

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Jahns Affordable Housing Unit, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2018-00168

OWNER: Debbie Jahns

APPLICANT: Debbie Jahns

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

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

LOCATION: 12850 Cabrillo Highway, Pescadero

PROJECT DESCRIPTION

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

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
 - c. Create impacts for a project which are individually limited, but cumulatively considerable.
 - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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

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

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

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

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

Mitigation Measure 4: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

- a. Water all active construction areas at least twice daily.
- b. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

- c. Sweep daily all paved adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand etc.) that can be blown by the wind.
- h. Replant vegetation in disturbed areas as quickly as possible.
- i. Install erosion control measures to prevent silt runoff to public roadway and/or waterways.
- j. All haul trucks transporting soil, sand, or other loose material on and off site shall be covered.
- k. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- l. A publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints shall be posted. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 5: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interiors' Professional Qualification Standards for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Director of Planning and Building for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

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

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

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

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

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

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

Mitigation Measure 10: Should any traditionally or culturally affiliated Native American Tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation.

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

Mitigation Measure 12: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource."click and type"

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

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

REVIEW PERIOD: April 4, 2024 to April 23, 2024

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., April 23, 2024.**

CONTACT PERSON

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



Summer Burlison, Project Planner