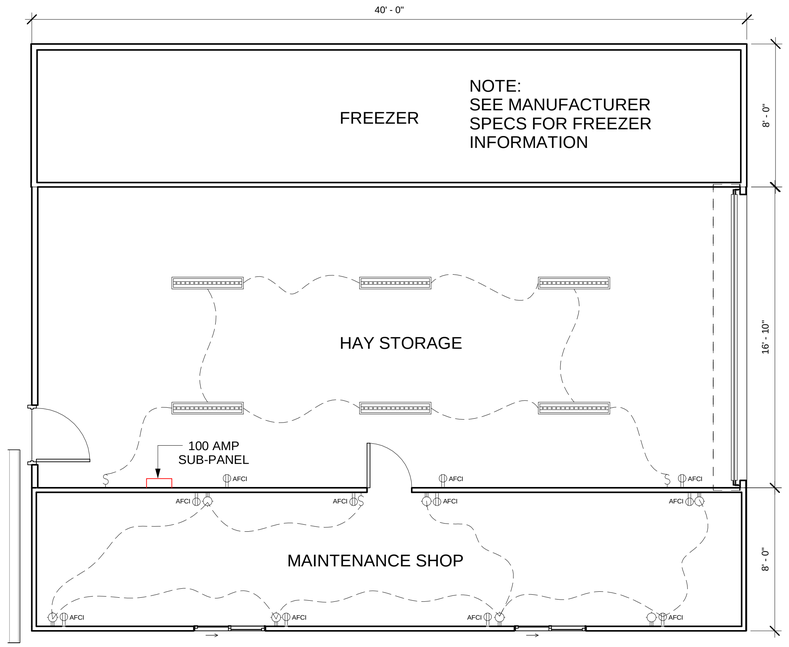
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Elevations

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1 Level 1 Electrical Plan
1/4" = 1'-0"

AFCI OUTLET - STOVE (BASED ON MFR SPEC)

AFCI OUTLET - AFCI

GFCI OUTLET - GFCI

WP-GFCI OUTLET - WATER/WEATHER PROOF GFCI

D OUTLET - DRYER

SD SWITCH - DIMMER

3 SWITCH - DIMMER THREE-WAY

S SWITCH - SINGLE

O SWITCH - OCCUPANCY

WALL MOUNTED LIGHT

4 FOOT SHOP LIGHT

ELECTRICAL NOTES:

1. ALL LIGHTING SHALL BE HIGH-EFFICACY (CEC 150(k)1)

2. ALL OUTDOOR LIGHTING SHALL BE HIGH-EFFICACY AND CONTROLLED BY MOTION SENSOR & PHOTOCONTROL OR OTHER APPROVED METHODS (CEC 150(k)3)

3. IN BATHROOMS, AT LEAST ONE LIGHT SHALL BE CONTROLLED BY A VACANCY SENSOR (CEC 150.0(k)2J)

4. 125-VOLT, 15 & 20 AMP RECEPTICAL OUTLETS SHALL BE LISTED TAMPER-RESISTANT (CEC 406.11)

5. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTOR (AFCI) PROTECTED (CEC 210.12(A))

6. A DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS (CEC 210.11(C)(3))

7. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS SHALL BE PROVIDED. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED (CEC 210.52(B)(2))

8. PROVIDE 220-VOLT, 30 AMP DEDICATED CIRCUIT FOR DRYER (CEC 220.54)

9. ALL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING,AND CONTROLLED BY A HUMIDISTAT CAPABLE OF BEING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. CGBC 4.506

10. KITCHEN EXHAUST SHALL BE A MINIMUM OF 100 CFM

11. KITCHEN HOOD EXHAUST FAN SHALL BE DUCTED OUTSIDE IN ACCORDANCE WITH ASHRAE STANDARD 62.2 TABLE 7.1

12. UFER GROUND OR OTHER APPROVED GROUND PER CEC 250

13. LISTED RACEWAY PROVIDED TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. RACEWAY SHALL BE MINIMUM TRADE SIZE 1 AND SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE PROPOSED EV CHARGER. CGBSC 4.106.4.1

REVISIONS

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San Gregorio

Electrical Plan

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TECHNICAL SPECIFICATIONS:

GENERAL NOTES
1. ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN ON THE PLANS FOR SIMILAR CONSTRUCTION.
2. ALL DIMENSIONS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE ARCHITECTS PLANS AND NOTIFY THE ENGINEER IN THE EVENT OF A CONFLICT, PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED TO THE ENGINEER IN THE FORM OF A DETAILED SKETCH FOR REVIEW BEFORE AN APPROVAL WILL BE GIVEN, AND BEFORE PROCEEDING WITH THE WORK.
4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE CALIFORNIA BUILDING CODE, 2019 EDITION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE ENGINEER IN THE EVENT OF A CONFLICT.
6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SAN MATEO BUILDING DEPARTMENT PRIOR TO THE START OF WORK.
7. THE CONTRACTOR SHALL NOTIFY THE COUNTY BUILDING INSPECTOR AT LEAST 48 HOURS PRIOR TO POURING ANY CONCRETE.

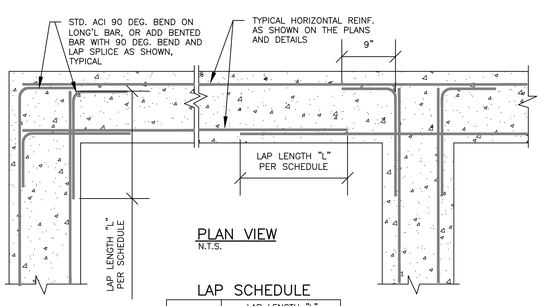
CONCRETE
1. ALL CONCRETE WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE ACI BUILDING CODE AND THE LATEST EDITION OF THE MANUALS OF CONCRETE PRACTICE.
2. THE CONCRETE FOR THE BUILDING FOUNDATIONS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI. THE USE OF ANY ADMIXTURE SHALL BE APPROVED BY THE ENGINEER.
3. THE MAXIMUM AGGREGATE SIZE SHALL BE 3/4" INCH FOR PUMP DELIVERED CONCRETE.
4. REINFORCEMENT, ANCHOR BOLTS, SLEEVES, AND OTHER SUCH ITEMS TO BE CAST MONOLITHICALLY IN CONCRETE SHALL BE SECURELY FASTENED AND IN PLACE PRIOR TO CALLING FOR INSPECTION.
5. RECYCLED FLY ASH MAY BE SUBSTITUTED FOR THE REQUIRED CEMENT CONTENT AT THE RATE OF 25% MAXIMUM.
6. CONCRETE FORM BOARDS SHALL BE REUSED OR RECYCLED.
7. SUBMIT MIX DESIGN AND CURING METHOD TO THE ENGINEER FOR REVIEW PRIOR TO PLACING CONCRETE.
8. VAPOR BARRIER UNDER BUILDING SLABS SHALL BE STEGOWRAP 15 MIL VAPOR BARRIER. OR APPROVED EQUIVALENT

REINFORCING STEEL
1. REINFORCING STEEL SHALL COMPLY WITH ASTM A615, GRADE 40 FOR #4 AND SMALLER BARS, GRADE 60 FOR #5 AND LARGER BARS. SPLICES SHALL BE STAGGERED WHERE POSSIBLE. SPLICE BARS 40 BAR DIAMETERS, MINIMUM.
2. SUPPORTING DEVICES FOR THE REINFORCEMENT SHALL BE SPACED SUFFICIENTLY TO PROPERLY SUPPORT THE REINFORCEMENT AND PREVENT EXCESSIVE DEFLECTION THAT MAY RESULT IN IMPROPER BAR PLACEMENT.
3. THE FOLLOWING MINIMUM BAR COVERS SHALL BE MAINTAINED:
   CONCRETE EXPOSED TO EARTH OR WEATHER: 1 ½ INCHES
   CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
4. ALL ANCHOR BOLTS SHALL BE 5/8" DIAMETER BY 12" LONG HOT DIPPED GALVANIZED "J" BOLTS WITH 3" SQUARE x 1/4" PLATE WASHERS. USE TWO BOLTS MINIMUM PER SILL PLATE MEMBER, 6" MINIMUM AND 12" MAXIMUM FROM EACH END.

FOUNDATION EXCAVATION NOTES
1. THE FOUNDATION ELEMENTS SHOWN HEREON WERE DESIGNED BASED ON ASSUMED VALUES BASED ON SITE OBSERVATIONS. VALUES SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL FOLLOW THE RECOMENDATIONS BY GEOTECHNICAL ENGINEER.
2. THE FOUNDATION DIMENSIONS SHOWN ON THESE PLANS SHOULD BE CONSIDERED MINIMUMS. ALL FOOTINGS SHALL BE EXCAVATED INTO AND BEAR ON NATIVE BEDROCK SHOWN HEREON. LOOSE NEAR SURFACE SOILS MAY REQUIRE FOOTINGS TO HAVE ADDITIONAL DEPTH.
3. NOTIFY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING IN THE EVENT THAT UNUSUAL SOIL CONDITIONS ARE ENCOUNTERED.
4. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED OFF SITE IN A LEGAL MANOR, OR INCORPORATED INTO OTHER ONSITE GRADING PROVIDED IT IS DONE SO BASED ON ACCEPTED STANDARDS TO PREVENT EROSION.
5. CONTRACTOR IS RESPONSIBLE FOR SHORING DESIGN AND INSTALLATION TO SUPPORT EXISTING STRUCTURE IN AREAS WHERE NEW FOOTING OR UTILITY EXCAVATIONS ARE ADJACENT TO EXISTING FOUNDATION ELEMENTS.

STRUCTURAL STEEL
1. ALL WORK DONE UNDER THIS SECTION SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SPECIFICATIONS AND THE CODE OF STANDARD PRACTICE, OR THE PWS SPECIFICATIONS FOR WELDING (AWS D1.1-75)
2. STRUCTURAL STEEL PLATES AND BARS SHALL CONFORM TO ASTM A36.
3. STRUCTURAL STEEL WIDE FLANGES SHAPES SHALL HAVE A MINIMUM YIELD OF 50 KSI.
4. STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE B.
5. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B.
6. ALL BOLTS SHALL BE ASTM A325 OR BETTER, UNLESS NOTED OTHERWISE.
7. ALL STEEL FASTENERS EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED.
8. ALL STRUCTURAL STEEL MEMBERS SHALL BE PAINTED WITH A SHOP PRIMER SUCH AS THAT BY TNEMEC BRAND OR EQUAL
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO FABRICATING THE STRUCTURAL STEEL MEMBERS. IN THE EVENT OF A DISCREPANNCY OR CONFLICT, NOTIFY THE ENGINEER PRIOR TO PROCEEDING.
10. ALL STRUCTURL STEEL WELDING AND HIGH STRENGTH BOLTING SHALL BE DONE SO WITH SPECIAL INSPECTION AS REQUIRED PER SECTION 1704 OF THE 2019 UBC.

CONTAINER SPECIFICATION BY OTHERS	
TYPE	FG-40H-00038
DATE MANUFACTURED	01/2020
MAX. OPERATING GROSS MASS	67,200 LBS
ALLOWABLE STACKING LOAD FOR 1.8G	423,280 LBS
TRANSVERSE RACKING TEST FORCE	150,000 NEWTONS



PLAN VIEW
N.T.S.

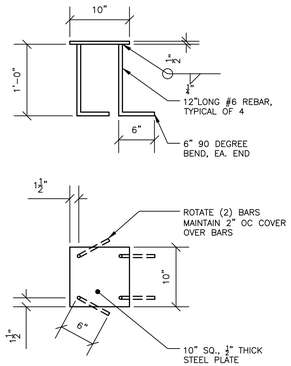
LAP SCHEDULE

BAR SIZE:	LAP LENGTH "L"	
	TOP BARS	OTHER BARS
#4	24"	16"
#5	30"	20"
#6	40"	28"

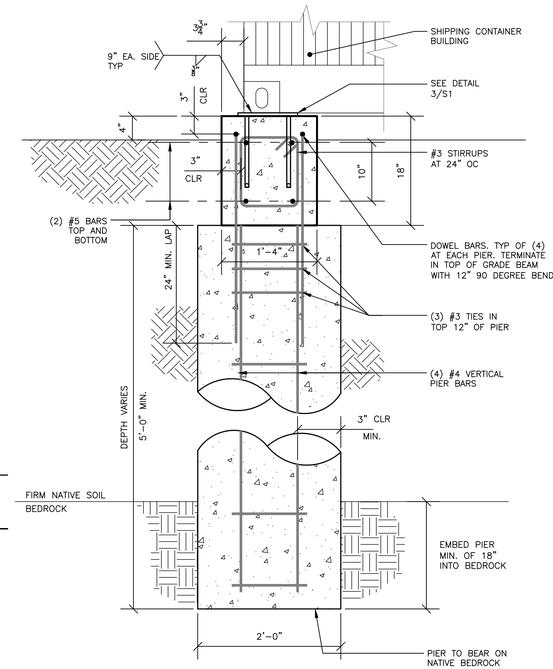
NOTE: LAP LENGTHS SHOWN ASSUME CLASS B SLICE CONDITIONS AND CAN BE USED AT ANY POINT ALONG A MEMBER.

NOTES:
"TOP BARS" OCCUR WHERE AT LEAST 12" OF CONCRETE IS TO BE PLACED BELOW THE REBAR IN QUESTION. OTHERWISE THE BARS ARE "OTHER BARS."
SPLICE ALL SLAB REINFORCING AS SHOWN ON THE "OTHER BAR" COLUMN.

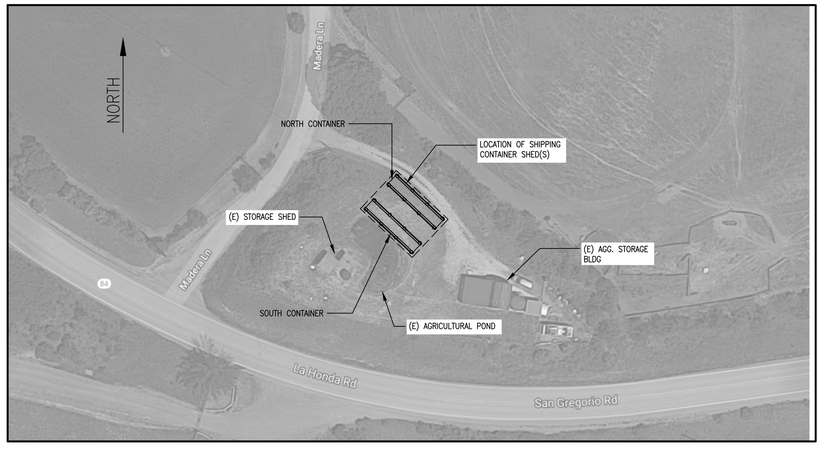
4 / S1 TYPICAL REINFORCEMENT DETAILS



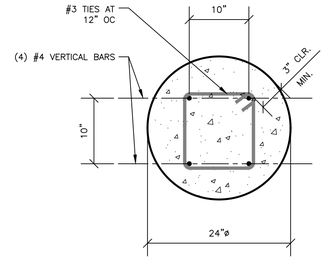
3 / S1 WELD PLATE DETAIL



1 / S1 TYPICAL GRADE BEAM REINFORCEMENT DETAILS
SOUTH CONTAINER



SITE PLAN: 350 MADERA LANE
SCALE: N.T.S.



TOP VIEW

2 / S1 TYPICAL PIER REINFORCEMENT DETAILS

REVISION	DESCRIPTION	DATE
	RELEASED FOR CONCEPTUAL DESIGN ONLY.	8/5/20
	RELEASED FOR PERMIT APPLICATION ONLY.	7/13/22

SITE PLAN, DETAILS AND SPECIFICATIONS

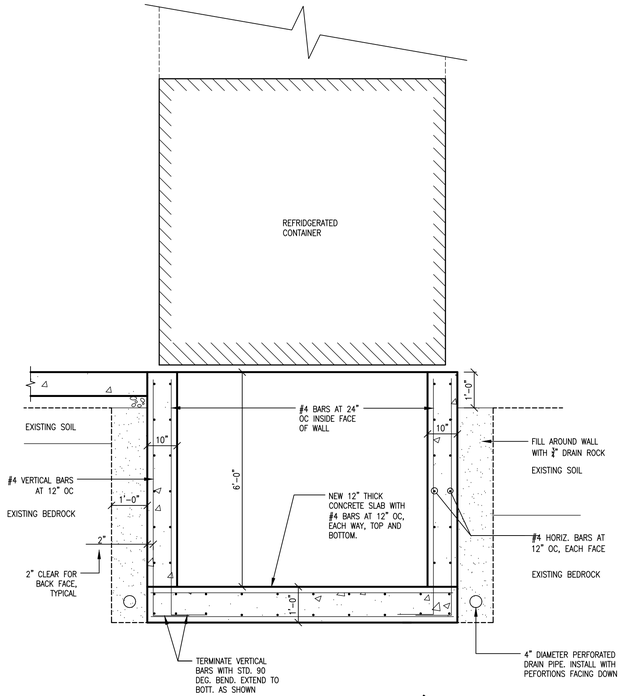
MARKEGARD
350 MADERA LANE
SAN GREGORIA, CA 94074

Professional Engineer C55138
Andrew Radovan
Civil Engineering Inc.
2815 Mission St. Santa Cruz, CA 95060
Phone: (831) 459-7296
E-mail: andrew@radovan.us

REGISTERED PROFESSIONAL ENGINEER
ANDREW C. RADOVAN
No. C 055138
CIVIL
STATE OF CALIFORNIA
7/13/22

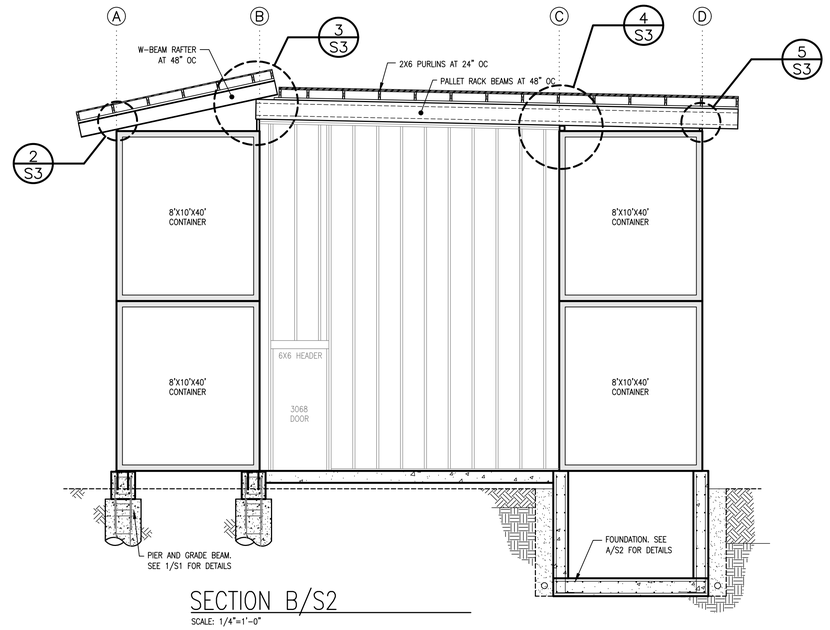
JOB NO.:	20-78
DATE:	7/13/22
DRAWN BY:	ACR/JT
SCALE:	AS NOTED

SHEET
S1



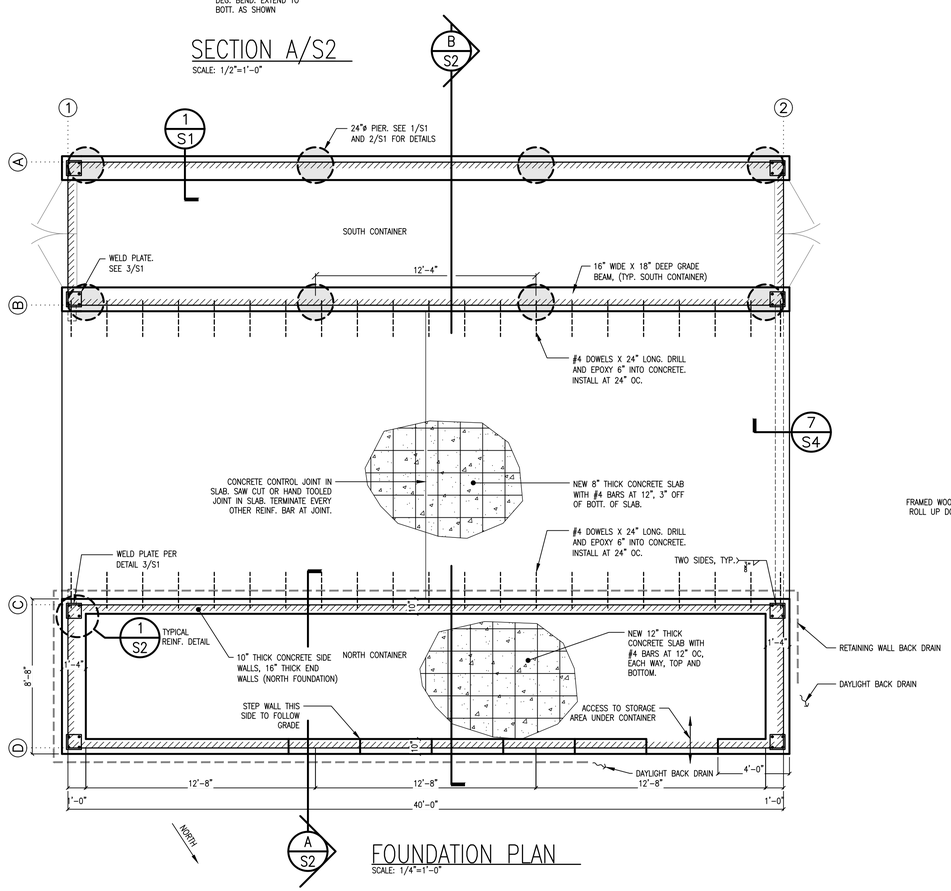
SECTION A/S2

SCALE: 1/2"=1'-0"



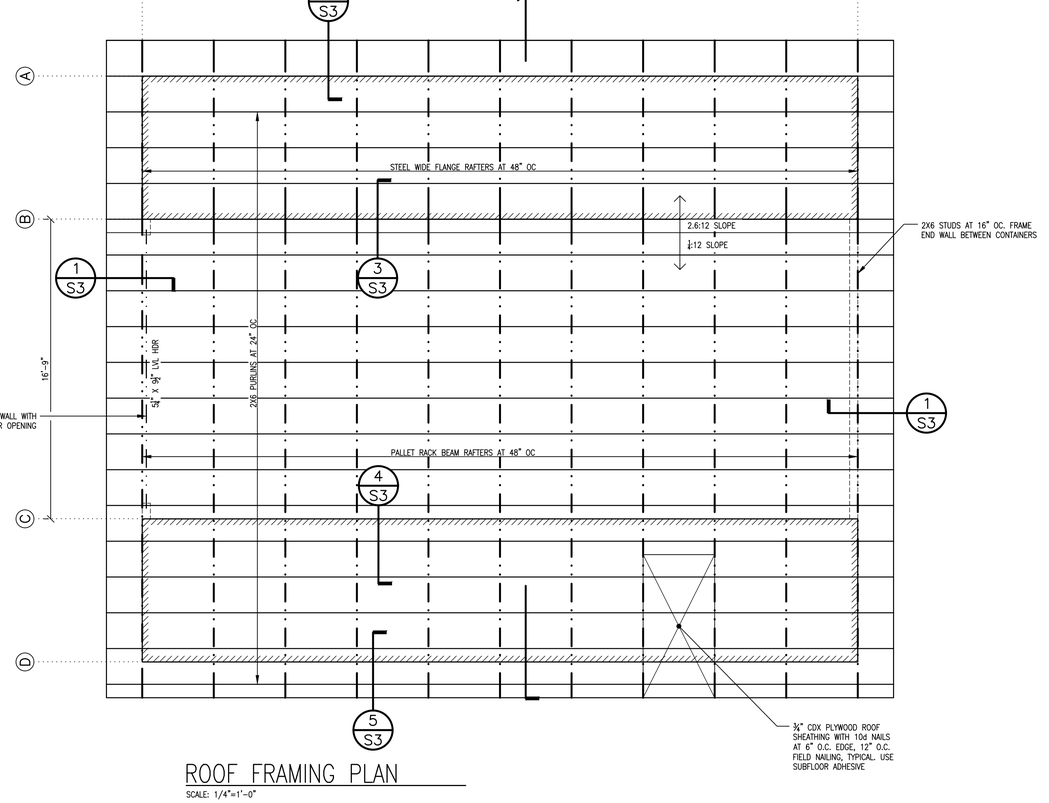
SECTION B/S2

SCALE: 1/4"=1'-0"



FOUNDATION PLAN

SCALE: 1/4"=1'-0"



ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

REVISION	DESCRIPTION	DATE
	RELEASED FOR CONCEPTUAL DESIGN ONLY	2/8/21
	RELEASED FOR PERMIT SUBMITTAL ONLY	7/13/22

FOUNDATION PLAN, ROOF FRAMING PLAN, AND SECTIONS

MARKEGARD
350 MADERA LANE
SAN GREGORIA, CA 94074

Professional Engineer C55138
Andrew Radovan
Civil Engineering Inc.
2815 Mission St. Santa Cruz, CA 95060
Phone: (831) 459-7296
E-mail: andrew@radovan.us

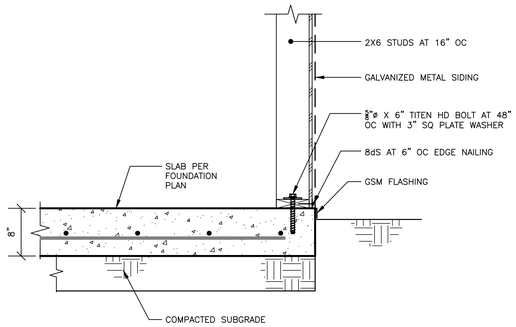
REGISTERED PROFESSIONAL ENGINEER ANDREW C. RADOVAN No. C 055138 CIVIL STATE OF CALIFORNIA

7/13/2022

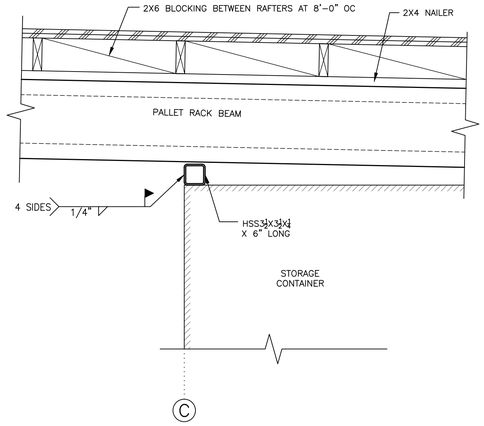
JOB NO.:	20-78
DATE:	7/13/22
DRAWN BY:	ACR/JT
SCALE:	AS NOTED

SHEET

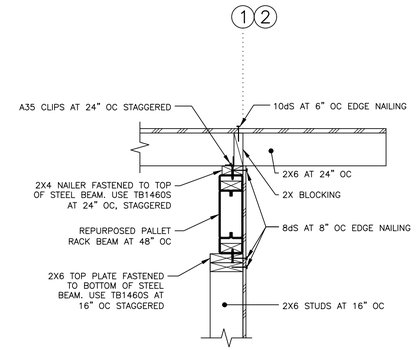
S2



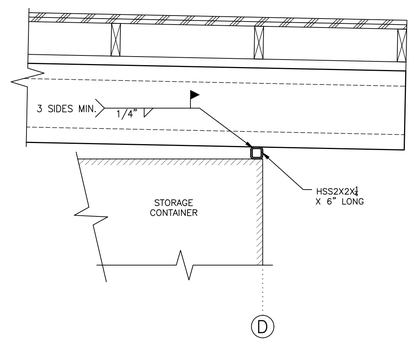
7 / S3	TYP. END WALL FRAMING



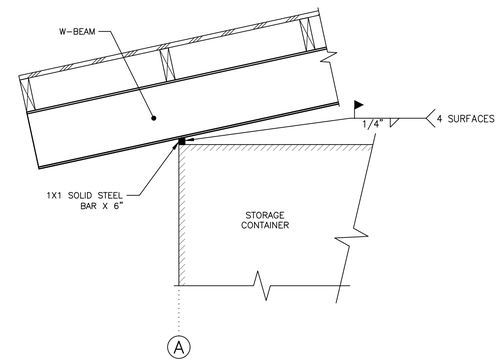
4 / S3	PALLET BEAM CONNECTION AT NORTH INTERIOR



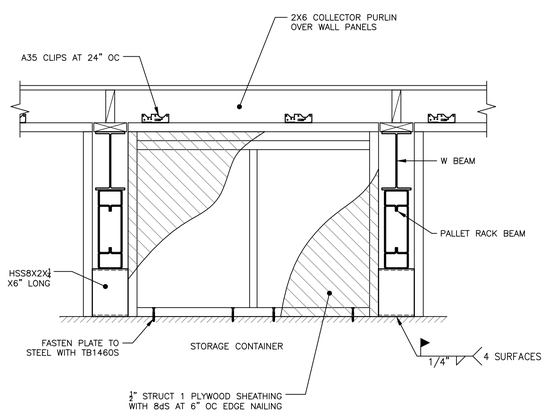
1 / S3	WOOD FRAMED WALL LINES ① & ②



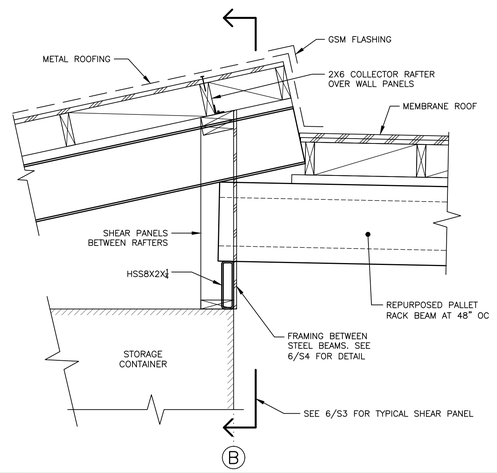
5 / S3	PALLET BEAM CONNECTION AT NORTH END



2 / S3	STEEL BEAM CONNECTION AT SOUTH END



6 / S3	PANELING AT BEAM CONNECTION



3 / S3	STEEL BEAM & PALLET RACK CONNECTION

REVISION	DESCRIPTION	DATE
	RELEASED FOR CONCEPTUAL DESIGN ONLY.	2/8/21
	RELEASED FOR PERMIT APPLICATION ONLY.	7/13/22

DETAILS

MARKEGARD
350 MADERA LANE
SAN GREGORIA, CA 94074

Professional Engineer CS5138
Andrew Radovan
Civil Engineering Inc.
2815 Mission St. Santa Cruz, CA 95060
Phone: (831) 459-7296
E-mail: andrew@radovan.us

REGISTERED PROFESSIONAL ENGINEER ANDREW C. RADOVAN No. C 055138 CIVIL STATE OF CALIFORNIA
7/13/22

JOB NO.:	20-78
DATE:	7/13/22
DRAWN BY:	ACR/JT
SCALE:	AS NOTED

SHEET

S3

MEMORANDUM

Date: March 6, 2024
To: Summer Burlison and Sonal Aggarwal, San Mateo County Planning Department
From: Eliza Milio, Agricultural Ombudsman
Re: Agricultural Production, Processing, and Storage on Multiple Parcels

County Planners Summer Burlison and Sonal Aggarwal met with Agricultural Ombudsman Eliza Milio regarding whether agricultural production must take place on the same site where agricultural products are processed and/or stored for the site to be designated as "Agriculture" as set forth in the Planned Agricultural District Regulations. The discussion centered on the fact that the PAD does not include language that directly addresses this issue. The Agricultural Ombudsman suggested that a requirement for on-site production may not have been the intention or the best interpretation of the PAD. This memo summarizes that discussion.

Very often, agricultural infrastructure (e.g. farm stands, storage, refrigeration, and processing) on a parcel is not directly related to production on that same parcel. For example:

- A single farm business may grow crops at multiple properties but only have processing infrastructure at one site.
- Many agricultural operations in the county are tenants, who are prohibited from building infrastructure on their landlords' properties, e.g. when the land is owned by a land trust or open space district and is subject to conservation easements or other restrictions on development. At other times, it is not feasible to build infrastructure due to the duration of leases or other lease terms.
- Production may rotate across different parcels of land for environmental benefits consistent with the County's Community Climate Action Plan. Associated infrastructure typically does not move to different properties alongside rotational grazing and/or rotational row crop production.

This interpretation is comparable to that of Marin County, which explicitly defines ag use as that produced on-site or elsewhere in the County. Marin County's Development Code describes "**Agricultural Accessory Activity (land use)**. This land use consists of accessory activities customarily incidental to agricultural operations, and which involve agricultural products produced only on-site or elsewhere in Marin County, including.." [list of various activities including drying, pre-cooling, packaging, or preparing products].

Gmail **Sunnie Bertolucci <sunnie650@gmail.com>**

Fwd: Affidavit of arch resources

John Dixon <jwdixon1948@gmail.com> Sat, Sep 28, 2024 at 12:28 PM
To: Sunnie Bertolucci <sunnie650@gmail.com>

---------- Forwarded message ---------
From: **Erik Markegard** <erik@markegardfamily.com>
Date: Fri, Sep 27, 2024 at 10:15 AM
Subject: Affidavit of arch resources
To: John Dixon <jwdixon1948@gmail.com>

To whom it may concern,

I Erik Markegard did all of the grading and excavation work at 350 Madera Ln. in San Gregorio both building the pond throughout a multi year period and the minimal grading and excavation needed for the foundation of the new agricultural building. I found no artifacts of any kind during the grading and excavation. The soil type is solid sandstone.

Erik Markegard
Markegard Family Grass-Fed LLC
http://www.markegardfamily.com
650 245 4557

From: Julian Fulwiler
To: Sonal Aggarwal
Cc: Allan Richards; Camille Leung; Summer Burlison
Subject: Re: Question for San Gregorio Watershed Water Right - 350 Madera Lane (PLN2023-00112)
Date: Tuesday, February 18, 2025 1:40:49 PM
Attachments: image001.png

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Sonal,
I'm not familiar with any previous water right applications for rainwater harvesting within San Gregorio. Also, the watermaster (Stetson) for the San Gregorio Creek Stream System does not issue water rights or permits. The 1993 Decree identifies the adjudicated water rights within the basin. New applications for unappropriated water (e.g. winter diversions and storage) must be filed with the SWRCB.

Based on Water Code Section 10570-10574 (Rainwater Capture Act of 2012) and SWRCB guidance, it is my understanding that the proposed project at 350 Madera Ln does not require a water right for rainwater harvesting from the structure roof.

Julian

Julian Fulwiler, P.E.
Stetson Engineers Inc.
San Gregorio Watermaster
2171 E. Francisco Blvd, Suite K
San Rafael, CA 94901
Ph: (415) 457-0701 x 35
julianf@stetsonengineers.com
www.sangregoriowatermaster.com

From: Sonal Aggarwal <saggarwal@smcgov.org>
Sent: Wednesday, February 12, 2025 2:39 PM
To: Julian Fulwiler <JulianF@stetsonengineers.com>
Cc: Allan Richards <allanr@stetsonengineers.com>; Camille Leung <cleung@smcgov.org>; Summer Burlison <sburlison@smcgov.org>
Subject: RE: Question for San Gregorio Watershed Water Right - 350 Madera Lane (PLN2023-00112)

Hello Julian,

Thanks for answering my previous questions. It was told to us today by the AAC Committee Member Crystal Chaix that certain property owners were asked to obtain Water Rights from the San Gregorio Water Master and denied permits for harvesting rainwater. Is this true?
Also, can you please review the attached plan and let me know if this project will require a Water

Permit for harvesting rainwater and collecting it in the existing pond? I forgot to include the plans last time, hence, sending them again here for your reference.

Thanks!

Regards,

Sonal Aggarwal (she/her)
Planner III

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
www.smcgov.org/planning

From: Julian Fulwiler <JulianF@stetsonengineers.com>
Sent: Thursday, January 16, 2025 3:25 PM
To: Sonal Aggarwal <saggarwal@smcgov.org>
Cc: Allan Richards <allanr@stetsonengineers.com>; Camille Leung <cleung@smcgov.org>; Summer Burlison <sburlison@smcgov.org>
Subject: Re: Question for San Gregorio Watershed Water Right - 350 Madera Lane (PLN2023-00112)

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Sonal,
The San Gregorio Creek Adjudication only addressed surface water rights and did not address rights to percolating groundwater. So, if the well is pumping percolating groundwater a water right is not required. If the well is pumping from a subterranean stream flowing through a known and definite channel, it would be considered part of the surface water system and require a water right. I'm not an attorney, but my understanding under California law is that groundwater is presumed to be "percolating groundwater" unless a determination is made that the source is a subterranean stream.

Julian

From: Sonal Aggarwal <saggarwal@smcgov.org>
Sent: Thursday, January 16, 2025 2:49 PM
To: Julian Fulwiler <JulianF@stetsonengineers.com>
Cc: Allan Richards <allanr@stetsonengineers.com>; Camille Leung <cleung@smcgov.org>; Summer Burlison <sburlison@smcgov.org>
Subject: RE: Question for San Gregorio Watershed Water Right - 350 Madera Lane (PLN2023-00112)

Hi Julian,

Thanks for your reply. So, if I understood correctly the existing well on this property would have also not needed a permit since it is not diverting water from any surface water system.

Thanks again.

Regards,

Sonal Aggarwal (she/her)
Planner III

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
www.smcgov.org/planning

From: Julian Fulwiler <JulianF@stetsonengineers.com>
Sent: Thursday, January 16, 2025 2:37 PM
To: Sonal Aggarwal <saggarwal@smcgov.org>
Cc: Allan Richards <allanr@stetsonengineers.com>; Camille Leung <cleung@smcgov.org>; Summer Burlison <sburlison@smcgov.org>
Subject: Re: Question for San Gregorio Watershed Water Right - 350 Madera Lane (PLN2023-00112)

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Sonal,
California Water Code section 10574, part of the Rainwater Capture Act of 2012, allows rainwater harvesting from rooftops without a water right permit. Therefore, my understanding is that the parcel owner at 350 Madera Lane does not need a water right for the rainwater capture system as long as no other sources of runoff (i.e. from a stream channel) are being diverted or impounded.

The San Gregorio Creek System is an adjudicated system and existing water rights are identified in the 1993 Decree (No. 355792). Anybody diverting water from the surface water system is required to have a water right.

Julian

Julian Fulwiler, P.E.
Stetson Engineers Inc.
San Gregorio Watermaster
2171 E. Francisco Blvd, Suite K
San Rafael, CA 94901
Ph: (415) 457-0701 x 35

julianf@stetsonengineers.com
www.sangregoriowatermaster.com

From: Allan Richards <allanr@stetsonengineers.com>
Sent: Wednesday, January 15, 2025 7:49 AM
To: 'saggarwal@smcgov.org' <saggarwal@smcgov.org>; 'cleung@smcgov.org' <cleung@smcgov.org>; Julian Fulwiler <JulianF@stetsonengineers.com>; 'sburlison@smcgov.org' <sburlison@smcgov.org>
Subject: FW: Question for San Gregorio Watershed Water Right - 350 Madera Lane (PLN2023-00112)

Good morning, Sonal.
I am forwarding your email questions and attachments to Julian Fulwiler here, as he would be the best person to help with your questions.
Thank you.
Allan

From: Sonal Aggarwal <saggarwal@smcgov.org>
Sent: Tuesday, January 14, 2025 1:40 PM
To: Allan Richards <allanr@stetsonengineers.com>; Dean Curtis <deanc@stetsonengineers.com>
Cc: Camille Leung <cleung@smcgov.org>; Summer Burlison <sburlison@smcgov.org>
Subject: Question for San Gregorio Watershed Water Right - 350 Madera Lane (PLN2023-00112)

Hello Allan,

I'm writing to inquire about the water rights for a property in San Gregorio – **350 Madera Lane, San Gregorio, Unincorporated County of San Mateo**. The County is currently processing a Planned Agricultural District (PAD) Permit for a storage building that collects water from the rooftop gutters and transfers it into a man-made pond and plastic tanks at the site. This site also already contains an agricultural well. I'm attaching the picture of the well, pond, and plans for your reference.

Please let us know if this property requires water right from San Gregorio Watermaster to fill the man-made pond and plastic water tanks using rainwater from the rooftop gutters. Also, can you please also clarify which all properties should apply for water rights from the San Gregorio Creek Watershed Watermaster?

Any information that you can provide will be greatly appreciated. Thanks for your time and response in advance.

Regards,

Sonal Aggarwal (she/her)
Planner III

County of San Mateo
Planning & Building Department

nd

455 County Center 2 Floor
Redwood City, CA 94063
www.smcgov.org/planning

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

From: Erik Markegard
To: Sonal Aggarwal
Cc: Summer Burlison; Eleonor Hilario
Subject: Re: VIO2023-00089/PLN2023-00112, 350 Madera Lane - Resubmittal still not received - 9/17/24
Date: Tuesday, September 17, 2024 6:10:41 PM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Classification: Public

Hello Erik,
I have been advised from the operations standpoint, that pond is not an issue for our facilities, and we see no need for the land owner to do anything.

Thank you and Stay Safe,

Kevin Wun (He/Him/His) – Land Agent
Pacific Gas and Electric Company
300 Lakeside Dr
Oakland, CA 94612

Click here to access PG&E Greenbook Click here to access PG&E Greenbook
Click here to Submit an Application
Click here Building & Renovation (pge.com) to apply for new service.

Erik Markegard
Markegard Family Grass-Fed LLC
http://www.markegardfamily.com
650 245 4557

> On Sep 17, 2024, at 6:04 PM, Erik Markegard <erik@markegardfamily.com> wrote:
>
> Sonal,
>
> I am so so sorry, right after our meeting I started getting my ducks in a row, including getting a letter from PG&E about them being fine with the pond. Then I had a major crisis in my family and I completely dropped the ball. I do feel guilty every time I drive by Madera, so I will get the ball rolling again ASAP.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT I

SR0037652

Noise reading for refrigeration container unit located at:
350 Madera Ln, San Gregorio, CA 94074

This noise reading was done at the request of SMC Code enf as part of a larger issue with the property and construction.
The findings of this department are that the refrigeration unit at 350 Madera Ln, **does not violate** the San Mateo County Noise Ordinance § Chapter 4.88-Noise Control.

Readings:

All noise readings were done **September 7, 2022 between 10:15 and 10:25am.**
Sunny and warm, clear skies with minimal wind.
Ambient noise 42.3 dB
Noise reading at approximately 12 feet from the unit running in standby mode-47.6 dB
Noise reading at initial startup, approximately 12 feet from unit-70 dB.
Start up lasts for ~1 second.
Noise reading after initial start up and in cooling phase, approximately 12 feet from unit 65-66 dB.
The above readings are to gather a base line and do not have any bearing on the complaint of noise at 290 Madera Lane, San Gregorio.
Noise readings at the closet point of 290 Madera Ln, facing unit approximately 15 feet off of the closet corner of the home-47db.
Noise reading on the outside deck of home, facing unit, approximately 10 feet from stucco siding-45-46 dB.
All noises were drowned out by passing vehicles on San Gregorio Rd.
Exterior noise standards for reference:
4.88.330 - Exterior noise standards.

NOISE LEVEL STANDARDS, dBA			
Category	Cumulative Number of Minutes in any one hour time period	Daytime 7 A.M.—10 P.M.	Nighttime 10 P.M.—7 A.M.
1	30	55	50
2	15	60	55
3	5	65	60
4	1	70	65
5	0	75	70