

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

DATE: October 28, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of the Certification of an Initial Study/Mitigated Negative Declaration, a Coastal Development Permit (CDP), and a Planned Agricultural Permit, for a new, permanent 1,590 sq. ft., two-story farm labor housing unit; a 1,200 sq. ft. two-story agricultural barn; legalization of an 804 sq. ft. yurt as a non-habitable accessory structure; and potential conversion of an on-site agricultural well to domestic use, on a 14.5 acre parcel located immediately east of 2080 Cabrillo Highway (Pie Ranch parcel), in the unincorporated Pescadero area of San Mateo County. The project is located within the Cabrillo Highway State Scenic Corridor. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2015-00267 (Lawson)

PROPOSAL

The applicant, Jered Lawson, proposes to construct a new, permanent Farm Labor Housing (FLH) unit, a new agricultural barn, and legalize a yurt as a non-habitable accessory structure at the property. The applicant proposes to remove an existing barn and a shed and convert the existing yurt from an unpermitted residence into a non-habitable accessory structure. The property is located immediately east of 2080 Cabrillo Highway, the Pie Ranch property. Jered Lawson is associated with the ownership of both properties, and agricultural operations for Pie Ranch span both parcels. The County is processing a pending application (PLN 2015-00208) for proposed uses and improvements at Pie Ranch that are unrelated to this proposal.

RECOMMENDATION

That the Planning Commission certify the Initial Study/Mitigated Negative Declaration (IS/MND) and approve the Coastal Development Permit and Planned Agricultural Permit, County File Number PLN 2015-00267, by making the required findings and adopting the conditions of approval in Attachment A of the staff report.

SUMMARY

Conformance with the General Plan: The project complies with Architectural Design Standards and Site Planning for Rural Scenic Corridors. The proposed improvements would not be visible from Cabrillo Highway and the design of the FLH, new barn, and legalized yurt would be complementary and compatible with the surrounding environment. The size of the 1,590 sq. ft., 26' 5"-high FLH is reasonable to accommodate the family and would blend with the agricultural environment due to its horizontal lap siding design. As required by Condition No. 10, the applicant shall utilize earth-toned colors for both the FLH and barn structures. The existing yurt would be converted to an accessory, non-habitable structure (office and storage). While the yurt is white in color, it is partially screened from on-site and adjoining properties by vegetation from the family garden.

Conformance with the Local Coastal Program: Staff has reviewed and determined that the project conforms with all applicable Local Coastal Program (LCP) Policies.

Regarding Sensitive Habitat policies, the project site is located along Green Oaks Creek. The proposed area of work is located approximately 150 feet from the creek that contains farmland and would not require vegetation or tree removal. The area of work is separated from the creek by existing development, farmland, and an existing gravel road, which has been found to be adequate for fire access.

Regarding Agriculture policies, the parcel consists of Prime Agricultural Land and Lands Suitable for Agriculture. While the project would convert approximately 2,620 sq. ft. of prime soil, the area of farmland converted is minimal and is located in an area containing existing structures and along a property boundary and would not divide farmland. The project would maintain the existing agricultural use of the property, and proposed structures are supportive and necessary to the existing agricultural operation. The portion of the property consisting of Lands Suitable for Agriculture is unsuitable for development as it consists of steep terrain and is largely undisturbed and vegetated.

The applicant proposes to use a well located on an adjacent property in Santa Cruz County, as the domestic water source for the FLH. The well is required to meet San Mateo County Environmental Health Division standards for use as a domestic water source. In the event that the well cannot be permitted by the County, the applicant proposes to convert an on-site agricultural well to domestic use. The applicant also relies on an in-stream pond and stored well water within existing water tanks for agricultural water supply. For tank storage, well water is pumped overnight. Domestic daytime water demand would not conflict with agricultural water demand and would not diminish agricultural water supply for the property. On July 13, 2015, the Agricultural Advisory Committee recommended approval of the proposed project.

Regarding Housing policies, the project is consistent with LCP Policy 3.14 (*Location of Affordable Housing*) which encourages the location of farm labor housing on private farms or ranches in the south coast area. The owners, Jered Lawson and Nancy Vail, each meet the adopted definition of farm laborer.¹ The size of the housing (1,590 sq. ft.) requested has been found to be no larger than the minimum needed to adequately house farm laborers and their immediate family members.

Environmental Review: The public comment period of the IS/MND commenced on September 17, 2015 and ended on October 7, 2015. No comments have been received as of the writing of this report. As discussed in the IS/MND and above, the project, as proposed and conditioned, would not have any significant adverse impacts on views, sensitive habitats, agricultural production, or other resources.

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¹ Farm laborer is defined as "A person who derives more than 20 hours per week average employment from on- or off-site agricultural operations within San Mateo County and earns at least half their income from agriculturally-related work". Source: County's Farm Labor Housing: Application Process and Procedures.

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

DATE: October 28, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of the Certification of an Initial Study/ Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and a Coastal Development Permit (CDP) and Planned Agricultural Permit, pursuant to Sections 6328 and 6350 of the San Mateo County Zoning Regulations, respectively, for a new, permanent 1,590 sq. ft., two-story farm labor housing unit; a 1,200 sq. ft. two-story agricultural barn; legalization of an 804 sq. ft. yurt as a non-habitable accessory structure; and potential conversion of an on-site agricultural well to domestic use, on a 14.5-acre parcel located along Green Oaks Creek, immediately east of 2080 Cabrillo Highway (Pie Ranch parcel), in the unincorporated Pescadero area of San Mateo County. The project is located within the Cabrillo Highway State Scenic Corridor. The CDP is appealable to the California Coastal Commission.

County File Number: PLN 2015-00267 (Lawson)

PROPOSAL

The applicant, Jered Lawson, proposes to construct a new, permanent 1,590 sq. ft., two-story residence as a Farm Labor Housing (FLH) unit, a new 1,200 sq. ft. two-story agricultural barn, and legalize an 804 sq. ft., 30-foot diameter yurt as a non-habitable accessory structure at the property. To accommodate the proposed development, the applicant proposes to remove an existing barn and a 344 sq. ft. shed and convert the existing yurt from an unpermitted residence into a non-habitable accessory structure (office and storage area). The property is adjacent to Green Oaks Creek and is located immediately east of 2080 Cabrillo Highway, the Pie Ranch property. Jered Lawson is associated with the ownership of both properties, and agricultural operations for Pie Ranch span both parcels. Mr. Lawson has a pending application (PLN 2015-00208) for proposed uses and improvements on the Pie Ranch parcel that are unrelated to the improvements proposed on the subject parcel.

RECOMMENDATION

That the Planning Commission certify the Initial Study/ Mitigated Negative Declaration and approve the Coastal Development Permit and Planned Agricultural Permit, County

File Number PLN 2015-00267, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Project Planner, Telephone 650/363-1826

Applicant: Jered Lawson

Owner: Pie Ranch Property LLC, c/o Jered Lawson

APN: 089-230-280

Size: 14.5 acres

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

General Plan Designation: Agriculture

Existing Land Use: Crop production, poultry, and grazing and raising livestock.

Williamson Act: The project site is not under a Williamson Act contract.

Water Supply: Existing domestic well located at 2050 Cabrillo Highway in Santa Cruz County. San Mateo County Environmental Health Division requires County certification of the well as domestic water source.

Sewage Disposal: On-site sewage disposal system (proposed). A permit from the Environmental Health Division is required.

Parcel Legality: A Certificate of Compliance (Type A) verifying parcel legality was recorded on October 20, 2015.

Flood Zone: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0420E, effective October 16, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration have been prepared and circulated for review. No public comments were received during the 20-day public review period.

Setting: The historically-farmed parcel is located in a rural area located on the southern limit of the County, approximately 2,000 feet east (as the crow flies) of Cabrillo Highway. The site is located along Green Oaks Creek, immediately east of the Pie Ranch parcel. The parcel is located within the Cabrillo Highway State Scenic Corridor.

Chronology:

<u>Date</u>	<u>Action</u>
May 14, 2015	- Subject application is submitted, along with Pie Ranch project application (PLN 2015-00208).
July 13, 2015	- Review by Agricultural Advisory Committee (AAC). The AAC recommended project approval.
July 16, 2015	- Joint field inspection with the Applicant and staff from the Current Planning Section and the County Environmental Health Division.
July 29, 2015	- Joint meeting with the Applicant and staff from the Current Planning Section, the Building Inspection Section, the County Environmental Health Division, and the San Mateo County Fire Department.
September 17, 2015 - October 7, 2015	- Mitigated Negative Declaration public review period.
October 20, 2015	- Certificate of Compliance (Type A) recorded.
October 28, 2015	- Planning Commission hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

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

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.22 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*), Policy 1.23 (*Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*), Policy 1.25 (*Protect Water Resources*), along with the Sensitive Habitats Policies, and Policy 1.36 (*Protect the Productive Use of Water Resources*) seek to regulate land uses and development activities to protect vegetative, water, fish and wildlife resources, including sensitive habitat areas. The project site is located along Green Oaks Creek, which runs along the northern border of the

parcel. The area of work is separated from Green Oaks Creek by existing development, farmland, and an existing gravel road. The San Mateo County Fire Department has reviewed the project and found the existing road to be adequate for fire access. No grading or clearing will be required, apart from standard maintenance activities (e.g., removal of overgrown vegetation in areas of access road and turnouts). As proposed and conditioned, the project will implement adequate erosion and sediment control measures to prevent construction-related runoff from entering the creek. Therefore, the development would not impact the creek or any associated habitat or vegetation.

b. Soil Resources

Policy 2.18 (*Encouragement of Soil Protective Uses*), Policy 2.19 (*Preferred Uses in Areas with Productive Soil Resources*), Policy 2.20 (*Regulate Location and Design of Development in Areas with Productive Soil Resources*), and Policy 2.21 (*Protect Productive Soil Resources Against Soil Conversion*) seek to regulate development to minimize soil erosion and sedimentation, encourage soil protective uses in areas with productive soil resources, and protect against soil conversion. As stated in the Initial Study/Mitigated Negative Declaration (IS/MND) (Attachment E), the project involves the conversion of farmland to a non-agricultural use. The subject property contains large areas of prime soil, including Class II Soils (Lockwood loam, gently sloping)¹ over western and eastern portions of the parcel including the proposed area of development and Class III Soils (Lockwood loam, sloping, eroded)² over a center portion of the parcel, as shown in Attachment C of the IS/MND. Class I or Class II Agriculture Soils and Class III Soils are rated good or very good for artichokes or Brussels sprouts. The project would convert approximately 2,620 sq. ft. of Class II Soils for permanent structures. The area of farmland converted for permanent structures is minimal and is located in an area containing existing structures and along a property boundary and would not divide farmland. The project would maintain the existing agricultural use of the property, and proposed structures are supportive and necessary to the existing agricultural operation. As stated in the IS/MND, the project would result in a less than significant impact relating to the conversion of farmland to non-agricultural use and no mitigation measures are necessary.

^{1,2} Soils specifications as identified by the USDA Soil Survey.

c. Visual Quality

Policy 4.14 (*Appearance of New Development*), Policy 4.20 (*Utility Structures*), Policy 4.21 (*Scenic Corridors*), and Rural Site Planning Policy 4.24 (*Location of Structures*) seek to protect the natural visual character of scenic areas, including scenic corridors, by regulating the appearance of new development to promote good design, site relationship, and other aesthetic considerations, and minimizing the adverse visual quality of utility structures. While the project site is located completely within the Cabrillo Highway State Scenic Corridor, the proposed improvements on the subject parcel would not be visible from Cabrillo Highway, due to the distance of the property and proposed structures from Cabrillo Highway. The project would not alter any historic buildings.

Architectural Design Standards and Site Planning for Rural Scenic Corridors

Policy 4.47 (*Topography and Vegetation*), Policy 4.48 (*Scale*), Policy 4.49 (*Lot Coverage*), Policy 4.51 (*Colors and Materials*), Policy 4.52 (*Height*), Policy 4.53 (*Accessory Structures*), Policy 4.55 (*Building Setbacks*), Policy 4.58 (*Views*), Policy 4.59 (*Outdoor Lighting*), Policy 4.60 (*Roads and Driveways*), and Policy 4.64 (*Utilities in County Scenic Corridors*) seek to ensure that structures are complementary and compatible with the surrounding environment and minimally visible from public views through the regulation of colors and materials, height, size and scale, building setbacks, outdoor lighting, and the placement of utility lines underground. The project is located within the Cabrillo Highway State Scenic Corridor. While proposed improvements would not be visible from Cabrillo Highway, the new farm labor residence, new barn, and legalized yurt would be complementary and compatible with the surrounding environment. The design of the two-story residence is simple, having a gable roof with a wrap-around covered porch and materials consisting of horizontal lap siding. The size of the 1,590 sq. ft., 26' 5"-high residence is reasonable to accommodate the 4-person family and would blend with the surrounding agricultural environment. The new 2,400 sq. ft. barn has a gable roof and has the appearance of a standard barn, with horizontal lap siding and sliding barn doors. As required by Condition No. 10, the applicant shall utilize earth-toned colors for both structures. The existing unpermitted 30-foot diameter yurt, which is currently utilized as a residence, would remain and be converted to an accessory, non-habitable structure (office and storage). While the yurt is white in color, the yurt is partially screened from on-site and neighboring viewing locations by vegetation from the family garden and it is not visible from Cabrillo Highway. Additionally,

Planning staff is hesitant to add any additional materials or paint to the structure that may compromise the manufacturer's fire-proofing. Per Condition No. 11, the applicant is required to apply for a building permit for the structure which, according to the 2013 California Fire Code adopted for San Mateo County, may only be permitted for temporary use for 180-day durations. Should the code change to allow permanent use of the structure, such use would be allowed under this permit. Based on San Mateo County Fire Department review, the existing driveway is adequate for fire access. Project lighting is limited to sources customary with a single-family residence and would not be visible from Cabrillo Highway. Condition No. 9 requires all new utility lines to be installed underground.

d. Historical and Archaeological Resources

Policy 5.20 (*Site Survey*) and Policy 5.21 (*Site Treatment*) require that the applicant take appropriate precautions to avoid damage to historical and archaeological resources. As discussed in the IS/MND, Albion Environmental, Inc. (Albion) conducted a cultural resource assessment for proposed construction of a new residence at the project site, as described in the report titled "Pie Ranch, Cultural Resources Assessment for the Proposed Construction at 2080 Cabrillo Highway, Pescadero, California," dated August 2015. Albion conducted a Northwest Information Center (NWIC) records search which indicated that five cultural resource surveys have been conducted within 1/4 mile of the project area, yet no previously recorded archaeological sites are located within the records search area. Albion also conducted intensive visual inspection of the parcel's surface, focusing on the areas proposed for surface disturbance and failed to identify prehistoric or historic cultural material on the surface. The archaeologist also excavated four shovel test pits in the vicinity of the proposed construction and failed to recover anything beyond modern materials. Based on these findings, no further action regarding cultural resources is recommended by Albion for the proposed construction of the new residence. Mitigation Measure 1 of the IS/MND requires that, if prehistoric or historic deposits or features are discovered at any time during construction, activities in the area should halt until the find(s) can be inspected by a qualified archaeologist. Per the mitigation measure, an inspection shall be performed by a qualified archaeologist and/or paleontologist and, if the find(s) proves significant, an archaeologist and/or paleontologist shall prepare a recommendation for a further course of action.

e. Rural Land Use

Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) seeks to minimize locating non-agricultural activities and uses in areas of a parcel containing soils with agricultural capability or lands in agricultural production and ensures that non-agricultural development does not impair or disrupt agricultural activities. As stated previously, the area of farmland converted for permanent structures is minimal on the subject parcel and is located in an area containing existing structures and along a property boundary and would not divide farmland. The project would maintain the existing agricultural use of the property, and proposed structures are supportive and necessary to the existing agricultural operation. Therefore, the project would not impair or disrupt agricultural activities.

f. Water Supply

Policy 10.15 (*Water Supplies in Rural Areas*), Policy 10.19 (*Domestic Water Supply*), and Policy 10.20 (*Well Location and Construction*) encourage the use of wells, water systems or springs instead of surface water for domestic water supply. Per a Well Agreement recorded on September 20, 1996, the owner of the subject property was granted rights to a domestic well located on an adjoining property located in Santa Cruz County (2050 Cabrillo Highway). The Well Agreement establishes the mutual rights and responsibilities regarding ownership, operation and maintenance of the well amongst property owners of three properties including two owned by the Elaine S. Steele Living Trust (who owned the subject parcel and an adjoining property located in Santa Cruz County) ("Steele" properties) and one property owned by Brian L. Hinman and Suzanne R. Skees ("Hinman" property). The County's Environmental Health Division has determined that if the well, although it is located in Santa Cruz County, is to be the domestic water source for the farm labor residence, it must be permitted as a domestic water source by San Mateo County. Environmental Health Division staff has required a pump test for water quality and have required corrections to the well seal. Staff has added these requirements as Condition No. 36. In the event that the well does not meet the San Mateo County requirements, the applicant shall designate a new proposed domestic water source, which may involve conversion and upgrade of an existing on-site agricultural well to Environmental Health Division standards, prior to the Current Planning Section's approval of a building permit for the farm labor residence. The project description has been amended to include permitting of the potential well conversion. The applicant does not propose any surface water sources for domestic water supply.

g. Wastewater

Policy 11.10 (*Wastewater Management in Rural Areas*) considers individual sewage disposal systems as an appropriate method of wastewater management in rural areas. The project includes the installation of a septic system and leachfield in the area west of the FLH unit to support the unit. The Environmental Health Division has reviewed and conditionally approved the proposal to install a new septic system in the proposed area. Environmental Health Division requirements have been incorporated as Condition No. 36 in Attachment A.

h. Fire Hazard Policies

Policy 15.28 (*Review Criteria for Locating Development in Fire Hazard Areas*), Policy 15.30 (*Standards for Water Supply and Fire Flow for New Development*), and Policy 15.31 (*Standards for Road Access for Fire Protection Vehicles to Serve New Development*) require development in hazardous fire areas to be reviewed for adequate building materials, access, brush clearance from structures, fire flows, and water supplies. According to the Fire Hazard Severity Zone Maps from the California Department of Forestry, the project parcels are within a High Fire Hazard Severity Zone. As discussed in the IS/MND, project construction and operation could expose people or structures to a significant risk of loss, injury or death involving wildland fires. Mitigation Measure 9 (Condition No. 24) requires the use of fire-rated materials in the areas of roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection. The project plans have been reviewed and approved by the San Mateo County Fire Department with conditions, regarding fire sprinklers in the farm labor housing unit, addressing of the residence, and maintenance of turnouts, to minimize any potential fire hazards. San Mateo County Fire Department requirements have been included as Condition Nos. 37 through 41 in Attachment A.

2. Conformance with the Local Coastal Program

Staff has reviewed and determined that the project conforms with all applicable Local Coastal Program (LCP) Policies, including the following:

a. Locating and Planning New Development Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) allows development in rural areas if it will not have significant adverse impacts, either individually or cumulatively, on coastal resources and will not diminish the ability to keep all prime agricultural land and other

land suitable for agriculture in agricultural production. As discussed in the IS/MND, the project, as proposed and conditioned, will not have any significant adverse impacts on views, sensitive habitats, agricultural production, or other coastal resources. Proposed structures would not be visible from Cabrillo Highway and would not disturb sensitive habitats associated with Green Oaks Creek located to the north of the existing driveway. Regarding agricultural production, the parcel consists of Prime Agricultural Land (consisting of prime soils) and Lands Suitable for Agriculture (consisting of non-prime soils). As stated in Section A.1.b of this report, the project would convert approximately 2,620 sq. ft. of Class II Soils for permanent structures and a new septic system. The area of farmland converted is minimal and is located in an area containing existing structures and along a property boundary and would not divide farmland. The project will maintain the existing agricultural use of the property, and proposed structures are supportive and necessary to the existing agricultural operation. The portion of the property consisting of Lands Suitable for Agriculture is unsuitable for development as it consists of steep terrain and is largely undisturbed and vegetated.

Policy 1.24 (*Protection of Archaeological/Paleontological Resources*) requires protection of any archaeological resources from proposed development. A cultural resources evaluation for the project area was completed for this project. The evaluation cited that no evidence of archaeological or historical resources of any kind were found in the project area, either by archive research or by field reconnaissance. Condition Nos. 16 and 17 identify the measures that must be taken to minimize impacts to archaeological and paleontological resources in the unlikely event they are discovered during construction.

b. Housing Component

Policy 3.14 (*Location of Affordable Housing*) encourages the location of farm labor housing on private farms or ranches in the south coast area. The project involves the construction of a permanent farm labor housing unit in Pescadero that provides living accommodations for the owners.

Project Compliance with the County's Farm Labor Housing: Application Process and Procedures

The proposal has been reviewed against and has been found to comply with the *County's Farm Labor Housing: Application Process and Procedures* policy document, approved by the Planning Commission on October 8, 2014. The owners, Jered Lawson and Nancy Vail, both meet the adopted definition of farm laborer, a person

who derives more than 20 hours per week average employment from on- or off-site agricultural operations within San Mateo County and earns at least half their income from agriculturally-related work. The size of the housing (1,590 sq. ft.) requested has been found to be no larger than the minimum needed to adequately house farm laborer(s) and their immediate family members.

While historically FLH has been often temporary in nature, provided by mobile homes or other approved temporary buildings, the policy document allows permanent housing structures for farm workers in specific situations where there is an ongoing long-term need for farm workers. In this instance, the property owners (also business owners of Pie Ranch) require permanent housing to manage farm operations at the subject site, the Pie Ranch property, and 1701 Cabrillo Highway (property leased by Pie Ranch). While the policy document states that Administrative Reviews may be mandated where violations have occurred or to ensure resolution of past problems or violations, the applicant has been working with the County in a good faith manner to address the unpermitted farm labor housing unit within the yurt. As such, staff does not recommend annual reviews of this permit.

c. Agricultural Component

Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) permits agricultural and agriculturally-related development on prime agricultural lands, specifically, allowing the following which relate to the subject proposal: (1) agriculture including, but not limited to, the cultivation of food, fiber or flowers, and the grazing, growing, or pasturing of livestock; (2) non-residential development customarily considered accessory to agricultural uses including barns, storage/equipment sheds, and water storage tanks. The policy conditionally permits single-family residences, farm labor housing and uses ancillary to agriculture.

The project includes the construction of a new farm labor residence and a new barn and legalization of a yurt as a non-habitable accessory structure on Prime Agricultural Lands designated as Agriculture. As described previously in this report, the residence and associated facilities (new septic system, new compressor, new propane tank, and existing water tanks) would be located at the far rear of the property, along the border farmed areas and clustered with existing development. Per the proposal and Condition No. 11, the yurt would be converted from an unpermitted dwelling unit to a structure containing office and storage uses accessory to on-site agricultural uses. Therefore, the project minimizes the area of Prime Agricultural Lands converted to residential uses.

Policy 5.8 (*Conversion of Prime Agricultural Land Designated as Agriculture*) prohibits conversion of prime agricultural land within a parcel to a conditionally permitted use unless it can be demonstrated: (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, and (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. The portion of the property consisting of Lands Suitable for Agriculture is unsuitable for development as it consists of steep terrain and is largely undisturbed and vegetated. All permanent structures and associated facilities, both residential and agricultural, would be clustered along the 20-ft. rear setback of the property, forming a clear division between these uses and the remaining areas of the parcel, which will continue to be used for agricultural production. The productivity of any adjacent agricultural land would not be diminished, as development is located along a property boundary to maximize areas available for agricultural production. The proposal would not require public service and facility expansions, as expanded utilities (new septic system and expanded well use) are privately-owned, would only serve the proposed uses, and are subject to the requirements of the County's Environmental Health Division.

Policy 5.22 (*Protection of Agricultural Water Supplies*) requires that all non-agricultural uses permitted on a parcel demonstrate the existing availability of a potable and adequate on-site well water source, and that adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection are not diminished. Ongoing on-site agricultural production will continue to utilize water from an existing on-site agricultural well and a legal in-stream agricultural pond. The applicant proposes to use a well located on an adjacent property, located in Santa Cruz County, as the domestic water source for the FLH. Therefore, it is not expected that increased use of the domestic well on the adjoining property would diminish any agricultural water supply for the property. The County's Environmental Health Division has reviewed the increased use of the well, and compliance with applicable requirements have been added in Condition No. 36. As discussed in Section D of this report, in the event that the well does not meet San Mateo County requirements, the applicant proposes to convert and upgrade an existing on-site agricultural well to Environmental Health Division standards for a domestic water source. In addition to the well, the applicant also relies on the in-stream pond and stored well water within two existing 5,000 gallon water tanks for agricultural water supply. For tank storage, well water is pumped overnight and will continue to be

pumped overnight. Therefore, domestic daytime water demand would not conflict with agricultural water demand, and the impacts of converting the on-site agricultural well to domestic use would not diminish the amount of water needed to support continued farming.

d. Sensitive Habitats Component

Policy 7.3 (*Protection of Sensitive Habitats*) and Policy 7.5 (*Permit Conditions*) prohibit land use and development that would have a significant adverse impact on any sensitive habitats and require a biological report by a qualified professional to provide mitigation measures when it is determined that significant impacts may occur. Policy 7.11 (*Establishment of Buffer Zones*) requires a 50-ft. buffer zone outward from the limit of riparian vegetation of perennial streams and a 30-ft. buffer zone outward from an intermittent stream. As described in the IS/MND, the project site is located along Green Oaks Creek, which runs along the northern border of the parcel. The proposed area of work is located within a disturbed area of the parcel approximately 150 feet from the creek that contains farmland and is close to existing development. The area of work is separated from Green Oaks Creek by existing development, farmland, and an existing gravel road. The San Mateo County Fire Department has reviewed the project and found the existing road to be adequate for fire access. No grading or access improvements are necessary, with the exception of regular maintenance activities to ensure adequate access. As proposed and conditioned, the project will implement adequate erosion and sediment control measures per Condition No. 19 to prevent construction-related runoff from entering the creek. The project would require minimal vegetation removal in disturbed farmland areas and no tree removal. Based on the foregoing, the development would not impact the creek or any associated habitat or vegetation.

e. Visual Resources Component

Policy 8.5 (*Location of Development*), Policy 8.6 (*Streams, Wetlands, and Estuaries*), Policy 8.10 (*Vegetative Cover*), Policy 8.17 (*Alteration of Landforms; Roads and Grading*), Policy 8.18 (*Development Design*), Policy 8.19 (*Colors and Materials*), Policy 8.20 (*Scale*), and Policy 8.23 (*Utilities in County Scenic Corridors*) require development to be located on portions of a parcel where the development is least visible from State and County Scenic Roads, least likely to significantly impact views from public viewpoints, protects the visual quality of riparian habitat, and ensures development is designed and located to fit the surrounding topography and blends in to the natural environment through colors and materials, scale of development, and

underground utilities. Furthermore, Policy 8.31 (*Regulation of Scenic Corridors in Rural Areas*) requires compliance with the Scenic Road Element of the County General Plan, Section 6325.1 (*Primary Scenic Resources Areas Criteria*) of the Resource Management Zoning District, Rural Design Policies and Landforms and Vegetative Forms Policies of the LCP, and requires a minimum setback of 50 ft. from the right-of-way line when sufficient screening is provided to shield structures from public view. As stated in Section A.1.c of this report, the project is located within the Cabrillo Highway State Scenic Corridor. Proposed structures would not be visible from Cabrillo Highway or any public viewpoints and, as proposed and conditioned, the proposed materials and design of new structures would blend with the surrounding rural, agricultural environment. While the yurt is white in color, the yurt is partially screened from on-site and neighboring viewing locations by vegetation from the family garden and it is not visible from Cabrillo Highway.

3. Conformance with Zoning Regulations

The project site is located within the Planned Agricultural District (PAD). The proposed barn would house agricultural uses as allowed uses on Prime Agricultural Lands. The FLH unit is an allowed use on Prime Agricultural Lands, subject to the issuance of a Planned Agricultural Permit. Likewise, the yurt would provide office and storage space for associated agricultural uses and would be subject to the issuance of a Planned Agricultural Permit. Staff has reviewed and determined that the project is in conformance with all of the applicable PAD regulations, including the following:

a. Development Standards

The project complies with the development standards of the PAD Zoning District, as identified below:

Table 1 Project Compliance with Development Standards of the PAD Zoning District				
Development Standard	Required	New Farm Labor Housing Unit	New Barn	Existing Yurt
Minimum Front Setback	50 ft. (30 ft. for Barn)	> 1,000 ft.	> 1,000 ft.	> 1,000 ft.
Minimum Side Setbacks				
Right Side	20 ft.	> 350 ft.	> 500 ft.	> 200 ft.
Left Side	20 ft.	> 250 ft.	> 100 ft.	> 450 ft.
Minimum Rear Setback	20 ft.	> 30 ft.	39'-10"	15 ft.
Maximum Building Height	36 ft.	29'-10"	26'-6.5"	17'-6"
<i>Project details that do not comply are shown in bold.</i>				

As shown in Table 1 above, the Farm Labor Housing unit and the barn comply with development standards of the PAD Zoning District. The existing yurt complies with all standards, except the rear setback, where a 15-ft. setback is provided where the minimum is 20 feet. Condition No. 12 requires the yurt to comply with the minimum 20-ft. rear setback requirement.

b. Substantive Criteria for the Issuance of a Planned Agricultural District Permit

As project compliance with many of these criteria is discussed in other sections of this report relative to other County regulations, the discussion included in this section focuses on critical policies and those that have not been previously discussed.

(1) General Criteria

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

While the project involves conversion of prime soils for permanent structures and a septic system, the area proposed for conversion is located at the far rear of the property, leaving all remaining areas of the property as a singular wide, open agricultural field.

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

All development, existing and proposed, is clustered in the eastern portion of the parcel.

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

The project, as proposed and conditioned, conforms to the following applicable Development Review Criteria of Chapter 20A.2 of the San Mateo County Ordinance Code:

Section 6324.1 (*Environmental Quality Criteria*), Section 6324.4 (*Water Resources Criteria*), and Section 6325.2 (*Primary Fish and Wildlife Habitat Areas Criteria*) seek to minimize grading, landscape alterations, and changes in vegetative cover; protect primary wildlife habitat areas; and minimize the impact on hydrological processes (e.g., surface water runoff, erosion control).

The project does not require significant grading or landscape alteration and would not result in a significant impact to habitat associated with Green Oaks Creek due to intervening development and the distance of the project area from the creek. As proposed and conditioned, the project would implement erosion control measures as well as permanent drainage facilities to minimize project impact on hydrological processes.

Section 6324.2 (*Site Design Criteria*) and Section 6325.1 (*Primary Scenic Resources Areas Criteria*) encourage development to fit into the existing environment, use colors and materials that blend with the existing landscape, and protect public views within and from scenic corridors. Proposed structures would not be visible from Cabrillo Highway and, as proposed and conditioned, would utilize materials and colors consistent with the rural, agricultural setting, or be adequately screened from view.

Section 6324.3 (*Utilities*) seeks to minimize visual impacts of utilities and requires an adequate local water supply. The project includes construction of an on-site septic system to serve the FLH unit and the use of an existing domestic well on an adjoining property. The proposed septic system and well use have received preliminary approval from the Environmental Health Division. Two new 5,000 gallon water storage tanks would be installed on the property to satisfy the fire safety standards of the San Mateo County Fire Department; these structures will be located within the immediate project area and would not generate any visual impacts to the area. Condition No. 9 has been included to require any new utility distribution lines to be located underground.

B. REVIEW BY THE AGRICULTURAL ADVISORY COMMITTEE

On July 13, 2015, the Agricultural Advisory Committee reviewed and recommended approval of the proposed project with no recommended conditions of approval.

C. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

In a letter dated July 2, 2015, Renee Ananda, Coastal Program Analyst at the California Coastal Commission (CCC), outlines the following main issues. The letter is included as Attachment F of this report.

Prime Soils: CCC staff requests a map that clearly delineates prime soils and lands suitable for agriculture on the parcel with respect to the proposed development. The map has been included as Attachment C of the IS/MND. As shown in the map, development is proposed in an area of Class II Soils. As described previously, the area identified as lands suitable for agriculture are largely undisturbed, vegetated, and subject to steep terrain and are, therefore, not suitable for development. Proposed development is clustered with existing development at the rear of the parcel, leaving most of the parcel open for agricultural production. Ongoing agricultural production is described in the applicant's supporting statement included as Attachment D and includes crop production, poultry, and grazing and raising livestock.

Yurt: CCC staff requests that the applicant clearly demonstrate that the yurt is indeed accessory to the agricultural use on the parcel and that it is consistent with LCP requirements. The yurt would be used for office and storage uses accessory to the agricultural uses on the property. CCC staff notes that the yurt has a front deck and asks whether the deck is necessary for agricultural uses or could be eliminated. Planning staff notes that the deck is approximately 150 sq. ft. and provides a landing to the entry way. Staff has added Condition No. 14 for the applicant to reduce the size of the deck to the minimum size necessary (36" in depth by 36" or door width).

Biological Evaluation: CCC staff acknowledges the proximity of development to Green Oaks Creek and an in-stream pond and cites that LCP defines ponds and streams as sensitive habitat. CCC staff states that the project must be consistent with LCP policies pertinent to sensitive habitats and suggests a biological evaluation, including a wetland delineation. As discussed in Section A.2.d of this report, the proposed development is located over 150 feet from the creek and the pond and is separated from these areas by intervening development, the existing gravel driveway. The project area is located within a disturbed, farmed area which contains existing development. There is no evidence of habitat or wetland areas within the area of work. Therefore, Planning staff has determined that no biological evaluation is necessary.

Staff agrees with CCC staff that the project is appealable to the CCC as the project includes uses that are conditionally permitted with the PAD Zoning District, that the project requires a Certificate of Compliance Type A to verify parcel legality (recorded on October 20, 2015), that the project must meet the criteria for water supplies as required by LCP Policy 5.22 (See Section A.2.c of this report), that the project should be located in an area least visible from Cabrillo Highway (See Section A.2.e of this report), that adequate erosion control measures shall be implemented (see Condition Nos. 19 through 21), and that encroachment of permanent structures onto agricultural land shall be minimized by clustering the development (See Section A.2.c of this report).

D. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration has been prepared and circulated for this project. The public comment period commenced on September 17, 2015 and ended on October 7, 2015. No comments have been received as of the writing of this report. Mitigation measures have been included as conditions of approval in Attachment A.

Minor Corrections

The following corrections to the IS/MND have been made since its publication:

1. Potential Conversion of Agricultural Well to Domestic Use: While the project includes the use of a well located on an adjoining parcel in Santa Cruz County as the domestic water source for the FLH, in the event that the well does not meet the San Mateo County requirements, the applicant proposes to convert and upgrade an existing on-site agricultural well to Environmental Health Division standards for a domestic water source. A pump test for water quality and a well seal meeting San Mateo County Environmental Health Division requirements are required by current regulation. The well conversion, which is necessary to serve the FLH, is consistent with agricultural uses on the property and would not jeopardize the agricultural productivity of the parcel. In addition to the well, the applicant also relies on the in-stream pond and stored well water within two existing 5,000 gallon water tanks for agricultural water supply. For tank storage, well water is pumped overnight and will continue to be pumped overnight. Therefore, domestic daytime water demand would not conflict with agricultural water demand and the impacts of converting the on-site agricultural well to domestic use would not diminish the amount of water needed to support continued farming.
2. Distance of Development to Creek: Pages 7 and 8 of the Initial Study Checklist of the IS/MND states that "The project site is located along Green Oaks Creek, which runs along the northern border of the parcel. The proposed area of work is located within a disturbed area of the parcel approximately 200 feet from the creek that contains farmland and is located to existing development." Upon closer measurement and inspection, the distance to the creek to the nearest corner of the proposed barn is approximately 150 feet. The distance of the proposed barn to the pond is over 200 feet.

E. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Geotechnical Section
Environmental Health Division
San Mateo County Fire Department
Agricultural Advisory Committee
California Coastal Commission
Pescadero Municipal Advisory Council

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans and Yurt Plans
- D. Applicant's Supporting Statement, as provided to the Agricultural Advisory Committee
- E. Initial Study and Mitigated Negative Declaration (without attachments), dated August 21, 2012
- F. Letter from the California Coastal Commission, dated July 2, 2015
- G. Site Photos
- H. Prime Soils Map

CML:jlh&pac – CMLZ0719_WJU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00267 Hearing Date: October 28, 2015

Prepared By: Camille
Leung

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Initial Study/Mitigated Negative Declaration, Find:

1. That the Initial Study/ Mitigated Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from September 17, 2015 to October 7, 2015, per CEQA.
2. That, on the basis of the Initial Study and comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment. The mitigation measures contained in the Mitigated Negative Declaration and the conditions of approval in this document adequately mitigate any potential significant effect on the environment.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into a Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6. The applicant (who is also the owner) has agreed to comply with the mitigation measures contained in the Mitigated Negative Declaration. In addition, applicable mitigation measures have been incorporated as conditions of approval for this project. A Mitigation Monitoring and Reporting Plan is not necessary.
4. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.

Regarding the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically in regards to Locating and Planning New Development, Housing, Agricultural, Sensitive Habitats, and Visual Resources of the LCP. Staff has reviewed the plans and materials and determined the project involves permitted and conditionally permitted uses that support agricultural production and, as proposed and conditioned, will not pose any adverse significant impacts on coastal resources, sensitive habitats, the visual quality of the area, or agricultural production.
6. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh. The project site is located on the east side of Cabrillo Highway at the southern border of San Mateo County and is not within close proximity of the shoreline of Pescadero Marsh.
7. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development, Housing, Agricultural, Sensitive Habitats, Visual Resources, and Hazards Components. Specifically, the project involves the construction of a farm labor housing unit and the construction and legalization of other structures that support agricultural production and will not pose any significant impacts to sensitive habitats or visual resources.

Regarding the Planned Agricultural Permit, Find:

8. That the proposed project (specifically the Farm Labor Housing (FLH) unit), as described in the application and accompanying materials, complies with all applicable criteria for issuance of a Planned Agricultural Permit contained in Section 6355 of the San Mateo County Zoning Regulations, including:

General Criteria

- a. That the encroachment of all development upon land, which is suitable for agricultural use, has been minimized. The parcel consists of prime agricultural land and lands suitable for agriculture. The farm labor housing (FLH) unit and other proposed structures would be clustered with existing development at the rear of the parcel, leaving most of the parcel open for agricultural production.
- b. That all development permitted on-site is clustered in the eastern portion of the 14.5-acre parcel.

- c. That the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code, including:

Section 6324.1 (*Environmental Quality Criteria*), Section 6324.4 (*Water Resources Criteria*), and Section 6325.2 (*Primary Fish and Wildlife Habitat Areas Criteria*): The project requires minimal grading and vegetative changes. The project as proposed and conditioned would be setback from Green Oaks Creek, the in-stream pond and riparian corridor areas in accordance with the appropriate buffer zones contained within the Local Coastal Program. Additionally, erosion control measures and drainage improvements, as proposed and conditioned, would minimize adverse impacts to nearby sensitive habitat areas.

Section 6324.2 (*Site Design Criteria*) and Section 6325.1 (*Primary Scenic Resources Areas Criteria*): The farm labor housing unit, barn and yurt would not be visible from Cabrillo Highway. Furthermore, the housing unit would be simply constructed of wood siding and, as conditioned, would blend with the natural surrounding environment.

Section 6324.3 (*Utilities*): The project includes construction of an on-site septic system to serve the farm labor housing unit and use of an existing domestic well located on an adjoining property in Santa Cruz County. Two new 5-gallon water storage tanks would be installed on the property and would not generate any visual impacts to the area. A condition has been included to require any new distribution lines to be located underground.

Section 6324.5 (*Cultural Resources*): A cultural resources evaluation for the project determined that no evidence of archaeological or historical resources of any kind were found in the project area, either by archive research or by field reconnaissance.

Section 6325.3 (*Primary Agricultural Resources Area Criteria*): The project includes a Planned Agricultural Permit to construct a farm labor housing unit located on prime soils. However, it is clustered with existing development and located along the rear setback of the property.

Water Supply Criteria

- d. That the existing availability of an adequate and potable well water source is available as the project includes use of an existing domestic well to serve the FLH unit. The Environmental Health Division has reviewed and conditionally approved the well conversion for domestic use. The project would not adversely affect agricultural water supplies, including the in-stream pond or the on-site agricultural well.

Criteria for the Conversion of Prime Agricultural Land

- e. That no alternative site exists for the use. The portion of the property consisting of Lands Suitable for Agriculture is unsuitable for development as it consists of steep terrain and is largely undisturbed and vegetated.
- f. Clearly defined buffer areas are provided between agricultural and non-agricultural uses. All permanent structures and associated facilities, both residential and agricultural, would be clustered along the 20-foot rear setback of the property, forming a clear division between these uses and the remaining areas of the parcel, which will continue to be used for agricultural production.
- g. The productivity of any adjacent agricultural land will not be diminished, as development is located along a property boundary to maximize areas available for agricultural production.
- h. Public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality. The proposal would not require public service and facility expansions, as expanded utilities (new septic system and expanded well use) are privately-owned, would only serve the proposed uses, and are subject to the requirements of San Mateo County's Environmental Health Division.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans as described in this report and approved by the Planning Commission on October 28, 2015. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The Coastal Development Permit and Planned Agricultural Permit shall be valid for one (1) year from the date of final approval, in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. Any extension of these permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. The Planned Agricultural District (PAD) Permit for the Farm Labor Housing (FLH) unit shall be valid for a period of five (5) years from the date of final approval.³ An application to renew the PAD Permit must be submitted prior to this expiration date. An amendment to the Coastal Development Permit (CDP) would be required if significant modification and/or intensification of the FLH operation is proposed.
4. For the life of the project, the property owner shall comply with the *Farm Labor Housing: Application Process and Procedures* (Approved by the Planning Commission on October 8, 2014), including, but not limited to, the following:
 - a. Farm labor housing can only be occupied by farm laborers and their immediate family members. A “farm laborer” is defined as a person who derives more than 20 hours per week average employment from on- or off-site agricultural operations (within San Mateo County) and earns at least half their income from agriculturally-related work.
 - b. A permanent FLH structure can only be used for the purpose of housing farm workers, and if this use ceases, must either be demolished or used for another permitted use pursuant to a permit amendment.
 - c. The housing shall be maintained to meet the basic California Housing and Health Code requirements for habitation, as reviewed and approved by and pursuant to the San Mateo County Building Inspection Section, the San Mateo County Fire Department, and the San Mateo County Environmental Health (EH) Division regulations.
 - d. In the event that the farming operations justifying the FLH units ceases or if the FLH development is proposed to be enlarged or significantly changed, it shall be the owner’s/applicant’s responsibility to notify San Mateo County, by letter, of such change, and applying for the necessary permits to demolish the structure or use it for another permitted use. Accordingly, such notice shall identify the owner’s/applicant’s intention to either remove the FLH units (and associated infrastructure) or otherwise convert such improvements to that allowed by zoning district regulations. In either case, planning permits, building permits and associated inspections by the Building Inspection Section and EH shall be required to ensure that all structures have been removed, infrastructure properly abandoned, or that such converted development complies with all applicable regulations.

³ Per the County’s Farm Labor Housing Application Process and Procedures policy document, approved by the Planning Commission on October 8, 2014, Administrative Reviews may be mandated where violations have occurred or to ensure resolution of past problems or violations. The applicant has been working with the County in a good faith manner and, as such, staff does not require annual reviews of this permit.

- e. In the case of proposed changes to permitted FLH, the owner/applicant shall submit a written description of the proposed change to the Planning Department, and if the change is considered significant by the Community Development Director, submit a complete permit amendment application.
5. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
6. No trees on the project site, or adjacent to the project site, are permitted to be removed as part of this approval.
7. The site is considered a Construction Stormwater Regulated Site. Any grading and/or ground disturbance activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section.
8. The applicant shall submit the following to the Current Planning Section: Within four (4) working days of the final approval date for this project, the applicant shall pay an environmental filing fee of \$2,210.00, as required under the Department of Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,260.00, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee will increase on January 1, 2016.
9. Any new utility lines shall be installed underground from the nearest existing utility pole.
10. Prior to the Current Planning Section's approval of the building permit for the residence and barn, the applicant shall submit color samples for the residence and barn, including body, doors, trim and roof colors. The applicant shall only utilize earth-toned colors for these structures. Verification of the use of approved colors and materials is required prior to the Current Planning Section's final approval of the building permits for the residence and barn.

Yurt

11. The applicant shall apply and obtain a building permit for the yurt, prior to final approval of the building permits for the residence. According to the 2013 California Fire Code adopted for San Mateo County, yurts may only be permitted for temporary use for 180-day durations. Should the code change to allow permanent use of the structure, such use would be allowed under this permit.

12. The property owner shall bring the yurt into compliance with the minimum 20-foot rear setback requirement of the PAD Zoning District, prior to final approval of the building permit for the yurt.
13. The screening of the yurt by the family garden shall be retained in order to partially screen the yurt from viewing locations on the property and on adjoining properties. If screening is removed, new permanent landscaping shall be installed and maintained for the life of the yurt.
14. The property owner shall reduce the size of the yurt front deck to the minimum size necessary (36" in depth by 36" or door width) or other dimensions as determined by the Building Inspection Section.

Water Storage Tanks

15. All water storage tanks shall be dark green in color. Photo verification of the installed water storage tanks shall be submitted to the Planning Department for verification of color, quantity, and location prior to building inspection final.

Condition Nos. 16 through 25 are mitigation measures from the Initial Study/Mitigated Negative Declaration (IS/MND), released on September 17, 2015. Minor corrections to mitigation measures made since the release of the IS/MND are as underlined.

16. **Mitigation Measure 1:** If prehistoric or historic deposits or features are discovered at any time during grading and/or construction, activities in the area shall halt until the find(s) can be inspected by a qualified archaeologist and/or paleontologist. If the find(s) proves significant, as determined by a qualified archaeologist and/or paleontologist, an archaeologist and/or paleontologist shall prepare a recommendation for a further course of action, for San Mateo County review and approval.
17. **Mitigation Measure 2:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.
18. **Mitigation Measure 3:** The improvements should be designed and constructed in accordance with the geotechnical investigation conducted by Earth Investigations Consultants, Inc., for the proposed project by Joel E. Baldwin, II (Engineering Geologist 1132) and David W. Buckley (Civil Engineer 34386),

entitled "Proposed New Residence and Detached Barn/Garage, East-Central Portion of 13-Acre Parcel (Pie Ranch), APN 089-230-280, 2080 Cabrillo Highway, Pescadero, California," dated February 19, 2015. Prior to issuance of a building permit for any improvements at the property, compliance with this mitigation measure shall be demonstrated in plans submitted with the building permit application for this project.

19. **Mitigation Measure 4:** Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan dated May 5, 2015, to include the proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director:
 - a. Protect Surface Water Locations: Green Oaks Creeks is located within close proximity of proposed disturbed areas and access ways on your property. Please provide primary control measures (e.g., 2 rows of staked fiber rolls) along both sides of the driveway in the immediate project area.
 - b. Show location of utility trenches, indicate utility types, and identify timing of installation.
 - c. Construction Access Routes: Over access points off the existing gravel road, construct stabilized designated entrance(s), using 3" - 4" fractured aggregate over geo-textile fabric.
 - d. Correct reference to Contra Costa County Best Management Practices (BMPs) and reference San Mateo County as the permitting jurisdiction.

20. **Mitigation Measure 5:** The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.

- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of 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.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.
21. **Mitigation Measure 6:** Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and reviewed by the Department of Public Works and the Community Development Director.
22. **Mitigation Measure 7:** The applicant and property owner shall coordinate with contractors to:
- a. EECAP Measure 1.3 (Low-Income Weatherization): Complete weatherization, to achieve average energy savings of 25%.

- b. EECAP Measure 1.4 (Tree Planting): Tree plantings to shade the new home.

Inclusion of these practices in project operation shall be demonstrated prior to the Current Planning Section's approval of the building permit for the proposed residence.

- 23. **Mitigation Measure 8:** The applicant and property owner shall comply with the following measures, to the extent feasible:

- a. Energy Efficiency Climate Action Plan (EECAP) Measure 1.5 (Propane Switch): Switch from propane heater to more energy-efficient options, such as Energy Star furnaces or electric air-source pumps;
- b. Bay Area Air Quality Management District (BAAQMD) BMPs: Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet;
- c. BAAQMD BMPs: Use local building materials of at least 10 percent;
- d. BAAQMD BMPs: Recycle or reuse at least 50 percent of construction waste.

Inclusion of these practices in project construction and/or operation shall be demonstrated, to the extent feasible, prior to the Current Planning Section's approval of the building permit for the proposed residence.

- 24. **Mitigation Measure 9:** This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet California Residential Code (CRC) R327 or California Building Code (CBC) Chapter 7A requirements. You can visit the Office of the State Marshal's website at: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "Wildland Urban Interface (WUI) Products Handbook." The property owner shall demonstrate compliance with this mitigation measure prior to San Mateo County's Fire Department's approval of the building permit for the proposed residence.
- 25. **Mitigation Measure 10:** At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Department of Public Works in compliance with Municipal Stormwater Regional Permit Provision C.3.i and San Mateo County's Drainage Policy.

Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but

are not C.3 Regulated Projects) shall implement at least one (1) of the three (3) site design measures listed below:

- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
- b. Direct roof runoff onto vegetated areas.
- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

A site drainage plan is required that demonstrates how roof drainage and site runoff will be directed to an approved location. In compliance with the San Mateo County's Drainage Policy, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.

Building Inspection Section

26. Prior to pouring any concrete for foundations, written verification from a licensed surveyor must be submitted which will confirm that the required setbacks as shown on the approved plans have been maintained.
27. An automatic fire sprinkler system is required for the farm labor housing unit and any barn that is over 1,000 sq. ft. or more in size. This permit must be issued prior to, or in conjunction with, the building permit.
28. If a water main extension, upgrade or hydrant is required, this work must be completed prior to the issuance of the building permit or the applicant must submit a copy of an agreement and contract with the water purveyor which will confirm that the work will be completed prior to finalization of the building permit.
29. A site drainage plan will be required. This plan must demonstrate how roof drainage and site runoff will be directed to an approved disposal area.
30. Sediment and erosion control measures must be installed prior to beginning any site work and maintained throughout the term of the permit. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
31. All building permit drawings must be drawn to scale and clearly define the whole project and its scope. The building plans shall identify the correct codes on the code summary; the design and/or drawings shall be done according to the 2010 Editions of the California Building Standards Code, 2010 California Plumbing Code, 2010 California Mechanical Code, and the 2010 California Electrical Code. Include Flood Zone (and notes) requirements, and what Fire Severity Zone this

project is in according to the State Fire Marshal's Fire Severity Zone Maps with those requirements shown on the plans (see Condition of Approval No. 33).

32. Structural engineering sheets and calculations shall be provided as part of the building permit submittal for review and approval.
33. The Building Inspection Section, in consultation with the Fire Department, may require a new address be issued for the project site.

Department of Public Works

34. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
35. Prior to the issuance of the Building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Environmental Health Division

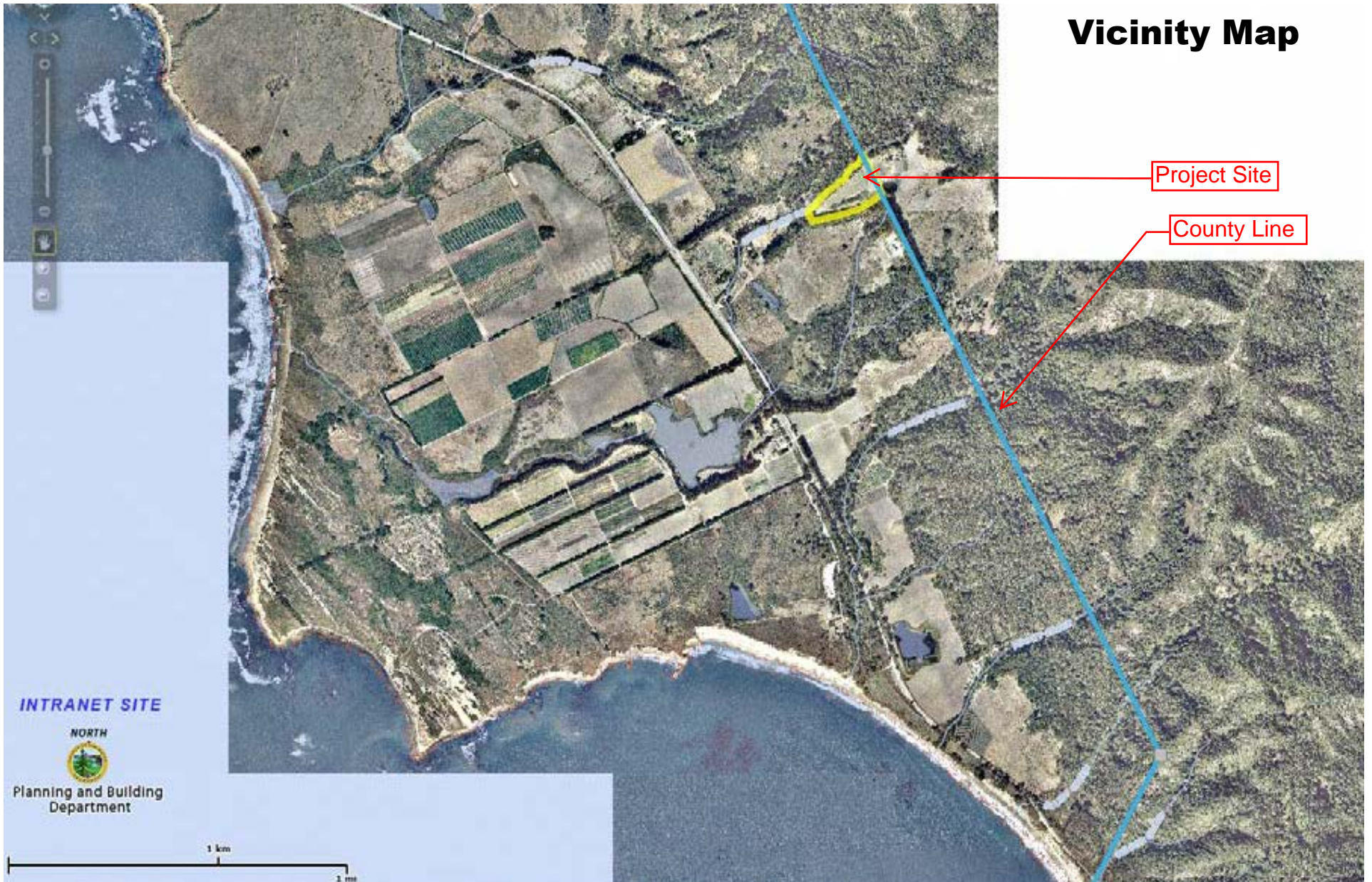
36. If the domestic well located in Santa Cruz County is to be the domestic water source for the farm labor residence, the well must be permitted as a domestic water source by San Mateo County. A pump test for water quality and corrections to the well seal meeting San Mateo County requirements are required. In the event that the well does not meet the San Mateo County requirements, the applicant shall designate a new proposed domestic water source, which may involve a conversion and upgrade of an existing on-site agricultural well to Environmental Health Division standards for use as a domestic water source, prior to the Current Planning Section's approval of a building permit for the farm labor residence.

San Mateo County Fire Department

37. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
38. The current driveway turnouts will need to be serviced to existing standards.
39. The house will have a 13D spring system installed.
40. Agricultural barn is exempt from sprinkler system.
41. If yurt is to be used as an additional sleeping area, it will also need to be sprinklered.

CL:pac - CMLZ0719(Attachment A)_WPN.DOCX

Vicinity Map



Project Site

County Line

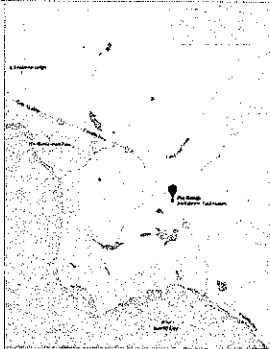
San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment: **B**

File Numbers:

ATTACHMENT C



VICINITY MAP

A NEW 1,580 SF SINGLE-FAMILY RESIDENCE IS PROPOSED, SITED IN THE CENTER OF THE PROPERTY TOWARDS THE EASTERN BORDER. AN EXISTING SHOP BARN IS TO BE REMOVED AND REPLACED WITH A NEW DETACHED AGRICULTURAL BARN TOWARDS THE MAIN ACCESS ROAD ON THE NORTH-EASTERN PORTION OF THE PARCEL. A NEW SEPTIC TANK AND LEACH-FIELD WILL BE CONSTRUCTED FOR THE RESIDENCE. A NEW PROPANE GAS TANK IS PROPOSED TO BE INSTALLED NEAR THE PARKING TURNOUT NEXT TO THE PROPOSED HOUSE. WATER WILL BE CONNECTED TO THE EXISTING WELL ON THE PROPERTY. MINIMAL GRADING WILL OCCUR DUE TO THE RELATIVELY LEVEL SITE PROPOSED FOR THESE STRUCTURES. ROAD ACCESS HAS BEEN REVIEWED BY THE FIRE MARSHALL. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PASSIVE HOUSE STANDARD. AN OPTION TO ADD SOLAR PV PANELS SHALL BE CONSIDERED TO ALLOW THIS PROPERTY TO BECOME A NET ZERO ENERGY USER.

DESCRIPTION

APN: 089 230 280
 LOT AREA: 581,340 SF

PROPOSED NEW HOUSE:
 1ST FLOOR: 335 SF
 2ND FLR: 654 SF
 TOTAL HABITABLE: 1,590 SF

FRONT PORCH: 128 SF
 REAR PORCH: 288 SF
 TOTAL PORCH AREA: 416 SF

(S) YURT: 804 SF

PROPOSED NEW AG BARN:
 1ST FLOOR: 1,200 SF
 2ND FLR LOFT: 1,200 SF
 TOTAL: 2,400 SF

(N) GRAVEL PAVING:
 HOUSE (UNCOVERED): 576 SF
 BARN TURNOUT AREA: 1,890 SF
 TOTAL: 2,596 SF

TOTAL (N) COVERED AREA = 5,108 SF
 TOTAL (N) BLDG AREA = 5,899 SF
 FAR: 5,580 SF / 581,340 SF = 0.009 (or 0.9%)

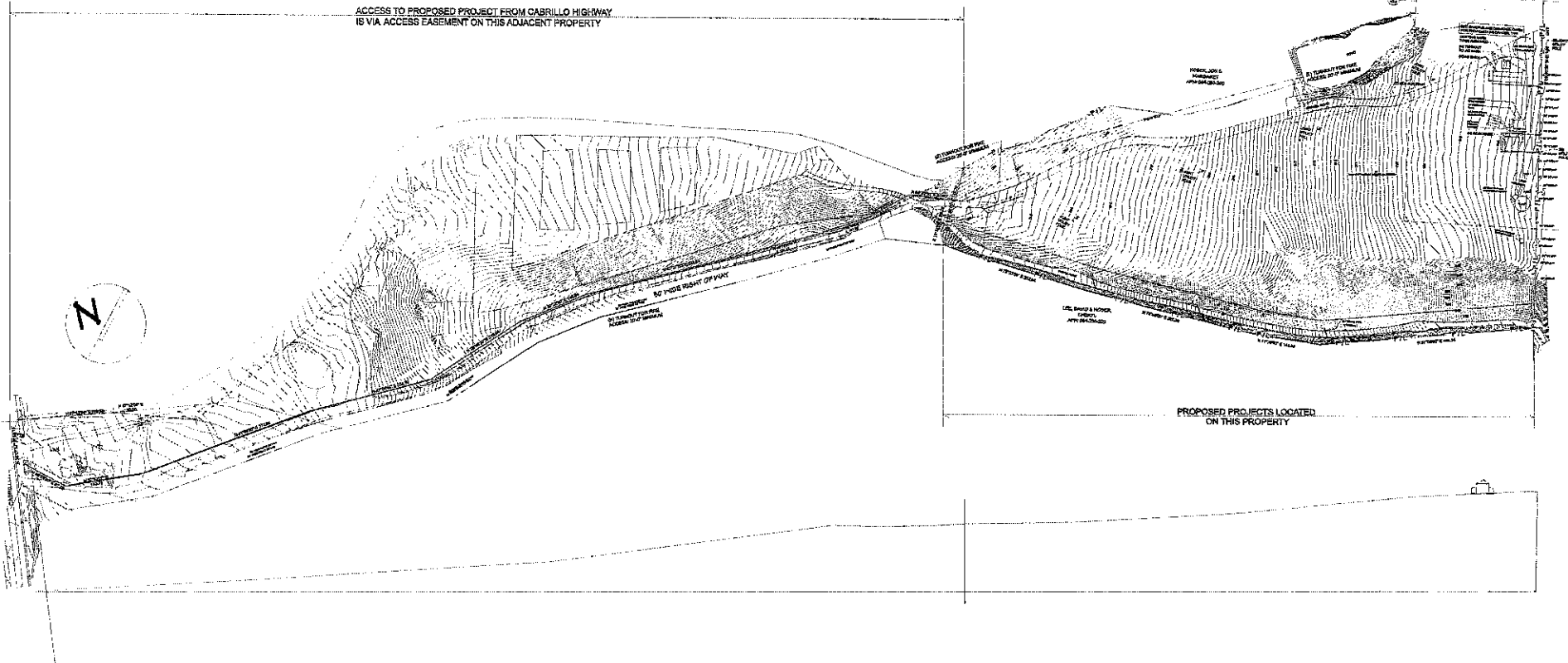
SITE DATA

ARCHITECTURAL DWGS:
 A1.0 TITLE SHEET, SITE PLAN, INFO
 A2.0 PLOT PLAN & HOUSE SECTIONS
 A3.0 HOUSE FLOOR PLANS
 A4.0 HOUSE ELEVATIONS
 A5.0 AG BARN PLANS & SECTION
 A6.0 AG BARN ELEVATIONS

CIVILS DWGS:
 C-01 GENERAL NOTES
 C-02 GRADING PLAN
 EC-01 EROSION CONTROL
 EC-02 SMC WATER CONTROL
 EC-03 STORM WATER NOTES

SITE SURVEY:
 10P1 BOWMAN & WILLIAMS

SHEET INDEX



SITE PLAN & SECTION

1" = 100'



REVISIONS

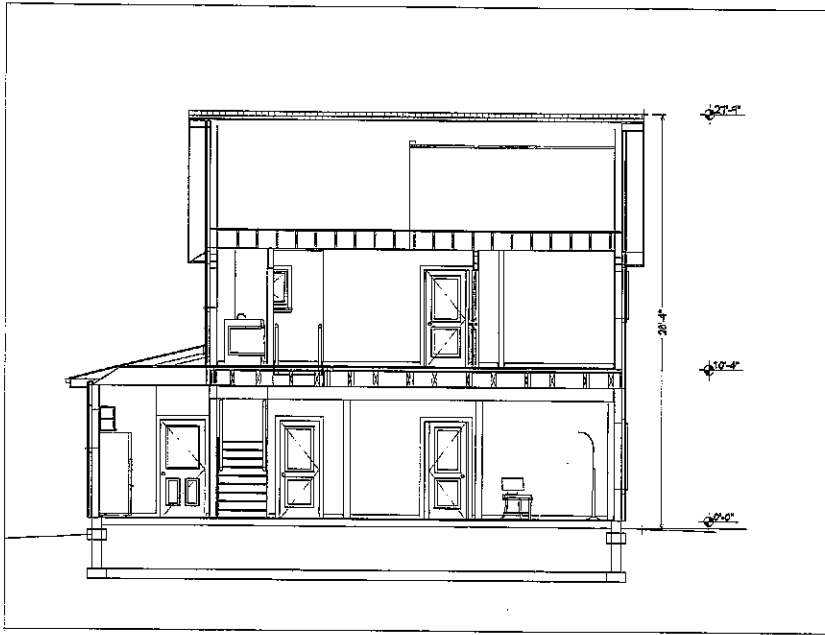
NO.	DATE	DESCRIPTION

Engineering by:
 ONE SKY HOMES
 High-Performance, Zero-Energy Homes
 2188 Grinnell Dr., San Jose, CA 95124
 408-421-8998
 info@oneskyhomes.com

PROJECT:
 Pie Ranch
 2080 Cabrillo Highway
 Pescadero, CA 94060

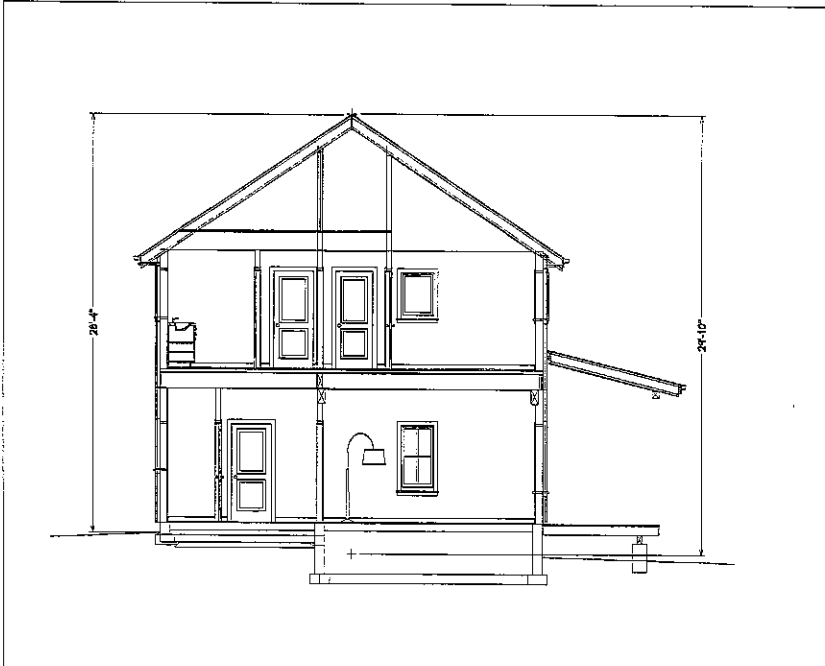
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 PROJECT INFO

Date: 05.14.2015
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 Job:
 Sheet Designation:
A1



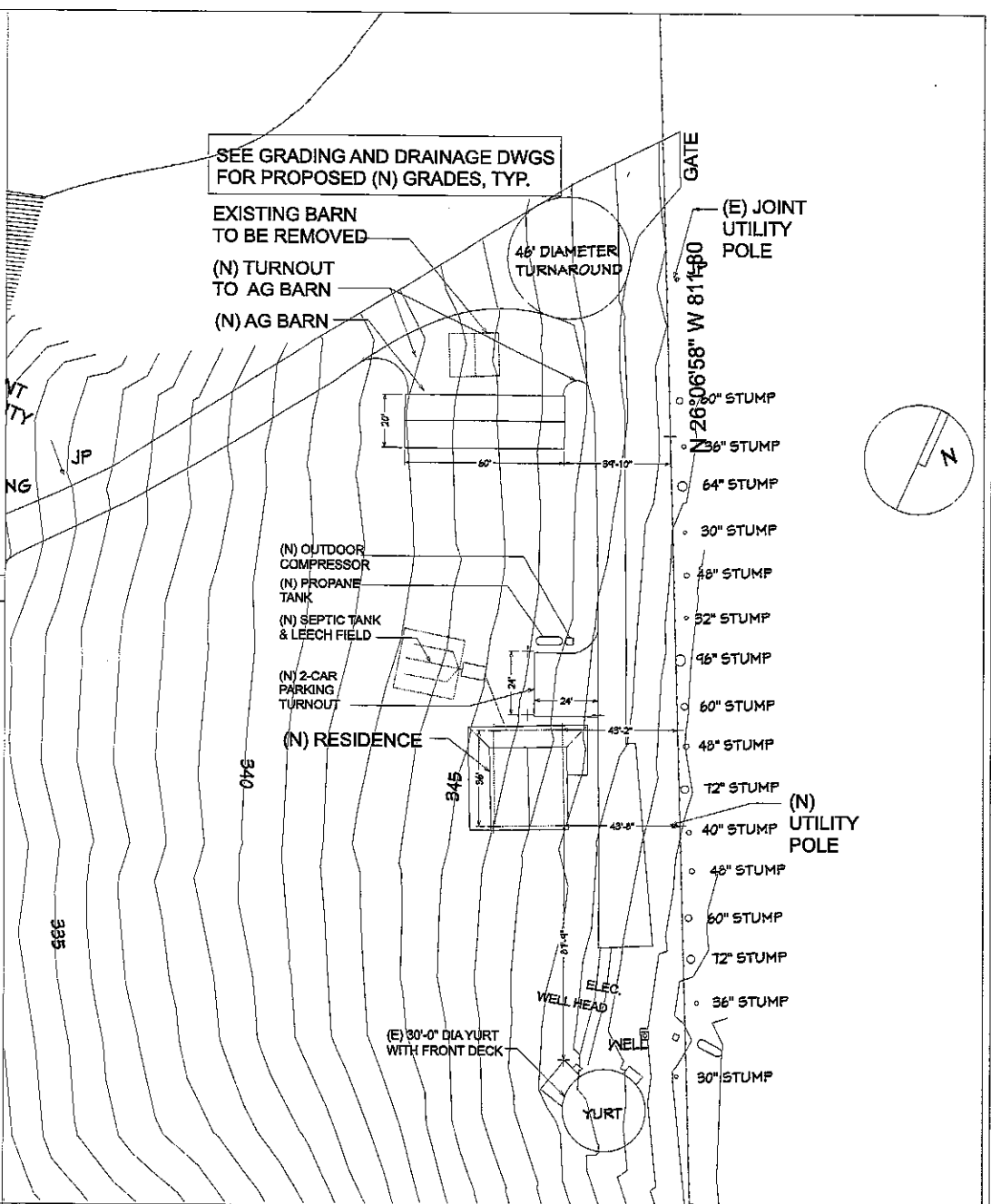
3. SECTION A-A

SCALE: 1/4" = 1'-0"



2. SECTION B-B

SCALE: 1/4" = 1'-0"



1. PLOT PLAN

SCALE: 1" = 20'-0"

REVISIONS

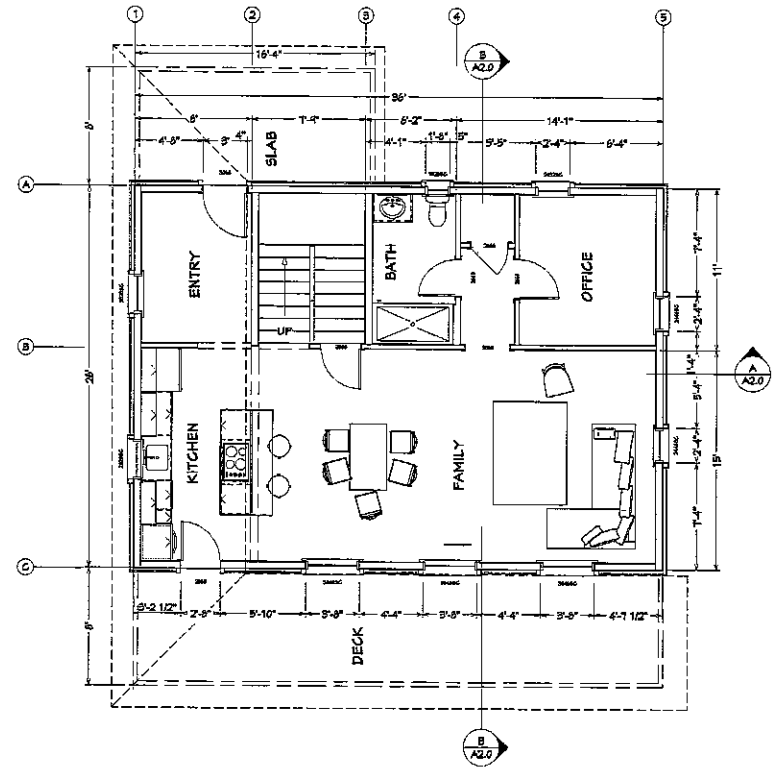
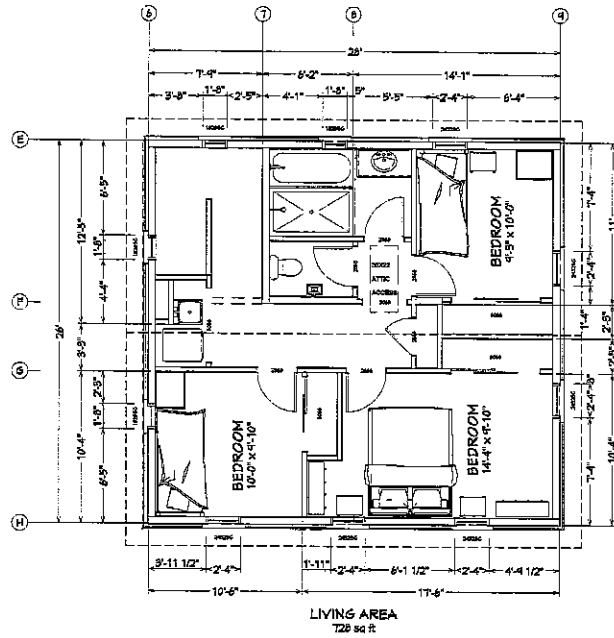
Design and Construction by:

ONE SKY HOMES
 High-Performance, Zero-Energy Homes
 2189 Glenfield Dr., San Jose, CA 95124
 408-421-8800
 info@oneskyhomes.com

PROJECT:
 Pie Ranch
 2080 Cabrillo Highway
 Pescadero, CA 94060

Sheet Description
PLOT PLAN & SECTIONS

Date: 05.14.2016
 Scale:
 Drawn: S. BARRY
 Job:
 Check:



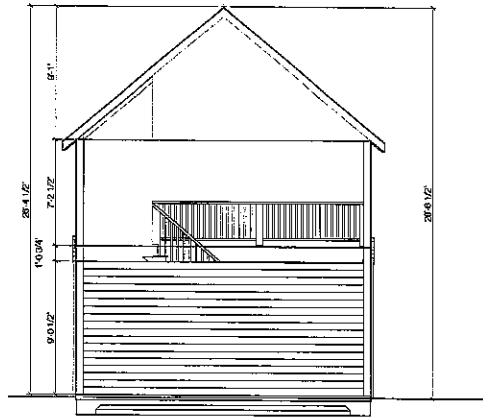
REVISIONS

Design and Drawings by:
ONE SKY HOMES
 High Performance, Zero Energy Homes
 2188 Chaballo Dr. San Jose, CA 95124
 408-421-6006
 hsk@oneskyhomes.com

PROJECT:
Pie Ranch
 2080 Caballero Highway
 Pescadero, CA 94060

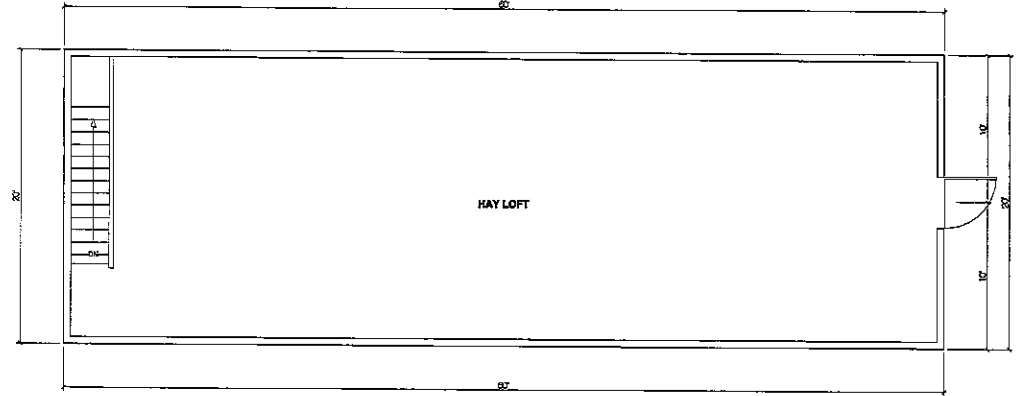
Floor Plans
FLOOR PLANS

Date: 05.14.2016
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 Drawn: B. BARRY
 Sheet:
A3

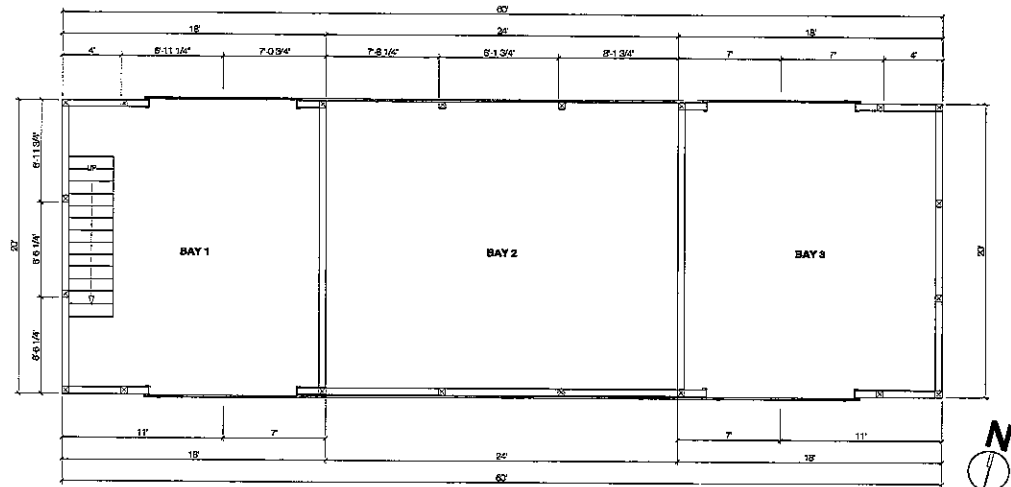


3. AG. BARN SECTION - NORTH|SOUTH

2. AG. BARN HAY LOFT PLAN



1. AG. BARN 1ST FLOOR PLAN



REVISIONS

NO.	DESCRIPTION

Engineering By:

DATE:

ONE SKY HOMES
High-Performance, Zero-Energy Homes

2188 Glendora Dr. San Jose, CA 95124
408-451-6000
info@oneskyhomes.com

Design and Construction by:

PROJECT:
Pile Ranch
2080 Cabrillo Highway
Pescadero, CA 94060

Sheet Description:
AG. BARN PLANS
& SECTION

Date: 05.14.2015

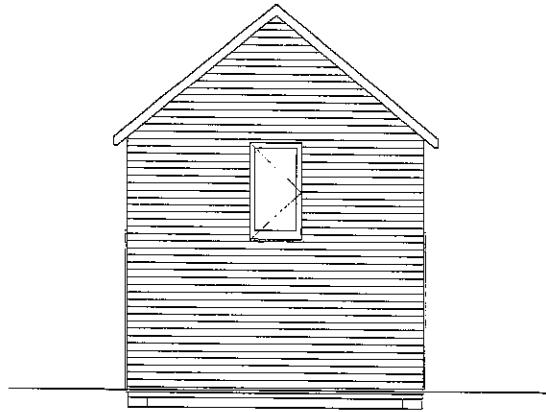
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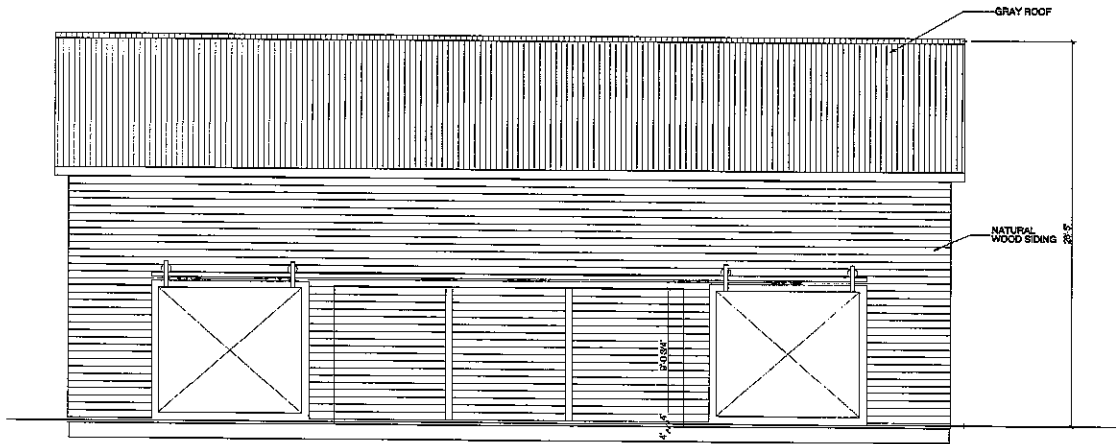
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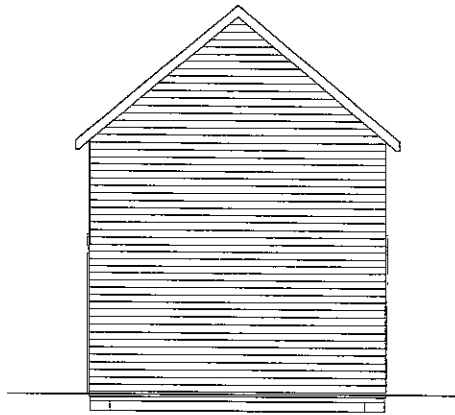
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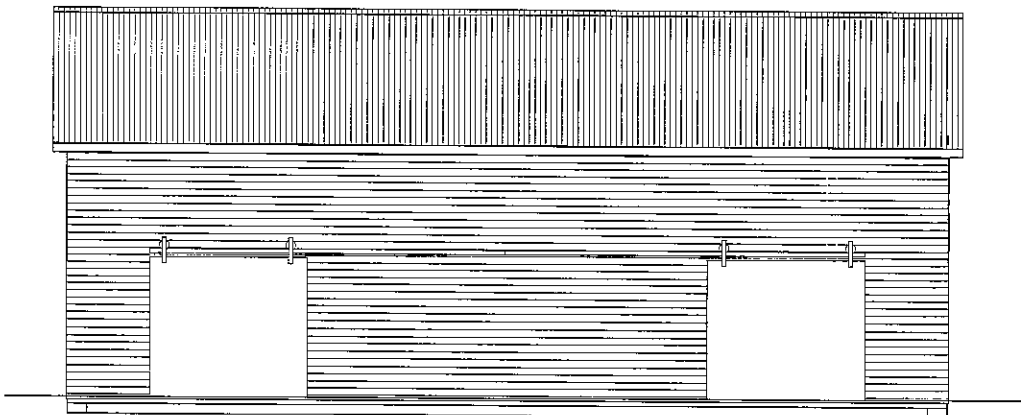
4. AG. BARN EAST ELEVATION



2. AG. BARN NORTH ELEVATION



3. AG. BARN WEST ELEVATION



1. AG. BARN SOUTH ELEVATION



REVISIONS

NO.	DESCRIPTION

Engineering By:

www.skymhomes.com

Design and Construction by:

ONE SKY HOMES
 High-Performance, Zero-Energy Homes
 2188 Glendell Dr., San Jose, CA 95124
 info@skymhomes.com
 415-421-9908

PROJECT:

Ple Ranch
 2080 Cabrillo Highway
 Pescadero, CA 94060

Sheet Description

AG. BARN ELEVATIONS

Date: 05.14.2016

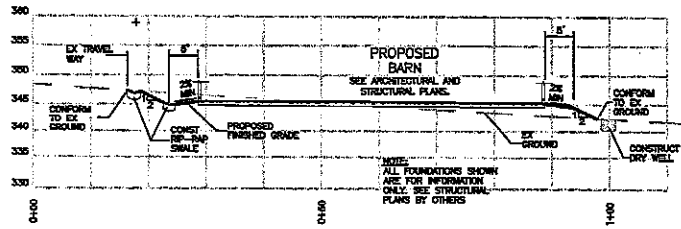
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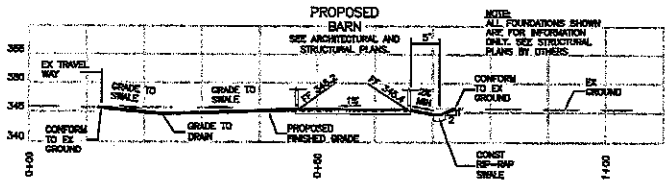
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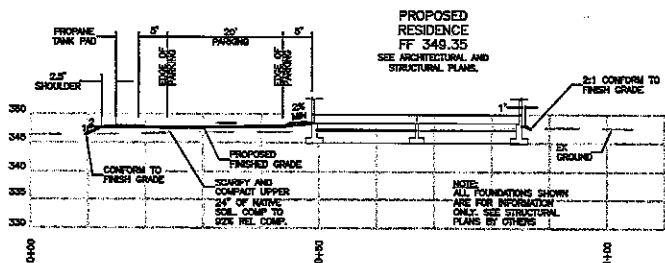
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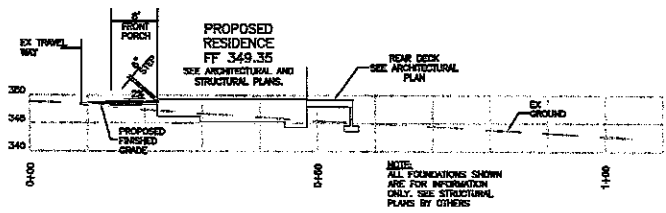
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V 1"=10'



SECTION B-B
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V 1"=10'



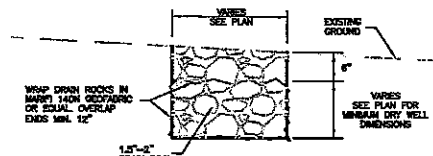
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V 1"=10'



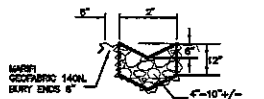
SECTION D-D
SCALE: H 1"=10'
V 1"=10'

EARTHWORK		
AREA	RESIDENCE	BARN
CUT	0 CY	30 CY
FILL	40 CY	80 CY
IMPORT	40 CY	0 CY

NOTE:
EXISTING CONTOURS AND EARTHWORK QUANTITY BASED ON EXISTING FINISHED GRADE.
EARTHWORK QUANTITY PROVIDED FOR INFORMATION ONLY. CONTRACTOR SHALL BISE THEIR BID ON THEIR OWN EARTHWORK QUANTITY TARGETS.



DRY WELL DETAIL
SCALE: H 1"=1'
V 1"=1'



RIP-RAP SWALE
SCALE: H 1"=2'
V 1"=2'

- SHEET INDEX**
- C-01 GENERAL NOTES AND CROSS-SECTIONS
 - C-02 GRADING PLAN
 - ED-01 EROSION CONTROL PLAN
 - ED-02 SAN MATEO COUNTY TRUCK POLLUTION PREVENTION PROGRAM
 - ED-03 STORMWATER POLLUTION PREVENTION NOTES

- GENERAL NOTES:**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE COUNTY OF SAN MATEO, OR OTHER GOVERNING AGENCY OR UTILITY STANDARDS AND SPECIFICATIONS.
 2. THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND ADEQUACY OF HIS DESIGN CONTAINED HEREIN.
 3. THE TERM "CONTRACTOR" USED IN THE FOLLOWING NOTES REFERS TO ALL GENERAL CONTRACTORS AND SUBCONTRACTORS RETAINED BY THE OWNER TO FURNISH CONSTRUCTION SERVICES ON THIS PROJECT.
 4. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SKELETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM LACK OF ADEQUATE SHORING, BRACING AND SKELETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EXPEND NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDINANCES OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH USMA REQUIREMENTS.
 5. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY BOARD.
 6. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR OWNER, AMBULANCE, POLICE AND FIRE DEPARTMENTS AT THE JOBITE.
 7. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROL AT ALL TIMES.
 8. EXISTING ACCESS ROAD SHALL REMAIN OPEN AND PASSABLE BY THE OWNER, NEIGHBORS, AND THEIR GUESTS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK WITH OTHER CONTRACTORS AND SUBCONTRACTORS. NO CLAIM FOR DELAY OF WORK SHALL BE MADE DUE TO THE LACK OF COORDINATION.
 10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK COMPLETED. IF HE CONTINUES TO WORK AFTER THE DISCREPANCY HAS BEEN FOUND.
 11. THESE PLANS DO NOT AUTHORIZE CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY. ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE OBTAINED BY THE CONTRACTOR.
 12. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SUBSURFACE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN GRADING, ETC. AND TO AVOID THE CREATION OF LOW SPOTS OR HAZARDOUS CONDITIONS OR ANY DISRUPT OF APPARENT CHANGES IN APPEARANCE, GRADES OR CROSS SLOPES. CONFORM TO EXISTING ROADSIDE DITCH FLOW LINE. PROVIDE CONTINUOUS FLOW LINE GRADE. DO NOT BLOCK EXISTING FLOW LINE DRAINAGE.
 13. ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE.
 14. EXIST AND MAINTAIN TEMPORARY PROTECTION, INCLUDING BRACING, BARRICADES, SIGNS, & OTHER MEASURES AS REQUIRED BY CODES AND REGULATIONS.
 15. EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECTED FROM DAMAGE, UNLESS NOTED OTHERWISE.
 16. REPAIR DAMAGE TO ADJACENT UTILITIES AND SITE THAT WAS CAUSED BY DEMOLITION OPERATION AND RESTORE SURFACES INTENDED TO REMAIN UNLESS OTHERWISE NOTED, USE REPAIR MATERIALS IDENTICAL TO EXISTING MATERIALS.
 17. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. LEGALLY DISPOSE OF REMOVED MATERIALS.
 18. UPON COMPLETION OF CONSTRUCTION WORK AND CITY HAULING OF DEMOLISHED MATERIALS, CONTRACTOR SHALL, UNLESS DIRECTED OTHERWISE, REMOVE ALL INSTALLED FIBER ROLLS, ORANGE SAFETY FENCING AND FALLEN DEBRIS.
 19. ALL FILL MATERIALS SHALL NOT CONTAIN DETRIMENTAL AMOUNTS OF ORGANIC MATTER, NO ROCK OR REDUCIBLE MATERIAL WITH A MINIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILL.
 20. ALL FILL TO BE COMPACTED TO MINIMUM 92% RELATIVE COMPACTION OR AS DIRECTED OTHERWISE BY SOILS ENGINEER. COMPACTION SHALL BE CERTIFIED BY TESTS AND REPORTS PERFORMED BY A SOILS ENGINEER.
 21. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED BARE AREAS SHALL BE HYDROSEEDED WITH NATIVE ORGANIC SEEDS, SIMILAR TO EXISTING ADJACENT PLANTS.
 22. EARTHWORK ESTIMATE IS PROVIDED FOR INFORMATION ONLY. CONTRACTOR SHALL PREPARE THEIR OWN EARTHWORK ESTIMATE FOR BIDDING PURPOSES.

RECEIVED

AUG 25 2015

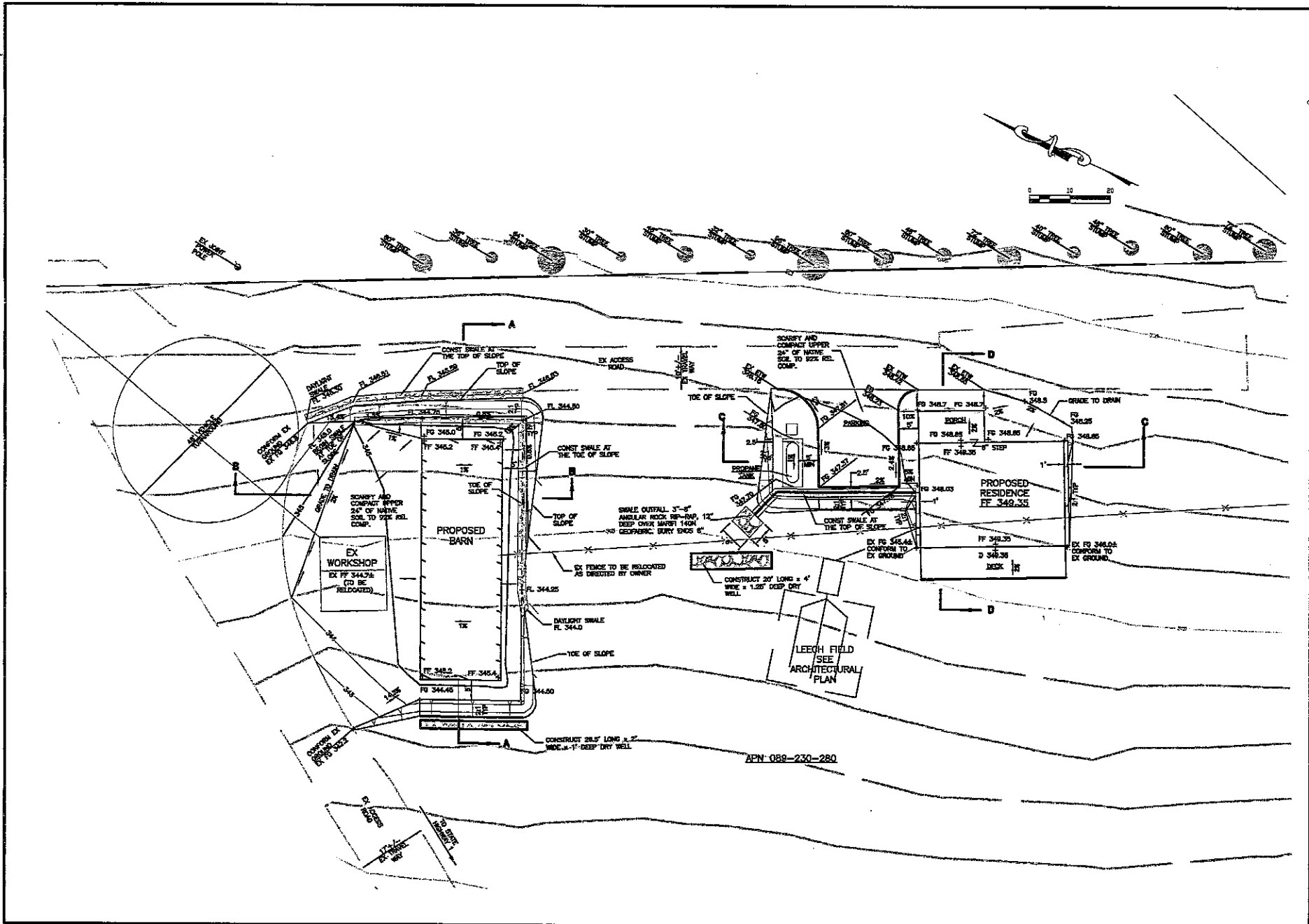
San Mateo County
Planning and Building Department

PROJECT: **Pile Ranch**
2080 Cabrillo Highway
Pescadero, CA 94080

DATE: 05.08.2015
SCALE: AS SHOWN
DRAWN: CL
JOB: 15032
SHEET: C-01 OF 5

GENERAL NOTES AND CROSS-SECTIONS

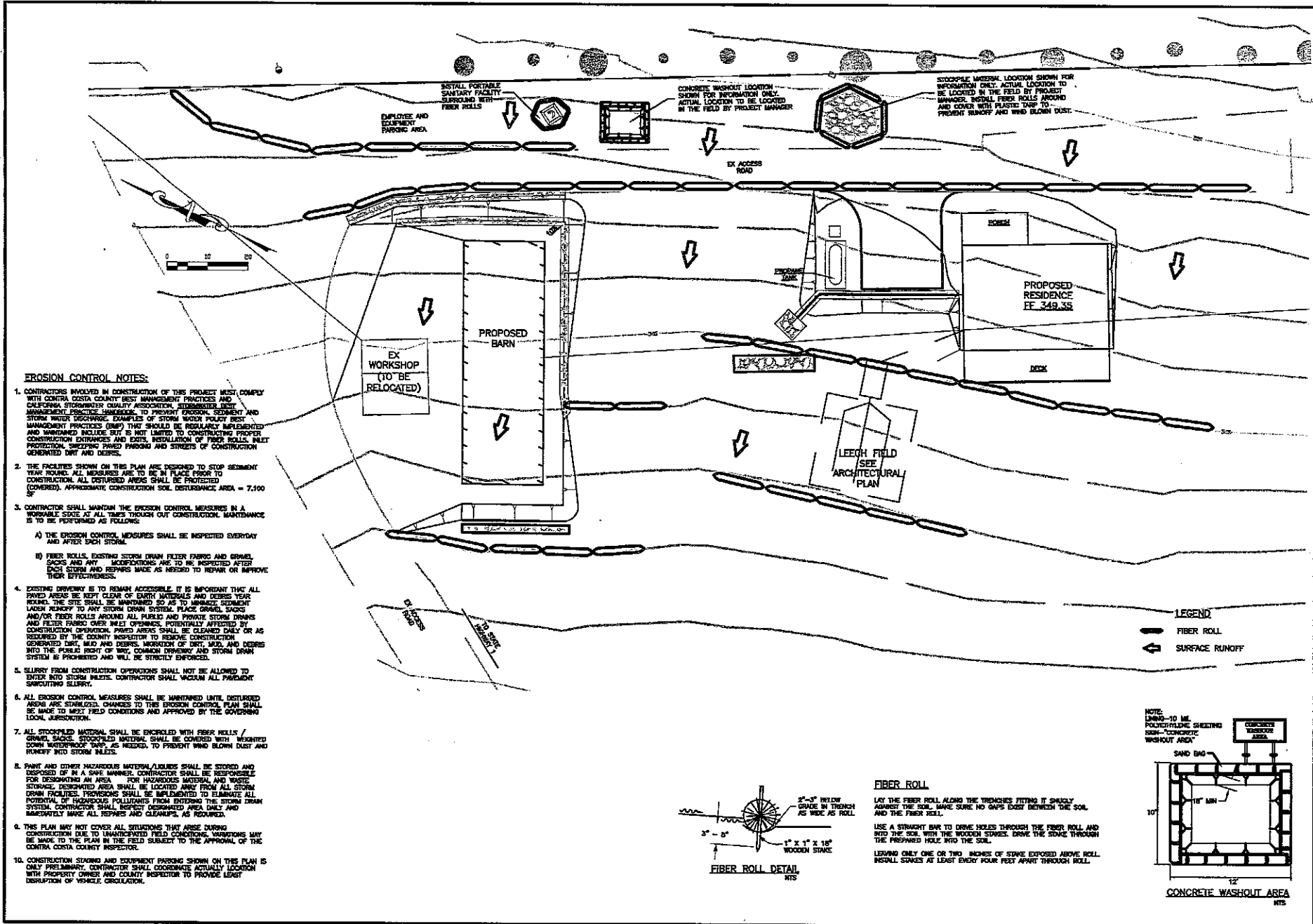
ONE SKY HOMIES
1889 Glenloch Dr., San Juan, CA 95124
408-421-0803
info@oneskyhomes.com



Project Controlled by
ONE SKY HOMES
 High-Rise/Commercial, Low-Rise/Single-Family
 2188 Glenhurst Dr., San Jose, CA 95124
 info@oneskyhomes.com
 408-431-8900

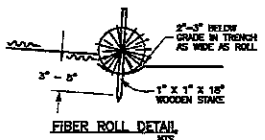
PROJECT:
Ple Ranch
 2080 Catarrillo Highway
 Pescadero, CA 94060

DATE: 05.05.2015
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 DRAWN: CL
 NO: 15022
 SHEET: C-02 OF 3

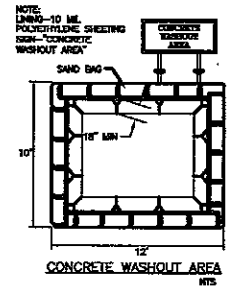


EROSION CONTROL NOTES:

- CONTRACTORS INVOLVED IN CONSTRUCTION OF THIS PROJECT MUST COMPLY WITH CONTRA COSTA COUNTY BEST MANAGEMENT PRACTICES AND CALIFORNIA STORMWATER QUALITY ASSOCIATION STORMWATER BEST MANAGEMENT PRACTICES (BMP) TO PREVENT EROSION, SEDIMENT AND STORM WATER DISCHARGE. EXAMPLES OF STORM WATER POLICY BEST MANAGEMENT PRACTICES (BMP) THAT SHOULD BE RIGOROUSLY IMPLEMENTED AND MAINTAINED INCLUDE BUT IS NOT LIMITED TO CONSTRUCTING PROPER CONSTRUCTION ENTRANCES AND EXITS, INSTALLATION OF FIBER ROLLS, INLET PROTECTION, SLOTTED PAVED PARKING AND STREETS OF CONSTRUCTION GENERATED DIRT AND DEBRIS.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO STOP SEDIMENT FROM LEAVING THE SITE. ALL MEASURES ARE TO BE IN PLACE PRIOR TO CONSTRUCTION. ALL DISTURBED AREAS SHALL BE PROTECTED (COVERED). APPROXIMATE CONSTRUCTION SOIL DISTURBANCE AREA = 7,100 SF.
- CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES IN A REVERSIBLE STATE AT ALL TIMES THROUGH OUT CONSTRUCTION. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - THE EROSION CONTROL MEASURES SHALL BE INSPECTED EVERYDAY AND AFTER EACH STORM.
 - FIBER ROLLS, EXISTING STORM DRAIN FILTER FABRIC AND GRAVEL SACKS AND ANY MODIFICATIONS ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED TO REPAIR OR IMPROVE THEIR EFFECTIVENESS.
- EXISTING DRIVEWAYS IS TO REMAIN ACCESSIBLE. IT IS IMPORTANT THAT ALL PAVED AREAS BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS YEAR ROUND. THE SITE SHALL BE MAINTAINED AS TO MAINTAIN SUFFICIENT LOADS RELIEF TO ANY STORM DRAIN SYSTEM. PLACE GRAVEL SACKS AND/OR FIBER ROLLS AROUND ALL PUBLIC AND PRIVATE STORM DRAINS AND FILTER FABRIC OVER INLET OPENINGS. POTENTIALLY AFFECTED BY CONSTRUCTION OPERATION, PAVED AREAS SHALL BE CLEANED DAILY OR AS REQUIRED BY THE COUNTY INSPECTOR TO REMOVE CONSTRUCTION GENERATED DIRT, MUD AND DEBRIS. MIGRATION OF DIRT, MUD, AND DEBRIS INTO THE PUBLIC RIGHT OF WAY COMMON DRENCH ARE STORM DRAIN SYSTEM IS PROHIBITED AND WILL BE STRICTLY ENFORCED.
- SLEURRY FROM CONSTRUCTION OPERATIONS SHALL NOT BE ALLOWED TO ENTER INTO STORM WELLS. CONTRACTOR SHALL VACUUM ALL PAVED SURFACING SLEURRY.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS AND APPROVED BY THE GOVERNING LOCAL JURISDICTION.
- ALL STOCKPILED MATERIAL SHALL BE ENCLOSED WITH FIBER ROLLS / GRAVEL SACKS. STOCKPILED MATERIAL SHALL BE COVERED WITH REINFORCED DOWN WATERPROOF TARP, AS NEEDED, TO PREVENT WIND BLOWN DUST AND TRUCKY INTO STORM WELLS.
- PAINT AND OTHER HAZARDOUS MATERIAL/LIQUIDS SHALL BE STORED AND DISPOSED OF IN A SAFE MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNATING AN AREA FOR HAZARDOUS MATERIAL AND WASTE STORAGE. DESIGNATED AREA SHALL BE LOCATED AWAY FROM ALL STORM DRAIN FACILITIES. PROVISIONS SHALL BE IMPLEMENTED TO ELIMINATE ALL POTENTIAL OF HAZARDOUS POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. CONTRACTOR SHALL INSPECT DESIGNATED AREA DAILY AND IMMEDIATELY MAKE ALL REPAIRS AND CLEANUPS, AS REQUIRED.
- THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF THE CONTRA COSTA COUNTY INSPECTOR.
- CONSTRUCTION STAGING AND EQUIPMENT PARKING SHOWN ON THIS PLAN IS ONLY PRELIMINARY. CONTRACTOR SHALL COORDINATE ACTUAL LOCATION WITH PROPERTY OWNER AND COUNTY INSPECTOR TO PROVIDE LEAST DISRUPTION OF VEHICLE CIRCULATION.



FIBER ROLL
 LAY THE FIBER ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE FIBER ROLL.
 USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL WITH THE WOODEN STAKES. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL.
 LEAVING ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE ROLL. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH ROLL.



NOTE: LEAVING TO BE POLYETHYLENE SHEETING SIGN-CONCRETE WASHOUT AREA

PROJECT: **Ple Ranch**
2080 Cabrillo Highway
Pescadero, CA 94060

DATE: 05.05.2015
 SCALE: 1"=10'
 DRAWN: CL
 NO: 15032
 SHEET: EC-01 OF 5

DESIGNED BY: **ONE SKY HOMES**
 2488 Glenloch Dr. San Juan, CA 95124
 408-751-6800

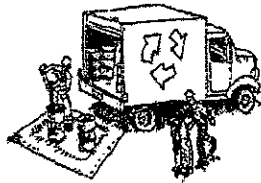


SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**
Clean Water. Healthy Community.

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

- Bern 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) recycled 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, gypsum 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 drip cloth 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



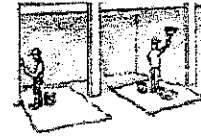
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent wastewater from entering storm drains. Block any inlets and vacuum gutters, hose wastewater 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 sand 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!

ONE SKY HOMES

 High Performance, Zero-Energy Homes

 2188 Glenhurst Dr., San Jose, CA 95124

 408.251.4600

 info@oneskyhomes.com

SAN MATEO COUNTY WATER POLLUTION PREVENTION PROGRAM

 PROJECT:

 Pile Ranch

 2080 Cabrillo Highway

 Pescadero, CA 94060

Date: 05.05.2015

 Draft:

 Owner: CL

 File: 15002

 Sheet:

 EC-02 OF 5

STORMWATER POLLUTION PREVENTION PROGRAM

RUNOFF FROM STREET AND OTHER PAVED AREAS IS A MAJOR SOURCE OF POLLUTION IN CREEKS. SAN FRANCISCO BAY, AND THE PACIFIC OCEAN. CONSTRUCTION ACTIVITIES CAN DIRECTLY AFFECT THE HEALTH OF OUR WATERS UNLESS CONTRACTORS AND CREWS PLAN AHEAD TO KEEP DIRT, DEBRIS, AND OTHER CONSTRUCTION WASTE AWAY FROM STORM DRAINS AND CREEKS. FOLLOWING THESE GUIDELINES WILL ENSURE YOUR COMPLIANCE WITH LOCAL STORM CREEKING REGULATIONS. REMEMBER, ONGOING MONITORING AND MAINTENANCE OF INSTALLED CONTROLS IS CRUCIAL TO PROPER IMPLEMENTATION. INSTANCES OF COMPLIANCE VIOLATIONS THAT REQUIRE THE COUNTY'S PLAN SHEET INSPECTORS SHALL GOVERN.

GENERAL CONSTRUCTION AND SITE SUPERVISION

PRE-PLANNING PREVENTS POLLUTION

- SCHEDULE EXCAVATION AND GRADING ACTIVITIES FOR DRY WEATHER PERIODS TO REDUCE SOIL EROSION, PLANT TEMPORARY VEGETATION OR PLACE AUTO AND EQUIPMENT PARKING, REFUELING, AND ROUTINE VEHICLE AND EQUIPMENT MAINTENANCE.
- LOCATE AND PROTECT STORM DRAINS IN THE VICINITY OF THE SITE WITH BARRIERS OR FLEETS FOR YEAR ROUND PROTECTION.
- CONTROL THE AMOUNT OF RUNOFF CROSSING YOUR SITE (ESPECIALLY DURING EXCAVATION) BY USING BARRIERS OR TEMPORARY OR PERMANENT DRAINAGE DITCHES TO DIVERT WATER FLOW AROUND THE SITE. REDUCE STORM WATER RUNOFF VELOCITIES BY CONSTRUCTING TEMPORARY CHECK DAMS OR BERMS WHERE APPROPRIATE.
- TRAIN EMPLOYEES AND SUBCONTRACTORS ABOUT STORM WATER REQUIREMENTS AND THEIR RESPONSIBILITIES.

GOOD HOUSEKEEPING PRACTICES

- DESIGNATE ONE COMPLETELY CONTAINED AREA FOR AUTO PARKING, VEHICLE REFUELING AND ROUTINE EQUIPMENT MAINTENANCE. THE AREA SHOULD BE WELL AWAY FROM STORMS OR STORM DRAIN INLETS, AND SERVED IF NECESSARY, MAKE MAJOR REPAIRS OFF-SITE.
- KEEP MATERIALS OUT OF THE RAIN - PREVENT RUNOFF CONTAMINATION AT THE SOURCE. COVER EXPOSED PILES OF SOIL OR CONSTRUCTION MATERIALS WITH PLASTIC SHEETING OR TEMPORARY ROOFS.
- KEEP POLLUTANTS OFF EXPOSED SURFACES. PLACE TRASH AND RECYCLING CONTAINERS AROUND THE SITE TO MINIMIZE LITTER.
- DRY SWEEP PAVED SURFACES THAT DRAIN TO STORM DRAINS, CREEKS, OR CHANNELS. IF PAVEMENT FLUSHING IS NECESSARY, USE SIFT POUNDS OR OTHER TECHNIQUES TO TRAP SEDIMENT AND OTHER POLLUTANTS.
- CLEAN UP LEAKS, DROPS AND OTHER SPILLS IMMEDIATELY SO THEY DO NOT CONTAMINATE SOIL OR GROUND WATER OR LEAVE RESIDUE ON PAVED SURFACES. USE DRY CLEANUP METHODS WHENEVER POSSIBLE. IF YOU MUST USE WATER, USE JUST ENOUGH TO KEEP THE DUST DOWN.
- COVER AND MAINTAIN DUMPSTERS. CHECK FREQUENTLY FOR LEAKS. PLACE TRASH AND PLASTIC SHEETING SECURED AROUND THE OUTSIDE OF THE DUMPSTER. A PLASTIC LINER IS RECOMMENDED TO PREVENT LEAKS OF LIQUIDS. NEVER CLEAN OUT DUMPSTER BY Hosing IT DOWN ON THE CONSTRUCTION SITE.
- MAKE SURE PORTABLE TOILETS ARE PROPERLY MAINTAINED. IN GOOD WORKING CONDITION BY THE LEASING COMPANY AND THAT WASTES ARE DISPOSED OF PROPERLY. CHECK TOILETS FREQUENTLY FOR LEAKS.

MATERIALS/ WASTE HANDLING

- PRACTICE SOURCE REDUCTION - MINIMIZE WASTE WHEN YOU ORDER MATERIALS. ORDER ONLY THE AMOUNT YOU NEED TO FINISH THE JOB. PREPARE A WASTE MANAGEMENT PLAN AND IMPLEMENT CONSTRUCTION OPERATION AND PROCEDURES TO RECYCLE CONSTRUCTION AND DEMOLITION DEBRIS PER THE CALIFORNIA GREEN BUILDING CODE.
- RECYCLED MINIMUM 50% OF MATERIALS CONSTRUCTION AND DEMOLITION DEBRIS. ARRANGE FOR PICKUP OF RECYCLABLE MATERIALS SUCH AS USED AUTO WATERS, BATTERIES, AND TIRES.
- DISPOSE OF ALL WASTE AND DEMOLITION DEBRIS PROPERLY. MANY CONSTRUCTION MATERIALS AND WASTES CAN BE RECYCLED, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD AND CLEANED VEGETATION MATERIALS AND DEBRIS THAT CANNOT BE RECYCLED MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE MATERIAL. NEVER BURY WASTE MATERIAL OR LEAVE IN THE STREET OR NEAR A CREEK OR STREAM BED.
- CALIFORNIA GREEN BUILDING STANDARDS SECTION 5.4.04.5 FORTIFIED SOIL AND LAND CLEARING DEBRIS (DO NOT 100 PERCENT OF TREES, STUMPS, ROOTS AND ASSOCIATED VEGETATION DEBRIS). MATERIALS DERIVED FROM LAND CLEARING SHALL BE RECYCLED OR REUSE FOR A PAVED PROJECT. SUCH MATERIAL MAY BE STOCKPILED ON SITE OR AT ANOTHER LOCATION. IF DEVELOPED, EXCEPTIONS RELATE EITHER ON-OR OFF-SITE, OR VEGETATION OR SOIL CONTAMINATED BY DISPOSE OR PEST INFESTION.

NOTES:

- IF CONTAMINATION BY DISEASE OR PEST INFESTION IS SUSPECTED, CONTACT THE COUNTY AGRICULTURAL COMMISSIONER AND FOLLOW HIS DIRECTION FOR RECYCLING OR DISPOSAL OF THE MATERIAL. WWW.CDEA.CA.GOV/DEPR/COUNTY.CONTRACTS.PDF
- FOR A MAP OF KNOWN PEST AND/OR DISEASE QUARANTINE ZONES, CONSULT WITH THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE. WWW.CDFA.CA.GOV

HEAVY EQUIPMENT OPERATION

SITE PLANNING AND PREVENTATIVE VEHICLE MAINTENANCE

- DESIGNATE A COMPLETELY CONTAINED AREA OF THE CONSTRUCTION SITE, WELL AWAY FROM STREETS OR STORM DRAIN INLETS, FOR AUTO AND EQUIPMENT PARKING, REFUELING, AND ROUTINE VEHICLE AND EQUIPMENT MAINTENANCE.
- MAINTAIN ALL VEHICLES AND HEAVY EQUIPMENT. INSPECT FREQUENTLY AND REPAIR ALL LEAKS.
- PERFORM MAJOR MAINTENANCE, REPAIR JOBS, AND VEHICLE AND EQUIPMENT WASHING OFF-SITE.
- IF YOU MUST DRINK AND REPLACE MOTOR OIL, INDICATOR FLUIDS OR OTHER FLUIDS ON-SITE, USE DIRT PANS AND DROP CLOTHS TO CATCH ALL DROPS AND SPILLS. COLLECT ALL SPENT FLUIDS, STORE IN SEPARATE CONTAINERS, AND RECYCLE WHENEVER POSSIBLE, OR DISPOSE OF FLUIDS AS HAZARDOUS WASTE.
- DO NOT USE DIESEL OIL TO LUBRICATE OR CLEAN EQUIPMENT OR PARTS.
- RECYCLE USED VEHICLE BATTERIES.
- CLEAN UP SPILLS WHEN THEY HAPPEN
- NEVER HOSE DOWN "DIRTY" PAVEMENT OR IMPERMEABLE SURFACES WHERE FLUIDS HAVE SPILLED. USE DRY CLEAN UP METHODS (ABSORBENT MATERIALS, OR LITTER, AND/ OR RAGS) WHENEVER POSSIBLE. IF YOU MUST USE WATER, USE JUST ENOUGH TO KEEP THE DUST DOWN.
- SWEEP UP SPILLED DRY MATERIALS IMMEDIATELY. NEVER ATTEMPT TO "WASH THEM AWAY" WITH ANY WATER, OR BURY THEM. USE AS LITTLE WATER AS POSSIBLE FOR DUST CONTROL.
- CLEAN UP SPILLS ON DIRT AREAS BY DODGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL.
- REPORT SIGNIFICANT SPILLS TO THE APPROPRIATE SPILL RESPONSE AGENCIES IMMEDIATELY. YOU ARE REQUIRED BY LAW TO REPORT ALL SIGNIFICANT RELEASES OF HAZARDOUS MATERIALS INCLUDING OIL TO REPORT A SPILL. CALL THE FOLLOWING AGENCIES: 1) CAL 911 OR YOUR LOCAL AGENCY RESPONSE NUMBER 2) CALL THE GOVERNOR'S OFFICE OF EMERGENCY SERVICES WARNING CENTER, (800) 292-7850 (24 HOURS).

EARTH MOVING ACTIVITIES

DURING CONSTRUCTION

- REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY.
- SEED OR PLANT TEMPORARY VEGETATION FOR EROSION CONTROL ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED.
- PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS, AND STORM DRAINS WITH BAY BALES, TEMPORARY DRAINAGE SWALES, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.
- USE CHECK DAMS OR DITCHES TO DIVERT RUNOFF AROUND EXCAVATIONS AND GRADED AREAS.
- COVER STOCKPILES AND EXCAVATED SOIL WITH SECURED TENTS OR PLASTIC SHEETING.
- PROPERLY MONITOR AND MAINTAIN ALL EROSION AND SEDIMENT CONTROLS. PROPERLY REPORT FAILURES OF EROSION AND SEDIMENT CONTROLS TO THE LOCAL STORM WATER AGENCY.

CONTINUE:

GENERAL BUSINESS PRACTICES

- SCHEDULE EXCAVATION AND GRADING WORK FOR DRY WEATHER.
- PERFORM MAJOR EQUIPMENT REPAIRS AWAY FROM THE JOB SITE.
- WHEN REFUELING OR WHEN VEHICLE EQUIPMENT MAINTENANCE MUST BE DONE AT THE SITE, WORK WITHIN A COMPLETELY BARRIRED AREA AWAY FROM STORM DRAINS.
- DO NOT USE DIESEL OIL TO LUBRICATE OR CLEAN EQUIPMENT OR PARTS.
- WATCH FOR SOIL AND POND GROUND WATER THAT MAY BE CONTAMINATED.
- IF ANY OF THESE CONDITIONS ARE OBSERVED, TEST FOR CONTAMINATION AND CONTACT THE REGIONAL WATER QUALITY CONTROL BOARD.
- UNUSUAL SOIL CONDITIONS, DISCOLORATION, OR COER ABANDONED UNDERGROUND TANKS
- ABANDONED WELLS
- BURIED BARRELS, DEBRIS, OR TRASH

ROAD WORK AND PAVING

ADVANCE PLANNING

- DEVELOP AND IMPLEMENT EROSION AND SEDIMENT CONTROL PLANS FOR ROADWAY ENHANCEMENTS.
- SCHEDULE EXCAVATION AND GRADING WORK FOR DRY WEATHER.
- CHECK ALL EQUIPMENT FOR LEAKS AND REPAIR EQUIPMENT PROMPTLY.
- PERFORM MAJOR REPAIRS, AND WASHINGS OF EQUIPMENT AWAY FROM CONSTRUCTION SITE.
- WHEN REFUELING OF VEHICLES AND/OR MAINTENANCE OF EQUIPMENT MUST BE DONE ON-SITE, DESIGNATE A COMPLETELY BARRIRED AREA AWAY FROM STORM DRAINS AND CREEKS.
- DO NOT USE DIESEL OIL TO LUBRICATE OR CLEAN PARTS OR EQUIPMENT.
- RECYCLE USED OIL, BATTERIES, CONCRETE, BROKEN ASPHALT, ETC. WHENEVER POSSIBLE. TRAIN EMPLOYEES IN USING THESE BEST MANAGEMENT PRACTICES.

DURING CONSTRUCTION

- AVOID PAVING AND SEAL COATING IN WET WEATHER OR WHEN RAIN IS FORECAST BEFORE FRESH PAVEMENT WILL HAVE TIME TO CURE.
- COVER AND SEAL CATCH BASINS AND MANHOLES WHEN APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, ETC.
- USE CHECK DAMS, DITCHES, OR BERMS TO DIVERT RUNOFF AROUND EXCAVATIONS.
- NEVER WASH EXCESS MATERIAL FROM EXPOSED AGGREGATE CONCRETE OR STORM DRAIN. COLLECT AND RECYCLE, OR DISPOSE TO DIRT AREA.
- COVER STOCKPILES AND OTHER CONSTRUCTION MATERIALS WITH PLASTIC TRAPS. PROTECT FROM RAINFALL AND PREVENT RUNOFF WITH TEMPORARY ROOFS OR PLASTIC SHEETS AND BERMS OR CATCH FROM PAPER WITH DIRT PANS OR ABSORBENT MATERIAL (CLOTH, RAGS, ETC.) PLACED UNDER MACHINE WHEN NOT IN USE.
- CLEANUP ALL SPILLS AND LEAKS USING "DRY" METHODS (WITH ABSORBENT MATERIALS/ RAGS) OR DO UP AND REPAIRS CONTAMINATED SOIL.
- COLLECT AND RECYCLE OR APPROPRIATELY DISPOSE OF EXCESS ABRASIVE CARBEL OR SAND.
- AVOID OVER APPLICATION BY WATER TRUCKS FOR DUST CONTROL.

CONTINUE:

ASPHALT/ CONCRETE REMOVAL

- AVOID CREATING EXCESS DUST WHEN BREAKING ASPHALT OR CONCRETE.
- AFTER BREAKING UP OLD PAVEMENT, BE SURE TO REMOVE ALL CHUNKS AND PIECES FROM SITE.
- MAKE SURE BROKEN PAVEMENT DOES NOT COME IN CONTACT WITH RAINFALL OR RUNOFF.
- PROTECT NEARBY STORM DRAIN INLETS DURING SAW CUTTING, SHOVEL, OR VACUUM SAW CUT SLURRY DEPOSITS AND REMOVE FROM THE SITE.
- NEVER HOSE DOWN STREETS TO CLEAN UP TRACKED DIRT. USE DRY SWEEP METHODS.

FRESH CONCRETE AND MORTAR APPLICATION

GENERAL BUSINESS PRACTICES

- BOTH AT YOUR YARD AND THE CONSTRUCTION SITE, ALWAYS STORE BOTH DRY AND WET MATERIALS UNDER COVER, PROTECTED FROM RAINFALL AND RUNOFF. PROTECT DRY MATERIALS FROM WIND.
- SECURE BAGS OF CEMENT AFTER THEY ARE OPEN. BE SURE TO KEEP WIND BLOWN CEMENT POWDER AWAY FROM GUTTERS, STORM DRAINS, RAINFALL AND RUNOFF.
- WASH OUT CONCRETE MIXERS ONLY IN DESIGNATED WASH OUT AREAS IN YOUR YARD WHERE THE WATER WILL FLOW INTO CONTAMINATION POND OR INTO DIRT. LET CONCRETE HARDEN AND DISPOSE OF AS GARBAGE. WHENEVER POSSIBLE, RECYCLE WASHOUT BY PUMPING BACK INTO MIXERS FOR REUSE. NEVER DISPOSE OF WASHOUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR STREAMS. SEE CITY STANDARD PLAN 094.

DURING CONSTRUCTION

- DON'T MIX UP MORE FRESH CONCRETE OR CEMENT THAN YOU WILL USE IN A DAY. SET UP AND OPERATE SMALL MIXERS ON TRIPS OR HEAVY PLASTIC DROP CLOTHS.
- WHEN CLEANING UP AFTER DRIVEWAY OR SIDEWALK CONSTRUCTION, WASH FINES ONTO DIRT AREAS, NOT DOWN THE DRIVEWAY OR INTO THE STREET OR STORM DRAIN.
- PREVENT AGGREGATE WASH FROM DRIVEWAY/ PAVED CONSTRUCTION FROM ENTERING STORM DRAINS. HOSE AGGREGATE WASH ONTO DIRT AREAS AND SPADE INTO DIRT.
- PLACE BAY BALES OR OTHER EROSION CONTROLS DOWN SLOPE TO CATCH RUNOFF CARRYING MORTAR OR CEMENT BEFORE IT REACHES THE STORM DRAIN.
- WHEN BREAKING UP PAVING, BE SURE TO PICK UP ALL THE PIECES AND DISPOSE PROPERLY.
- RECYCLE LARGE CHUNKS OF BROKEN CONCRETE AT A LANDFILL.
- DISPOSE OF SMALL AMOUNTS OF EXCESS DRY CONCRETE, GROUT, AND MORTAR IN THE TRASH.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

HANDLING PAINT PRODUCTS

- KEEP ALL LIQUID PAINT PRODUCTS AND WASTES AWAY FROM THE GUTTER, STREET, AND STORM DRAINS. LIQUID RESIDUES FROM PAINTS, THINNERS, SOLVENTS, OILS, AND CLEANING FLUIDS ARE HAZARDOUS WASTES AND MUST BE DISPOSED OF AT A HAZARDOUS WASTE COLLECTION FACILITY.
- NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO THE STREET, GUTTER, STORM DRAIN, OR STREAM.
- FOR WATER BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE, RINSE TO THE SANITARY SEWER. ONCE YOU HAVE GAINED PERMISSION FROM THE LOCAL WASTEWATER TREATMENT AUTHORITY.
- NEVER POUR PAINT DOWN A 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 AND RESIDUE AS HAZARDOUS WASTE.

PAINT REMOVAL

- PAINT CHIPS AND DUST FROM NON-HAZARDOUS DRY STRIPPING AND SAND BLASTING MAY BE SWEEP 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 OR TRIBUTYL TIN MUST BE DISPOSED OF AS A HAZARDOUS WASTE.
- WHEN STRIPPING OR CLEANING BUILDING EXTERIOR WITH HIGH PRESSURE WATER, BLOCK STORM DRAINS. WASH WATER ON TO A DIRT AREA AND SPADE INTO SOIL. OR CHECK WITH THE LOCAL WASTEWATER TREATMENT AUTHORITY TO FIND OUT IF YOU CAN COLLECT (BAY OR VACUUM) BUILDING CLEANING WATER AND DISPOSE TO THE SANITARY SEWER. SAMPLING OF THE WATER MAY BE REQUIRED TO ASSIST THE WASTEWATER TREATMENT AUTHORITY IN MAKING ITS DECISION.

RECYCLE/ REUSE LEFTOVER PARTS WHENEVER POSSIBLE

- RECYCLE OR DISPOSE OF EXCESS WATER BASED PAINT AT A HOUSEHOLD HAZARDOUS WASTE COLLECTION FACILITY, OR USE UP.
- WHEN THEY ARE THOROUGHLY DRY, EMPTY PAINT CANS, USED BRUSHES, RAGS, AND DROP CLOTHS MAY BE DISPOSED OF AS GARBAGE IN A SANITARY LANDFILL.
- REUSE LEFTOVER OIL BASED PAINT DISPOSE OF EXCESS LIQUID, INCLUDING SLUDGES AS HAZARDOUS WASTE.
- SMALL QUANTITY GENERATORS SHOULD CHECK WITH THE LOCAL ENVIRONMENTAL HEALTH DIVISION REGARDING RECYCLING OR HAZARDOUS WASTE DISPOSAL.
- UNIFORMED CANS OF PAINT MAY BE ABLE TO BE RETURNED TO THE PAINT VENDOR. CHECK WITH THE VENDOR REGARDING ITS "BUYBACK" POLICY.



Professional Engineer
JAMES J. O'CONNELL
 No. 03340
 State of California

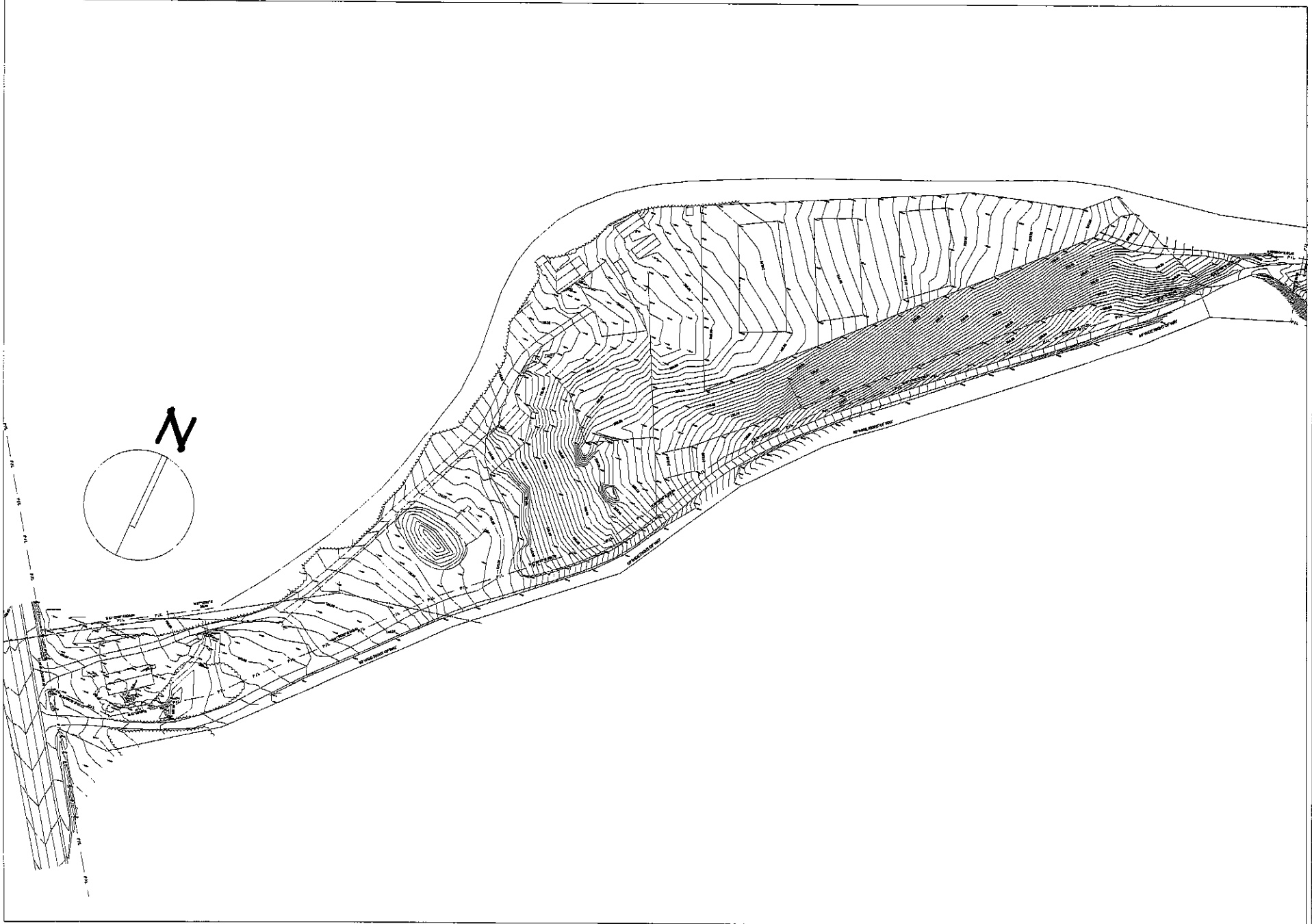


Professional Engineer
JAMES J. O'CONNELL
 No. 03340
 State of California

PROJECT:
Pile Ranch
2080 Cabrillo Highway
Pescadero, CA 94060

STORM WATER POLLUTION PREVENTION NOTES

Date: 05.05.2015
 Title:
 Drawn: CL
 Job: 15022
 Sheet:



REVISIONS

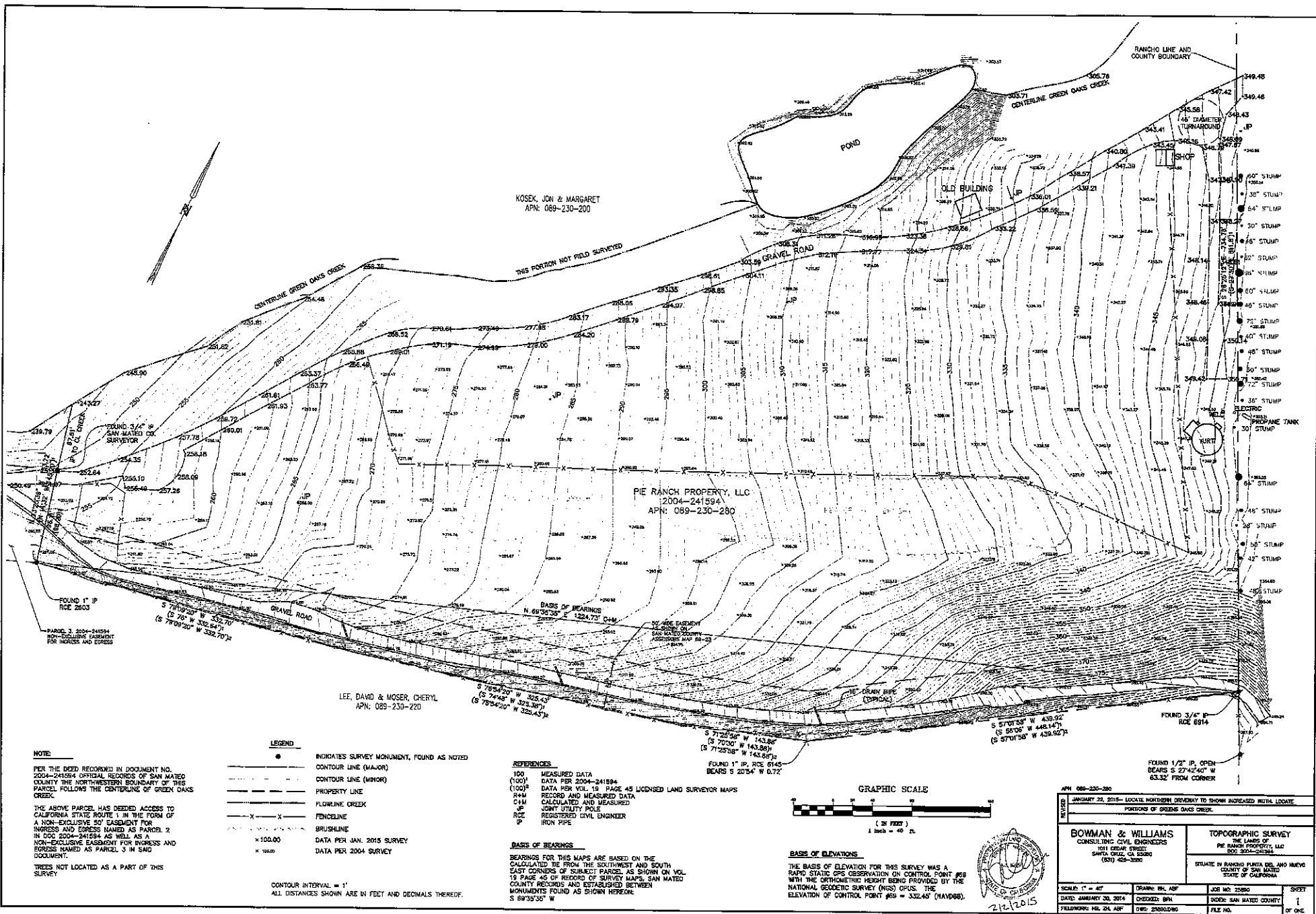
Engineered by:

as of use
 Designer and Consultant by:
ONE SKY HOMES
 High-Performance, Zero-Energy Homes
 2188 Glenhill Dr., San Jose, CA 95124
 408-421-4803
 info@oneskyhomes.com

PROJECT:
Pie Ranch
 2080 Cabrillo Highway
 Pescadero, CA 94060

Sheet Description:
**SITE PLAN - ACCESS PARCEL
 (LOWER SLICE)**

Date: 05.14.2015
 Scale: 3/4" = 1'-0"
 Drawn: S. BAPCOY
 Job:
 Check:
A1.1



NOTE:

PER THE DEED RECORDED IN DOCUMENT NO. 2004-241594 OFFICIAL RECORDS OF SAN MATEO COUNTY THE NORTHWESTERN BOUNDARY OF THIS PARCEL FOLLOWS THE CENTERLINE OF GREEN OAKS CREEK.

THE ABOVE PARCEL HAS DEEDED ACCESS TO CALIFORNIA STATE ROUTE 1 IN THE FORM OF A NON-EXCLUSIVE 50' EASEMENT FOR INGRESS AND EGRESS NAMED AS PARCEL 2 IN DDC 2004-241594 AS WELL AS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS NAMED AS PARCEL 3 IN SAID DOCUMENT.

TREES NOT LOCATED AS A PART OF THIS SURVEY.

LEGEND

- INDICATES SURVEY MONUMENT, FOUND AS NOTED
- CONTOUR LINE (MAJOR)
- - - CONTOUR LINE (MINOR)
- PROPERTY LINE
- FLOWLINE CREEK
- x - x - FENCELINE
- BRUSHLINE
- x 100.00 DATA PER JAN. 2015 SURVEY
- x 100.00 DATA PER 2004 SURVEY

CONTOUR INTERVAL = 1'
ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

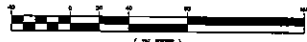
REFERENCES

- 100 MEASURED DATA
- (100+) DATA PER 2004-241594
- (100-) DATA PER VOL. 19 PAGE 45 LICENSED LAND SURVEYOR MAPS
- R+M RECORD AND MEASURED DATA
- C+M CALCULATED AND MEASURED
- IP JOINT UTILITY POLE
- RCE REGISTERED CIVIL ENGINEER
- IP IRON PIPE

BASES OF BEARINGS

BEARINGS FOR THIS MAPS ARE BASED ON THE CALCULATED TIE FROM THE SOUTHWEST AND SOUTH EAST CORNERS OF SUBJECT PARCEL AS SHOWN ON VOL. 19 PAGE 45 OF RECORD OF SURVEY MAPS, SAN MATEO COUNTY RECORDS AND ESTABLISHED BETWEEN MONUMENTS FOUND AS SHOWN HEREON:
S 89°35'36" W

GRAPHIC SCALE

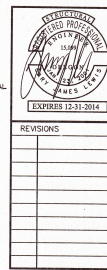


BASES OF ELEVATIONS

THE BASIS OF ELEVATION FOR THIS SURVEY WAS A BARD STADIC GPS OBSERVATION ON CONTROL POINT #69 WITH THE ORTHOMETRIC HEIGHT BEING PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS) CPUS. THE ELEVATION OF CONTROL POINT #69 = 332.45' (NAVD88).



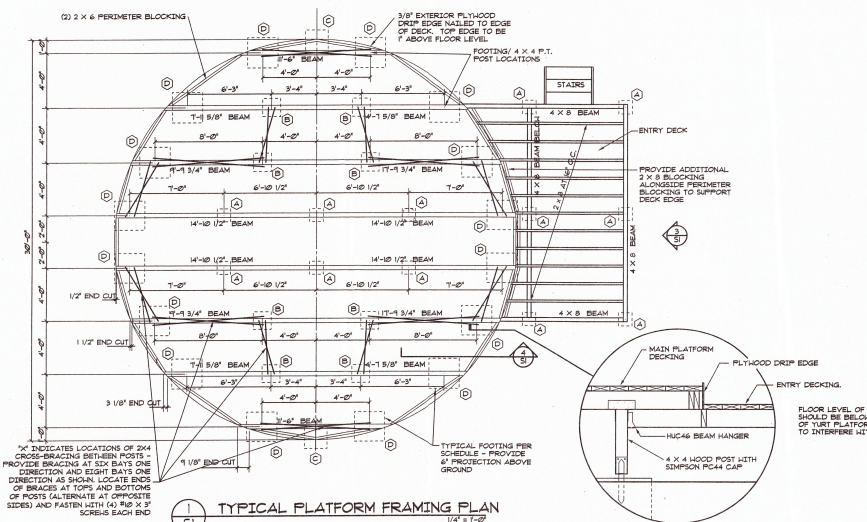
APN: 089-230-220	
JANUARY 30, 2015 - LOCAL MONUMENT DESIGN TO SHOW INCREASED WIDTH LOCATE PORTIONS OF GREEN OAKS CREEK.	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 2011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3200	TOPOGRAPHIC SURVEY THE LANDS OF PIE RANCH PROPERTY, LLC DOC. 2004-241594 STRATE IN RANCHO PUEBLO DEL ANJO MENDO COUNTY OF SAN MATEO STATE OF CALIFORNIA
SCALE: 1" = 40' DATE: JANUARY 30, 2015 FLOWLINE: M.L. 24, AP#	JOB NO: 25280 SHEET: 1 OF ONE CHECKED: BFW DWC: 25000510 FILE NO.



LEWIS & VAN VLEET
CONSULTING ENGINEERS
18960 SW Bonanza Ferry Road
Tualatin, Oregon 97062
(503) 885-8600 phone
(503) 885-1204 fax

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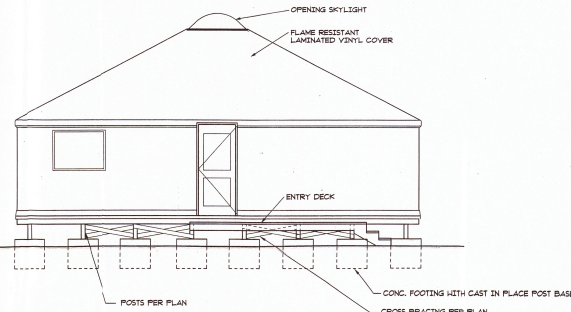
30 FOOT DIAMETER YURT
PACIFIC YURTS
COTTAGE GROVE, OREGON
STRUCTURAL DRAWING
DATE: 09-25-10
PROJECT NO: 1028
SHEET NO:
S1
OF 1



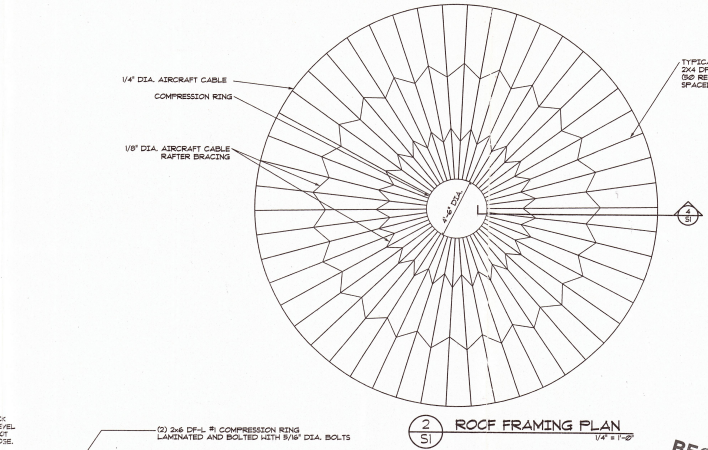
1 TYPICAL PLATFORM FRAMING PLAN
1/4" = 1'-0"

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
(A)	12" X 12" X 18" H	(2) #3 EACH WAY IN BOTTOM
(B)	16" X 16" X 18" H	(2) #3 EACH WAY IN BOTTOM
(C)	20" X 20" X 18" H	(2) #3 EACH WAY IN BOTTOM
(D)	24" X 24" X 24" H	(2) #3 EACH WAY IN BOTTOM

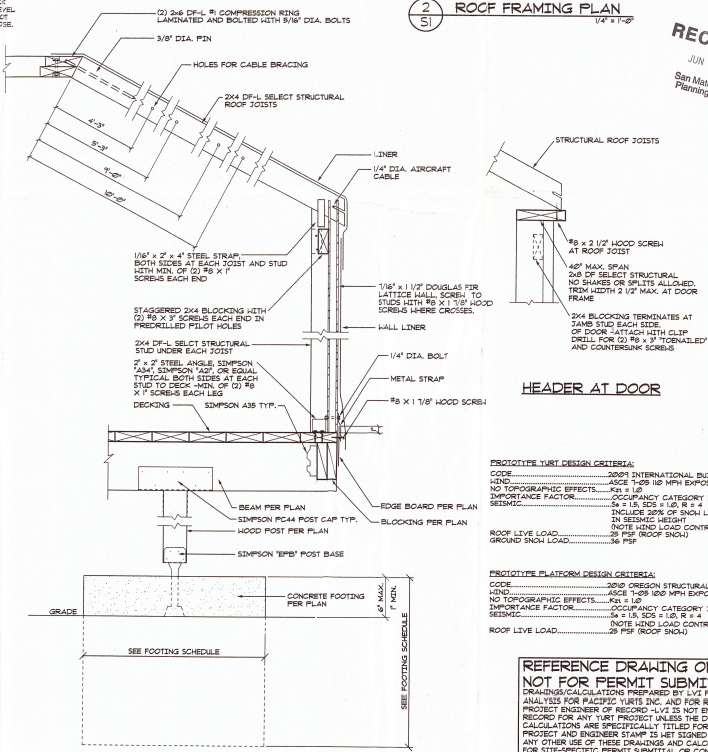
- NOTES:**
- FOUNDATION SYSTEM SHOWN IS EXAMPLE OF SUGGESTED SYSTEM BASED ON 1600 PSF ALLOWABLE SOIL BEARING PRESSURE, 12" MINIMUM FROST DEPTH, 25 PSF ROOF SNOW LOAD, AND WIND UPLIFT BASED ON 100 MPH WINDS. DESIGN CAPACITY OF PROTOTYPED YURT FOOTING SIZE NOTED ARE CALCULATED FOR WIND UPLIFT. FOOTING LOADS ON SOIL OR MINIMUM UPLIFT PLUS BRACING UPLIFT. FOOTING SIZE AND REQUIRED DEPTH BELOW GRADE SHOULD BE DETERMINED FOR EACH INDIVIDUAL SITE BY PLATFORM ENGINEER OF RECORD AND APPROVED BY LOCAL BUILDING DEPARTMENT. A SITE-SPECIFIC DESIGN OF THE FOUNDATION SYSTEM BY A REGISTERED ENGINEER WILL ALLOW SMALLER FOOTINGS IF DESIGN WIND SPEED OR EXPOSURE ARE LESS THAN THE PROTOTYPED PARAMETERS. LEWIS & VAN VLEET INC. IS NOT LIABLE FOR DAMAGES ARISING FROM USE OF THIS EXAMPLE PROTOTYPED DESIGN.
 - DECK CONSTRUCTION SHOULD REFLECT CONDITIONS OF EACH INDIVIDUAL SITE.
 - 2x6 T&G DECKING TO BE LAID PERPENDICULAR TO 4x8 BEAMS AND TIED TO THE SAME OUTSIDE DIAMETERS AS THAT OF THE YURT. 1/2" PLYWOOD MAY ALSO BE USED IN RECOMMENDED LAYOUT PATTERN. NAIL 2x6 T&G DECKING WITH (2) 80 NAILS TO EACH SUPPORT. NAIL 1/2" PLYWOOD WITH 80# AT 6" O.C. TO ALL SUPPORTS. FRAMING FOR THIS EXAMPLE DECK HAS SIZED FOR RESIDENTIAL LIVE LOAD ONLY (40 POUNDS PER SQUARE FOOT). LOCAL ENGINEER TO REVIEW AND VERIFY DECK DESIGN AND LOADING.
 - FOR POSTS 6" TALL AND TALLER FROM TOP OF FOOTINGS TO BOTTOM OF FLOOR BEAM, PROVIDE 2 X 4 CROSS-BRACINGS AS SHOWN AND NOTED AT PLAN.
 - VERIFY MINIMUM CRACKSPACE AND FROST DEPTH REQUIREMENTS WITH ENGINEER OF RECORD AND/OR BUILDING OFFICIAL.
 - FAILURE TO PROPERLY DESIGN AND CONSTRUCT PLATFORM FOR SITE-SPECIFIC CONDITIONS MAY RESULT IN SIGNIFICANT EXPENSE FOR REBUILDING IF PERMITS ARE LATER REQUIRED, OR RISK OF FAILURE UNDER DESIGN LOADINGS CONDITIONS, UNLESS SPECIFICALLY RETAINED TO ENGINEER SITE-SPECIFIC DESIGN AND MET-STATE DOCUMENTS, LEWIS & VAN VLEET INC. IS NOT LIABLE FOR COSTS OR DAMAGES ARISING FROM USE OF THESE DOCUMENTS.



3 TYPICAL ELEVATION
1/4" = 1'-0"



2 ROOF FRAMING PLAN
1/4" = 1'-0"



4 TYPICAL SECTION
3/8" TYP. 1 1/2" TYP.

PROTOTYPED YURT DESIGN CRITERIA:
 CODE: 2009 INTERNATIONAL BUILDING CODE
 NO TOPOGRAPHIC EFFECTS: ASCE 7-10 100 MPH EXPOSURE C
 IMPORTANCE FACTOR: 1.0
 SEISMIC: OCCUPANCY CATEGORY II, I = 1.0
 WIND: 100 MPH (150 PSF) 100' X 100' X 10' (10' MIN. HEIGHT)
 ROOF LIVE LOAD: 20 PSF (ROOF SNOW)
 GROUND SNOW LOAD: 30 PSF

PROTOTYPED PLATFORM DESIGN CRITERIA:
 CODE: 2009 OREGON STRUCTURAL SPECIALTY CODE
 WIND: ASCE 7-10 100 MPH EXPOSURE C
 IMPORTANCE FACTOR: 1.0
 SEISMIC: OCCUPANCY CATEGORY II, I = 1.0
 WIND: 100 MPH (150 PSF) 100' X 100' X 10' (10' MIN. HEIGHT)
 ROOF LIVE LOAD: 20 PSF (ROOF SNOW)
 GROUND SNOW LOAD: 30 PSF

REFERENCE DRAWING ONLY - NOT FOR PERMIT SUBMITTAL.
 DRAWINGS/CALCULATIONS PREPARED BY LVI FOR PROTOTYPED ANALYSIS FOR PACIFIC YURTS, INC. AND FOR REFERENCE BY PROJECT ENGINEER OF RECORD. LVI IS NOT ENGINEER OF RECORD FOR ANY YURT PROJECT UNLESS THE DRAWINGS/CALCULATIONS ARE SPECIFICALLY TITLED FOR THAT PROJECT AND ENGINEER STAMP IS SET SIGNED IN RED INK. ANY OTHER USE OF THESE DRAWINGS AND CALCULATIONS FOR SITE-SPECIFIC PERMIT SUBMITTAL OR CONSTRUCTION IS DONE AT THE USER'S OWN RISK (ANALYSIS IS NOT SITE-SPECIFIC). LVI HAS NOT REVIEWED THE SITE-SPECIFIC CONDITIONS, HAS NOT BEEN COMPENSATED FOR USE OF THE DRAWINGS AND DISCLAIMS ALL LIABILITY FOR ANY SUCH USE.

San Mateo County Planning Commission Meeting

Owner/Applicant:

File Numbers:

Attachment: **C**

Attachment D

Remarks from Jered & Nancy regarding qualifications for Farm Labor Housing Permit

Thank you for taking the time to review our application for Farm Labor Housing. I know we are not the standard in San Mateo County, as far as how you would define a traditional farm. Many of you know that from the beginning, we've always combined growing crops and raising livestock with teaching or engaging with the community and hosting workshops. Over many years, we have developed a foundation of skills and knowledge for farming: Nancy has been involved in farming for over 23 years. Jered has been involved in agriculture for over 25 years.

Since starting Pie Ranch 11 years ago, we have developed the farm as a way to share that knowledge to aspiring young farmers, as well as people just being exposed to farming for the first time. We want to be part of the efforts to reverse the trend of the decline of family farming in our area by fostering stronger local markets and building real relationships with the community and the actual farm. As NAFTA and globalization negatively affects the prices farmers get for their products, making it near impossible to compete, we believe farms of the future will have this strong connection with their local customers, and many will also have ways that people can connect to the farm beyond the consumption of produce; such as farm events, farm stays, farm-based education, that further help build that loyal market.

We are here in San Mateo for the long haul. Our 8 and 10 year old Rosa and Lucas, attend Pescadero schools, where we are active in their education want to continue investing in the community. And as you all know, the cost of land and running an agricultural business is near impossible in today's Bay Area's fast changing economy. Even though we have developed a viable farming and educational operation we personally scrape by each month, living in a one-bedroom dwelling, paying off a series of loans and are taking a big leap of faith that we can build a modest farm house to better house our family.

So let us tell you a little more quantitative information about our budget and operation that we know you need to make a recommendation.

Our total 2015 budget has a little over 2 million in income: this pays for about 32 staff. 26 of the staff are directly involved in the agricultural activity on a regular basis, and only 6 have jobs that are solely dedicated to education at schools or linking those schools to the farm.

We operate on a total of approximately 85 acres of mixed veg, fruit and grain & beans, pastured poultry that we sell retail through a CSA and at our farmstand (in addition to value-added products such as pickles, jams, and of course, pie) and to institutional markets such as dining halls of universities and company cafeterias. Our goal this year and has been since we began, would be to sell to the school cafeterias with whom we've been working with on the food literacy side of Pie Ranch for the past 10 years.

Farm Production: Close to 1.2 or about 60% of the budget
Educational Programming part of the budget is about 38% or around 900K

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San Mateo County
Planning Division

And the remaining 2% accounts for the income generated at the barn dance and site rentals, such as weddings. \$7K from the barn dances, and 17K from the weddings.

The majority of our income is from farm production.

Nancy and I both are full-time and are the ones ultimately responsible for everything. When we first began, we did everything ourselves, --all the production, education, administration, marketing, distribution. As we've grown we have hired more people to take on various jobs related to the operation. We spend over 50% of our time with farming-related work, whether making decisions about crops and markets, problem solving about pests and water; pruning and castrating, fixing things, picking up parts, making a delivery, etc. We are intimately and inextricably linked to the whole of Pie Ranch.

We are committing our land and the land owned by Pie Ranch to farming forever by placing affirmative agricultural easements on both parcels.

We also receive six different 3rd party certifications and/or audit:

San Mateo County Ag Commissioner - Producer Certificate

USDA Food Safety Audit - Good Agricultural Practices

CCOF & CDFA- Organic Certification

Agricultural Justice Project - Food Justice Certification

Animal Welfare Approved - Poultry

We invite you to come see for yourself and talk with our staff if you have any questions about what we have done, continue to do, and plan to do going forward.

Additional National Ag Census Statistics that relate to housing and principal farm operators:

The majority of the nation's 2.1 million farms are small in terms of sales; 75 percent sold less than \$50,000 in agricultural products in 2012 and 57 percent had sales less than \$10,000. The farm is the place of residence for three fourths of principal operators, but it does not provide the majority of their household income. For 1.5 million farm households, less than 25 percent of household income came from their farm. In 2012, 61 percent worked off the farm at least some days, and 40 percent worked off the farm for 200 or more days.

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ONLY

**NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION**

ANSHU NAND

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

FILE NO.: PLN 2015-00267

OWNER: Pie Ranch Property Llc, c/o Jered Lawson, P.O. Box 444, Pescadero, CA 94060

APPLICANT: Jered Lawson

ASSESSOR'S PARCEL NO.: 089-230-280

LOCATION: Parcel at Green Oaks Way at the Southern Border of the County (east of 2080 Cabrillo Highway), unincorporated Pescadero area of San Mateo County.

PROJECT DESCRIPTION

Coastal Development Permit (CDP), Planned Agricultural Development (PAD) and Farm Labor Housing (FLH) permit for a new, permanent 1,590 sq. ft., 2-story residence (designated as the FLH unit); a 1,200 sq. ft. 2-story agricultural barn; and legalization of an 804 sq. ft. yurt as a non-habitable accessory structure, on a 14.5-acre parcel. Project includes a Certificate of Compliance (Type A) to establish parcel legality and 140 cubic yards of grading. Additionally, an existing barn and 344 sq. ft. shed will be removed. CDP is appealable to the CA 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.

Attachment E

- 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 less than significant.

Mitigation Measure 1: If prehistoric or historic deposits or features are discovered at any time during grading and/or construction, activities in the area shall halt until the find(s) can be inspected by a qualified archaeologist and/or paleontologist. If the find(s) proves significant, as determined by a qualified archaeologist and/or paleontologist, an archaeologist and/or paleontologist shall prepare a recommendation for a further course of action, for County review and approval.

Mitigation Measure 2: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 3: The improvements should be designed and constructed in accordance with the geotechnical investigation conducted by Earth Investigations Consultants, Inc. for the proposed project by Joel E. Baldwin, II (Engineering Geologist 1132) and David W. Buckley (Civil Engineer 34386), entitled "Proposed New Residence and Detached Barn/Garage, East-Central Portion of 13-Acre Parcel (Pie Ranch), APN 089-230-280, 2080 Cabrillo Highway, Pescadero, California," dated February 19, 2015. Prior to issuance of a building permit for any improvements at the property, compliance with this mitigation measure shall be demonstrated in plans submitted with the building permit application for this project.

Mitigation Measure 4: Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan dated May 5, 2015 to include the proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director:

- a. Protect Surface Water Locations: Green Oaks Creeks is located within close proximity of proposed disturbed areas and access ways on your property. Please provide primary control measures (e.g., 2 rows of staked fiber rolls) along both sides of the driveway in the immediate project area.

- b. Show location of utility trenches, indicate utility types, and identify timing of installation.
- c. Construction Access Routes: Over access points off the existing gravel road, construct stabilized designated entrance(s), using 3" - 4" fractured aggregate over geo-textile fabric.

Mitigation Measure 5: The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

- a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of 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.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

Mitigation Measure 6: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and reviewed by the Department of Public Works and the Community Development Director.

Mitigation Measure 7: The applicant and property owner shall coordinate with contractors to:

- a. EECAP Measure 1.3 (Low-Income Weatherization): Complete weatherization, to achieve average energy savings of 25%.
- b. EECAP Measure 1.4 (Tree Planting): Tree plantings to shade the new home.

Inclusion of these practices in project operation shall be demonstrated prior to the Current Planning Section's approval of the building permit for the proposed residence.

Mitigation Measure 8: The applicant and property owner shall comply with the following measures, to the extent feasible:

- a. EECAP Measure 1.5 (Propane Switch): Switch from propane heater to more energy-efficient options, such as Energy Star furnaces or electric air-source pumps.
- b. BAAQMD BMP: Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet;
- c. BAAQMD BMP: Use local building materials of at least 10 percent;
- d. BAAQMD BMP: Recycle or reuse at least 50 percent of construction waste.

Inclusion of these practices in project construction and/or operation shall be demonstrated, to the extent feasible, prior to the Current Planning Section's approval of the building permit for the proposed residence.

Mitigation Measure 9: This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or CBC Chapter 7A requirements. You can visit the Office of the State Marshal's website at:

http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new

products link to view the "WUI Products Handbook." The property owner shall demonstrate compliance with this mitigation measure prior to the Cal-Fire's approval of the building permit for the proposed residence.

Mitigation Measure 10: At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Department of Public Works in compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.

Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the three (3) site design measures listed below:

- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
- b. Direct roof runoff onto vegetated areas.
- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

A site drainage plan is required that demonstrates how roof drainage and site runoff will be directed to an approved location. In compliance with the County's Drainage Policy, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.

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, while the project could have a significant effect on the environment, there will not be a significant effect in this case because of the required implementation of mitigation measures in the Negative Declaration prepared for this project. A copy of the initial study is attached.

REVIEW PERIOD: September 17, 2015 to October 7, 2015

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., October 7, 2015.**

CONTACT PERSON

Camille Leung, Project Planner
Telephone 650/363-1826
cleung@smcgov.org



Camille Leung, Project Planner

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Lawson Residence, Barn, and Accessory Building
2. **County File Number:** PLN 2015-00267
3. **Lead Agency Name and Address:** County of San Mateo, Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Camille Leung, Project Planner, 650/363-1826
5. **Project Location:** Parcel at Green Oaks Way at the Southern Border of the County (east of 2080 Cabrillo Highway), unincorporated Pescadero area of San Mateo County.
6. **Assessor's Parcel Number and Size of Parcel:** APN 089-230-280; 14.5 acres
7. **Project Sponsor's Name and Address:** Jered Lawson, P.O. Box 444, Pescadero, CA 94060
8. **Owner:** Pie Ranch Property Llc, c/o Jered Lawson, P.O. Box 444, Pescadero, CA 94060
9. **General Plan Designation:** Agriculture
10. **Zoning:** Planned Agricultural District/ Coastal Development District (PAD/CD)
11. **Description of the Project:** Coastal Development Permit (CDP), Planned Agricultural District (PAD) and Farm Labor Housing (FLH) permit for a new, permanent 1,590 sq. ft., 2-story residence (designated as the FLH unit); a 1,200 sq. ft. 2-story agricultural barn; and legalization of an 804 sq. ft. yurt as a non-habitable accessory structure, on a 14.5-acre parcel. Project includes a Certificate of Compliance (Type A) to establish parcel legality and 140 cubic yards of grading. Additionally, an existing barn and 344 sq. ft. shed will be removed. CDP is appealable to the California Coastal Commission.
12. **Surrounding Land Uses and Setting:** The parcel is located in a rural area located on southern limit of the County, approximately 2,000 feet east (as the crow flies) of Cabrillo Highway. The site is located along Green Oaks Creek, immediately east of the Pie Ranch parcel. The parcel is located within the Cabrillo Highway State Scenic Corridor.
13. **Other Public Agencies Who's Approval is Required:** None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

X	Aesthetics	X	Climate Change		Population/Housing
X	Agricultural and Forestry Resources		Hazards and Hazardous Materials		Public Services
	Air Quality	X	Hydrology/Water Quality		Recreation
X	Biological Resources		Land Use/Planning		Transportation/Traffic
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
X	Geology/Soils		Noise	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:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The project site is not located in a scenic vista and is not visible from residential areas, public lands, or the Pacific Ocean. Please refer to Section 1.b for a discussion of potential project impacts due to the site location within the Cabrillo Highway State Scenic Corridor.				
b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
Discussion: While the project site is located completely within the Cabrillo Highway State Scenic Corridor, the proposed improvements on the subject parcel would not be visible from Cabrillo Highway, due to the distance of the property and proposed structures from Cabrillo Highway. The project would not alter any historic buildings.				
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: The project does not involve grading or construction that would significantly degrade the existing visual character or quality of the site and its surroundings. The project involves only minor grading (140 cubic yards) and does not involve development on a ridgeline. The project involves the construction of a residence as farm labor housing and two agricultural structures on an operating farm, consistent with development on				

surrounding farmlands.				
d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
Discussion: The project does not involve the introduction of significant light sources that would adversely affect day or nighttime views in the area, as the project involves the construction of a residence as farm labor housing and two agricultural structures on an operating farm, consistent with development on surrounding farmlands.				
e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
Discussion: The parcel is located within the Cabrillo Highway State Scenic Corridor. The proposed improvements on the subject parcel would not be visible from Cabrillo Highway, due to the distance of the property and proposed structures from Cabrillo Highway.				
f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The site is not located in a Design Review District.				
g. Visually intrude into an area having natural scenic qualities?			X	
Discussion: As stated in Section 1.e. in the Answers to Questions Section, the project site is located within the Cabrillo Highway State Scenic Corridor, but project structures would not be visible from Cabrillo Highway and involves the construction of structures consistent with development on surrounding farmlands.				

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:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. For lands outside the Coastal Zone, convert Prime Farmland, Unique				X

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?				
Discussion: The property is located within the Coastal Zone.				
b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: The project involves the construction of a residence as farm labor housing and two agricultural structures on an operating farm, consistent with development on surrounding farmlands. Farm Labor Housing and agricultural structures are permitted in the PAD/CD, with the issuance of the requested Coastal Development Permit (CDP), Planned Agricultural Development (PAD) and Farm Labor Housing (FLH) permit. Development is not proposed within an existing open space easement or on property subject to a Williamson Act contract. While an open space easement with the Peninsula Open Space Trust for the property is pending, the proposed development would not conflict with the easement.				
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 conversion of Farmland to a non-agricultural use. Please see Section 2.c of the Answers to Questions Section for further discussion.				
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: Please see Section 2.c of the Answers to Questions Section for discussion.				
e. Result in damage to soil capability or loss of agricultural land?			X	
Discussion: Yes, please see Section 2.c of the Answers to Questions Section for further discussion.				
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				X

<p>by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				
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Discussion: The project site does not contain forestland or timberland and lands which are specifically zoned for timber harvesting.

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

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

Discussion: The project involves construction and operation of a single-family residence. The Bay Area Air Quality Management District (BAAQMD) exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113).

b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X
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Discussion: The project involves construction and operation of a single-family residence. BAAQMD exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113).

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
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Discussion: The project involves construction and operation of a single-family residence. BAAQMD exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113).

d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
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Discussion: The project involves construction and operation of a single-family residence. BAAQMD exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113).

e. Create objectionable odors affecting a significant number of people?			X	
Discussion: The project involves construction and operation of a single-family residence. While the project may result in dust and odors associated with the construction process, these odors would be temporary and would not affect a significant number of people due to intervening trees and the distance of the project site from other development.				
f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?				X
Discussion: The project involves construction and operation of a single-family residence. BAAQMD exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113).				

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
Discussion: The project site is located along Green Oaks Creek, which runs along the northern border of the parcel. The proposed area of work is located within a disturbed area of the parcel approximately 200-feet from the creek that contains farmland and is located to existing development. The area of work is separated from Green Oaks Creek by existing development, farmland, and an existing gravel road. Therefore, the development would not impact the creek or any associated habitat or vegetation.				
b. Have a significant 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?			X	
Discussion: Please see the discussion in Section 4.a, above.				

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: The project area does not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act.				
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: The project would not directly impact the creek and would not impact migratory fish or wildlife species, or established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The proposed area of work is located within a disturbed area of the parcel approximately 200-feet from the creek that contains farmland and is located to existing development.				
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: The project would not involve removal of any trees.				
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 protected by an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. The proposed area of work is located within a disturbed area of the parcel approximately 200-feet from the creek that contains farmland and is located to existing development.				
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.				
h. Result in loss of oak woodlands or other				X

non-timber woodlands?				
Discussion: The project would not involve the removal of any trees.				

5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
Discussion: The project involves the removal of an existing barn and 344 sq. ft. shed (both built in 2005, approximately) that are not historically significant.				
b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?			X	
Discussion: Please see Section 5.b of the Answers to Questions Section for discussion.				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
Discussion: The project site does not contain any unique geologic features, as the site is generally flat. Please see Section 5.b of the Answers to Questions Section for further discussion.				
d. Disturb any human remains, including those interred outside of formal cemeteries?			X	
Discussion: Please see Section 5.d of the Answers to Questions Section for discussion.				

6. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				

<p>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?</p> <p><i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i></p>		X		
<p>Discussion: Please see Section 6.a.i. of the Answers to Questions Section for discussion.</p>				
<p>ii. Strong seismic ground shaking?</p>		X		
<p>Discussion: Please see Section 6.a.i of the Answers to Questions Section for discussion.</p>				
<p>iii. Seismic-related ground failure, including liquefaction and differential settling?</p>			X	
<p>Discussion: As described in the geotechnical investigation prepared for the project, Earth Investigations Consultants, Inc. does not anticipate fault ground rupture across the site because of the distance between the nearest mapped active fault trace and the site. Similarly, the risk of liquefaction occurring beneath the site is considered low given the shallow depth to consolidated bedrock, and cohesive, semiconsolidated nature of the Pleistocene alluvial deposits.</p>				
<p>iv. Landslides?</p>				X
<p>Discussion: As described in the geotechnical investigation prepared for the project, there was no observed evidence of landsliding or significant erosion constraining the proposed development area.</p>				
<p>v. Coastal cliff/bluff instability or erosion?</p> <p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p>				X
<p>Discussion: The project site is not located on or adjacent to the coast.</p>				
<p>b. Result in significant soil erosion or the loss of topsoil?</p>		X		
<p>Discussion: Please see Sections 6.a.i. and 6.b of the Answers to Questions Section for discussion.</p>				
<p>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?</p>		X		

Discussion: Please see Sections 6.a.i. of the Answers to Questions Section for discussion.				
d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
Discussion: The project site is not located in an area with an identified risk for expansive soil.				
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 includes an on-site septic system that has been reviewed by the County Environmental Health Division and will be subject to permitting requirements.				

7. CLIMATE CHANGE. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
Discussion: Please see Section 7.a of the Answers to Questions Section for discussion.				
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: Please see Section 7.a of the Answers to Questions Section for discussion.				
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 would not result in the loss of forestland or conversion of forestland to non-forest use, as the project site does not contain forestland.				
d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to				X

accelerated coastal cliff/bluff erosion due to rising sea levels?				
Discussion: The project is not located on or adjacent to a coastal cliff or bluff.				
e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project is not located on or adjacent to the San Francisco Bay or Pacific Ocean.				
f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0420E, effective October 16, 2012.				
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 flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0470E, effective October 16, 2012.				

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 such use is proposed. The project involves the construction and operation of a single-family residence and the continuation of agricultural uses on the property.				
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous				X

materials into the environment?				
Discussion: No use involving the storage or release of hazardous materials is proposed. The project involves the construction and operation of a single-family residence and the continuation of agricultural uses on the property.				
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: No use involving the emission or handling of hazardous materials or waste is proposed. The project involves the construction and operation of a single-family residence and the continuation of agricultural uses on the property.				
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 a listed hazardous materials site.				
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 site is not located within an area regulated by an airport land use plan nor is it located within 2 miles of a public airport or public use airport.				
f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project site is located within a rural agricultural area and, based on a review of aerial satellite imagery, is not within the immediate vicinity of a private airstrip.				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project involves the construction and operation of a single-family residence only and would not permanently or significantly impede access on existing public roads.				
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands		X		

are adjacent to urbanized areas or where residences are intermixed with wildlands?				
Discussion: Please see Section 8.h of the Answers to Questions Section for discussion.				
i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0470E, effective October 16, 2012.				
j. Place within an existing 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 flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0470E, effective October 16, 2012.				
k. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0470E, effective October 16, 2012.				
l. Inundation by seiche, tsunami, or mudflow?				X
Discussion: Risk of inundation by seiche, tsunami, or mudflow is considered nil, as the project site is not located near any large bodies of water.				

9. HYDROLOGY AND WATER QUALITY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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		X		

derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				
Discussion: Please see Section 9.a of the Answers to Questions Section for discussion.				
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 County Environmental Health Division has reviewed the use of the existing well. The project will be submit to applicable permitting requirements.				
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: Please see Section 9.c of the Answers to Questions Section for discussion.				
d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
Discussion: Please see Section 9.c of the Answers to Questions Section for discussion.				
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: There are no existing or planned stormwater drainage systems in the area as the project site is undeveloped and rural. Please see Section 9.c, above, for further discussion.				
f. Significantly degrade surface or ground-water water quality?		X		

Discussion: With the implementation of Mitigation Measures 4 through 6 as discussed in Section 6.b, potential project impacts to surface water quality related to sedimentation would be reduced to a less than significant level. The County Environmental Health Division has reviewed the use of the existing well, which is subject to applicable permitting requirements. Therefore, the project would have minimal impact on surface or groundwater water quality.

g. Result in increased impervious surfaces and associated increased runoff?

X

Discussion: Please see Section 9.c of the Answers to Questions Section for discussion.

10. LAND USE AND PLANNING. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Physically divide an established community?				X

Discussion: The project site is located within the Planned Agricultural District (PAD) zoning district, is currently used for agricultural uses, and will continue to be used for agricultural use. The proposed farm labor housing and other improvements would support the agricultural use. Development of the property with a residential use would not result in the physical division of an established community.

b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

X

Discussion: The project generally complies with the PAD Zoning District and the County's General Plan.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

X

Discussion: The project site is not located in an area protected by a habitat conservation plan or natural community conservation plan.

d. Result in the congregating of more than 50 people on a regular basis?

X

Discussion: The project involves the introduction of a single-family residential use on a property that is currently used for agriculture. On-going agricultural operations involve farm

workers and agricultural educational programs and may result in the congregating of more than 50 people on a regular basis. However, the property has historically been used as a farm and such use is anticipated and accommodated historically within the area.					
e.	Result in the introduction of activities not currently found within the community?				X
Discussion: The project site is an agricultural parcel and proposed improvements support this use. Development of the property with a residential use would not result in the introduction of activities not currently found within the community.					
f.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
Discussion: The project site is an agricultural parcel and proposed improvements support this use. The project includes the provision of services to meet the demands of the proposed project only and would not encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas.					
g.	Create a significant new demand for housing?				X
Discussion: The project site is an agricultural parcel and proposed improvements support this use. The project would provide one additional unit of housing and would not increase the demand for housing in any other areas.					

11. MINERAL RESOURCES. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 does not involve any mining or extraction of minerals.					
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: The project would not affect any nearby mineral resource recovery site, if such a site should exist nearby.					

12. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
Discussion: The project will generate temporary noise associated with grading and construction. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code.				
b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: The project will generate temporary noise associated with grading and construction. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code.				
c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: The project will generate temporary noise associated with grading and construction. The project does not involve a significant permanent increase in ambient noise levels in the project vicinity, as the project would only result in noise associated with one single-family residential dwelling.				
d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
Discussion: The project will generate temporary noise associated with grading and construction. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code.				
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, expose people residing or working in the project area to excessive noise levels?				X
Discussion: The project site is not located within an area regulated by an airport land use				

plan nor is it located within 2 miles of a public airport or public use airport.					
f.	For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels?				X
Discussion: The project will generate temporary noise associated with grading and construction. Temporary project noise would be buffered from adjoining properties by intervening trees and distance (whereby construction would take place 200 feet or more from nearby properties).					

13. POPULATION AND HOUSING. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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: The project site is an agricultural parcel and proposed improvements support this use. The project includes the provision of services to meet the demands of the proposed project only and would not induce significant population growth in the area, either directly or indirectly.					
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: The project site is an agricultural parcel and proposed improvements support this use. The project would provide one additional unit of housing and would not displace any existing housing.					

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Fire protection?				X
b. Police protection?				X
c. Schools?				X
d. Parks?				X
e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
Discussion: The project involves the construction of one single-family residence to support an existing agricultural use within a rural area. The project site has limited public services (electrical only) and would not significantly impact existing public service levels.				

15. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
Discussion: The project involves the construction of one single-family residence on an agricultural parcel and would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities.				
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 does not involve the construction of any recreational facilities. The project involves the construction of one single-family residence on a large agricultural parcel and would not require the construction or expansion of existing recreational facilities.				

16. TRANSPORTATION/TRAFFIC. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
Discussion: The project involves the construction of one single-family residence to support an existing agricultural use within a rural area, and will result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. Therefore, the project does not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.				
b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?			X	
Discussion: The project involves the construction of one single-family residence to support an existing agricultural use within a rural area. The project will result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. Therefore, the project does not conflict with an applicable congestion management program.				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
Discussion: The project involves the construction of one single-family residence and will not require or result in a change in air traffic patterns, such that the change poses significant safety risks.				
d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g.,				X

farm equipment)?				
Discussion: The project will use existing roads and driveways for access. The proposed residence, which will house the owners who operate and work on the on-site farm, is considered a compatible use to agriculture in PAD Zoning District.				
e. Result in inadequate emergency access?				X
Discussion: The project has been reviewed and preliminarily approved by Cal-Fire and would not result in inadequate emergency access.				
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Discussion: The proposed use is a private single-family residential use and would not require any new or impact existing public transit, bicycle, or pedestrian facilities.				
g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion: The proposed use is a private single-family residential use and would not result in a noticeable increase in pedestrian traffic or a change in pedestrian patterns.				
h. Result in inadequate parking capacity?				X
Discussion: The proposed use is a private single-family residential use and provides adequate on-site parking.				

17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Discussion: The project includes an on-site septic system that has been reviewed by the County Environmental Health Division and is subject to permitting requirements.				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

Discussion: The project includes an on-site septic system and would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities.				
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: The project is required to demonstrate compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit, which requires the construction of new site design measures to reduce stormwater runoff and associated negative environmental impacts.				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: The County Environmental Health Division has reviewed the use of the existing well, which will be subject to applicable permitting requirements.				
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: The project includes an on-site septic system and would not rely on such services from a wastewater treatment provider.				
f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
Discussion: The project involves the construction of one single-family residence to support an existing agricultural operation and will result in a negligible increase in solid waste disposal needs.				
g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: The project involves the construction of one single-family residence to support an existing agricultural operation and will result in a negligible increase in solid waste disposal needs.				

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: Per Mitigation Measures 7 and 8 in Section 7.a, the project is required to incorporate applicable measures from the County’s Energy Efficiency Climate Action Plan (EECAP) Development Checklist and BAAQMD Best Management Practices (BMPs) that, once implemented, will reduce project impact on climate change. The project is also required to comply with California Green Building Standards (Cal Green).				
i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
Discussion: Please see Section 14, above.				

18. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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: Yes, as discussed in this document, the project has the potential to impact agricultural and scenic resources, as well as water quality. Implementation of mitigation measures included in this document would adequately reduce project impacts to a less than significant level.				
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			X	

projects.)				
Discussion: Please refer to Section 18.a in the Answer to Questions document for a discussion.				
c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
Discussion: As discussed in this document, the project could result in environmental impacts that could both directly and indirectly cause impacts on human beings. However, implementation of mitigation measures included in this document would adequately reduce project impacts to a less than significant level.				

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

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other: None		X	

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

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

Mitigation Measure 1: If prehistoric or historic deposits or features are discovered at any time during grading and/or construction, activities in the area shall halt until the find(s) can be inspected by a qualified archaeologist and/or paleontologist. If the find(s) proves significant, as determined by a qualified archaeologist and/or paleontologist, an archaeologist and/or paleontologist shall prepare a recommendation for a further course of action, for County review and approval.

Mitigation Measure 2: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 3: The improvements should be designed and constructed in accordance with the geotechnical investigation conducted by Earth Investigations Consultants, Inc. for the proposed project by Joel E. Baldwin, II (Engineering Geologist 1132) and David W. Buckley (Civil Engineer 34386), entitled "Proposed New Residence and Detached Barn/Garage, East-Central Portion of 13-Acre Parcel (Pie Ranch), APN 089-230-280, 2080 Cabrillo Highway, Pescadero, California," dated February 19, 2015. Prior to issuance of a building permit for any improvements at the property, compliance with this mitigation measure shall be demonstrated in plans submitted with the building permit application for this project.

Mitigation Measure 4: Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan dated May 5, 2015 to include the proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director:

- a. Protect Surface Water Locations: Green Oaks Creeks is located within close proximity of proposed disturbed areas and access ways on your property. Please provide primary control measures (e.g., 2 rows of staked fiber rolls) along both sides of the driveway in the immediate project area.

- b. Show location of utility trenches, indicate utility types, and identify timing of installation.
- c. Construction Access Routes: Over access points off the existing gravel road, construct stabilized designated entrance(s), using 3" - 4" fractured aggregate over geo-textile fabric.

Mitigation Measure 5: The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

- a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of 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.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

Mitigation Measure 6: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and reviewed by the Department of Public Works and the Community Development Director.

Mitigation Measure 7: The applicant and property owner shall coordinate with contractors to:

- a. EECAP Measure 1.3 (Low-Income Weatherization): Complete weatherization, to achieve average energy savings of 25%.
- b. EECAP Measure 1.4 (Tree Planting): Tree plantings to shade the new home.

Inclusion of these practices in project operation shall be demonstrated prior to the Current Planning Section's approval of the building permit for the proposed residence.

Mitigation Measure 8: The applicant and property owner shall comply with the following measures, to the extent feasible:

- a. EECAP Measure 1.5 (Propane Switch): Switch from propane heater to more energy-efficient options, such as Energy Star furnaces or electric air-source pumps.
- b. BAAQMD BMP: Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet;
- c. BAAQMD BMP: Use local building materials of at least 10 percent;
- d. BAAQMD BMP: Recycle or reuse at least 50 percent of construction waste.

Inclusion of these practices in project construction and/or operation shall be demonstrated, to the extent feasible, prior to the Current Planning Section's approval of the building permit for the proposed residence.

Mitigation Measure 9: This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or CBC Chapter 7A requirements. You can visit the Office of the State Marshal's website at: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." The property owner shall demonstrate compliance with this mitigation measure prior to the Cal-Fire's approval of the building permit for the proposed residence.

Mitigation Measure 10: At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Department of Public Works in compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.

Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the three (3) site design measures listed below:

- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
- b. Direct roof runoff onto vegetated areas.
- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

A site drainage plan is required that demonstrates how roof drainage and site runoff will be directed to an approved location. In compliance with the County's Drainage Policy, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

X

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



(Signature)

Camille Leung, Project Planner

(Title)

September 17, 2015

Date

COUNTY OF SAN MATEO
Planning and Building Department

Initial Study Pursuant to CEQA
Answers to Questions for the Mitigated Negative Declaration
File Number: PLN 2015-00267
Lawson Residence, Barn, and Accessory Building

PROJECT DESCRIPTION

Coastal Development Permit (CDP), Planned Agricultural District (PAD) and Farm Labor Housing (FLH) permit for a new, permanent 1,590 sq. ft., 2-story residence (designated as the FLH unit); a 1,200 sq. ft. 2-story agricultural barn; and legalization of an 804 sq. ft. yurt as a non-habitable accessory structure, on a 14.5-acre parcel. Project includes a Certificate of Compliance (Type A) to establish parcel legality and 140 cubic yards of grading. Additionally, an existing barn and 344 sq. ft. shed will be removed. CDP is appealable to the California Coastal Commission.

ANSWERS TO QUESTIONS

2. AGRICULTURAL AND FOREST RESOURCES

- c. **Would the project 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?**

Less than Significant. The project involves the conversion of Farmland to a non-agricultural use. The subject property contains large areas of prime soil, including Class II soils (Lockwood loam, gently sloping) over western and eastern portions of the parcel including the proposed area of development and Class III soils (Lockwood loam, sloping, eroded) over a center portion of the parcel, as shown in Attachment C. Class I or Class II Agriculture Soils and Class III Soils are rated good or very good for artichokes or Brussels sprouts. The project would not convert any Class III soils, but would convert approximately 2,620 sq. ft. of Class II soils for permanent structures. The area of farmland converted for permanent structures is minimal on the subject parcel and is located in an area containing existing structures and along a property boundary and would not divide farmland. The project will maintain the existing agricultural use of the property and proposed structures are supportive and necessary to the existing agricultural operation.

5. CULTURAL RESOURCES

- b. **Would the project cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?**

ANSWERS TO QUESTIONS

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Less than Significant. Albion Environmental, Inc. (Albion) conducted a cultural resource assessment for proposed construction of a new residence at the project site, as described in the report titled "Pie Ranch, Cultural Resources Assessment for the Proposed Construction at 2080 Cabrillo Highway, Pescadero, California", dated August 2015. Albion conducted a Northwest Information Center (NWIC) records search which indicated that five cultural resource surveys have been conducted within ¼ mile of the project area, yet no previously recorded archaeological sites are located within the records search area. Albion also conducted intensive visual inspection of the parcel's surface, focusing on the areas proposed for surface disturbance and failed to identify prehistoric or historic cultural material on the surface. The archaeologist also excavated four shovel test pits in the vicinity of the proposed construction and failed to recover anything beyond modern materials.

Based on these findings, no further action regarding cultural resources is recommended by Albion for the proposed construction of the new residence. Albion recommends that, if prehistoric or historic deposits or features are discovered at any time during construction, activities in the area should halt until the find(s) can be inspected by a qualified archaeologist. If the find(s) proves significant, the archaeologist will prepare a recommendation for a further course of action. Mitigation Measure 1 requires compliance with this standard recommendation.

Mitigation Measure 1: If prehistoric or historic deposits or features are discovered at any time during grading and/or construction, activities in the area shall halt until the find(s) can be inspected by a qualified archaeologist and/or paleontologist. If the find(s) proves significant, as determined by a qualified archaeologist and/or paleontologist, an archaeologist and/or paleontologist shall prepare a recommendation for a further course of action, for County review and approval.

- d. **Would the project disturb any human remains, including those interred outside of formal cemeteries?**

Less than Significant. The project involves land disturbance of 0.22-acres of the project site and approximately 140 cubic yards of grading. Due to the earthwork associated with project construction, the project has the potential to disturb any interred human remains, including those interred outside of formal cemeteries. Mitigation Measure 2, below, requires the property owner, applicant, and contractors to comply with the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. The implementation of this standard mitigation

ANSWERS TO QUESTIONS

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measure would mitigate any potential impact to interred human remains to a less than significant level:

Mitigation Measure 2: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

6. GEOLOGY AND SOILS

a. Would the project expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault?

Significant Unless Mitigated. A geotechnical investigation was conducted by Earth Investigations Consultants, Inc. for the proposed project by Joel E. Baldwin, II (Engineering Geologist 1132) and David W. Buckley (Civil Engineer 34386), entitled "Proposed New Residence and Detached Barn/Garage, East-Central Portion of 13-Acre Parcel (Pie Ranch), APN 089-230-280, 2080 Cabrillo Highway, Pescadero, California," dated February 19, 2015 (full report available at the Planning & Building Department). The analysis provided in this section is from this report.

In the opinion of Earth Investigations Consultants, Inc., the proposed house is feasible from a geotechnical standpoint. The proposed building envelope is not constrained by on-site geologic hazards. The borings revealed the site to be underlain by 6 to 7 feet of stiff alluvium that mantles soft, Santa Cruz mudstone, bedrock.

The site occupies an active tectonic region within the active San Gregorio fault zone. Very strong to very violent ground shaking should be expected during a major earthquake on the San Gregorio and San Andreas faults. However, Earth Investigations Consultants, Inc. judges the risk low for fault

ANSWERS TO QUESTIONS

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rupture across the site. Ground cracking in the alluvial soil could occur in the event of strong, prolonged shaking during a major earthquake on a nearby segment of the San Gregorio fault.

The relatively flat surface of the site precludes rapid sheet flow of runoff. Earth Investigations Consultants, Inc. suspect that during periods of rainfall, water pools on the gentle fan surface to eventually infiltrate the surface soils. In their opinion, the primary geotechnical considerations for this project are strong ground shaking during a nearby future major earthquake, and saturation/weakening of the foundation soils by uncontrolled runoff. Strict control of runoff from the driveway alignment upstream of and adjacent to the barn/garage building site to mitigate continued gully erosion and potential recession of the stream channel bank. It will be important to maintain the creek channel as free of debris as practical to mitigate undue impingement erosion and bank retrogression across the roadway.

In the opinion of Earth Investigations Consultants, Inc., these considerations can be adequately mitigated by prudent civil and structural design. With the provision of strict drainage controls, Earth Investigations Consultants, Inc. judges the proposed structure can be supported by a continuous, spread-footing grid designed in accordance with the parameters presented in the report. Mitigation Measure 3 requires compliance with the recommendations of the Earth Investigations Consultants, Inc., report.

Mitigation Measure 3: The improvements should be designed and constructed in accordance with the geotechnical investigation conducted by Earth Investigations Consultants, Inc. for the proposed project by Joel E. Baldwin, II (Engineering Geologist 1132) and David W. Buckley (Civil Engineer 34386), entitled "Proposed New Residence and Detached Barn/Garage, East-Central Portion of 13-Acre Parcel (Pie Ranch), APN 089-230-280, 2080 Cabrillo Highway, Pescadero, California," dated February 19, 2015. Prior to issuance of a building permit for any improvements at the property, compliance with this mitigation measure shall be demonstrated in plans submitted with the building permit application for this project.

- b. Would the project result in significant soil erosion or the loss of topsoil?**

Significant Unless Mitigated. The project site is generally flat and is bordered by Green Oaks Creek along the northern property line. While the proposed area of development is separated from Green Oaks Creek by an existing driveway, there is the potential for sedimentation in areas downslope from the project area should there be any precipitation during project grading or construction, including run-off to Green Oaks Creek.

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The project involves land disturbance of 0.22-acres of the project site and approximately 140 cubic yards of grading. The applicant proposes an Erosion Control Plan, included as EC-01 of Attachment B, which include measures that would contain and slow run-off, while allowing for natural infiltration. Mitigation Measures 4 and 5 have been included to require revision of the Erosion Control and Staging Plan to include additional stormwater pollution prevention measures and to require compliance with the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines." Mitigation Measure 6 has been included to require implementation of erosion control measures throughout the term of the grading permit and building permit.

Mitigation Measure 4: Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan dated May 5, 2015 to include the proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director:

- a. Protect Surface Water Locations: Green Oaks Creeks is located within close proximity of proposed disturbed areas and access ways on your property. Please provide primary control measures (e.g., 2 rows of staked fiber rolls) along both sides of the driveway in the immediate project area.
- b. Show location of utility trenches, indicate utility types, and identify timing of installation.
- c. Construction Access Routes: Over access points off the existing gravel road, construct stabilized designated entrance(s), using 3" - 4" fractured aggregate over geo-textile fabric.

Mitigation Measure 5: The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

- a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

ANSWERS TO QUESTIONS

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- c. Performing clearing and earth moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of 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.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

Mitigation Measure 6: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and

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construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and reviewed by the Department of Public Works and the Community Development Director.

7. CLIMATE CHANGE

- a. Would the project generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?**

Significant Unless Mitigated. The project involves construction of a single-family residence to be used as farm labor housing, a barn, and legalization of an existing yurt as a non-habitable accessory structure at the rural project site. The project involves only minor grading of 140 cubic yards and no tree removal. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers). Due to the site's rural location and assuming construction vehicles and workers are based in urban areas, potential project GHG emission levels from construction would be increased from general levels.

To ensure new development projects are compliant with the County's Energy Efficiency Climate Action Plan (EECAP), the County provides the EECAP Development Checklist. Planning staff has reviewed the proposal with the criteria of the checklist and found that several measures that are applicable for the project.

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.¹ These Best Management Practices have been included in Mitigation Measure 8 in order to further reduce project-related GHG emissions.

¹ California Environmental Quality Act Air Quality Guidelines, http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/CEQA/BAAQMD%20CEQA%20Guidelines_Final_May%202012.ashx?la=en

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Compliance with and/or consideration of EECAP and BAAQMD measures is required as Mitigation Measures 7 and 8 in order to reduce project-related GHG emissions.

Mitigation Measure 7: The applicant and property owner shall coordinate with contractors to:

- a. EECAP Measure 1.3 (Low-Income Weatherization): Complete weatherization, to achieve average energy savings of 25%.
- b. EECAP Measure 1.4 (Tree Planting): Tree plantings to shade the new home.

Inclusion of these practices in project operation shall be demonstrated prior to the Current Planning Section's approval of the building permit for the proposed residence.

Mitigation Measure 8: The applicant and property owner shall comply with the following measures, to the extent feasible:

- a. EECAP Measure 1.5 (Propane Switch): Switch from propane heater to more energy-efficient options, such as Energy Star furnaces or electric air-source pumps.
- b. BAAQMD BMP: Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet;
- c. BAAQMD BMP: Use local building materials of at least 10 percent;
- d. BAAQMD BMP: Recycle or reuse at least 50 percent of construction waste.

Inclusion of these practices in project construction and/or operation shall be demonstrated, to the extent feasible, prior to the Current Planning Section's approval of the building permit for the proposed residence.

Source: Project plans; San Mateo County Energy Efficiency Climate Action Plan (EECAP); Bay Area Air Quality Management District, California Environmental Quality Act, Air Quality Guidelines, Updated May 2011.

8. HAZARDS AND HAZARDOUS MATERIALS

- h. **Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands**

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are adjacent to urbanized areas or where residences are intermixed with wildlands?

Significant Unless Mitigated. The project site is located within an area designated as a State Responsibility Area and, specifically as a High Fire Hazard Severity Zone. Therefore, project construction and operation could expose people or structures to a significant risk of loss, injury or death involving wildland fires. The project, including the residence and outbuildings, have been reviewed and approved by Cal-Fire. Mitigation Measure 9 has been added to require the use of fire-rated materials in the areas of roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection.

Mitigation Measure 9: This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or CBC Chapter 7A requirements. You can visit the Office of the State Marshal's website at: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." The property owner shall demonstrate compliance with this mitigation measure prior to the Cal-Fire's approval of the building permit for the proposed residence.

9. HYDROLOGY AND WATER QUALITY

- a. **Would the project 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))?**

Significant Unless Mitigated. As discussed in Section 6.b (above), should there be any precipitation during project grading or construction, there is the potential for sedimentation in areas downslope from the project area, including run-off to Green Oaks Creek. With the implementation of Mitigation Measures 4 through 6, potential project impacts related to sedimentation would be reduced to a less than significant level.

- 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?**

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Less than Significant. As the project will result in 2,620 sq. ft. of new impervious surface, the project could potentially alter the existing drainage pattern of the site or area. Mitigation Measure 10, below, requires post-construction project run-off to comply with standard requirements of the Municipal Regional Permit Provision C.3.i and the County's Drainage Policy. Project compliance with these regulations will prevent the significant alteration of existing drainage patterns of the site and area. The project does not involve alteration of the course of a stream or river.

Mitigation Measure 10: At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Department of Public Works in compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.

Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the three (3) site design measures listed below:

- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
- b. Direct roof runoff onto vegetated areas.
- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

A site drainage plan is required that demonstrates how roof drainage and site runoff will be directed to an approved location. In compliance with the County's Drainage Policy, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.

18. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. **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.)**

Less than Significant. The project site is adjacent to the Pie Ranch property at 2080 Cabrillo Highway (APN 089-230-210), located immediately west of

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the subject parcel. The property owner, Jered Lawson, is associated with the ownership of both properties and agricultural operations for Pie Ranch span both parcels. Mr. Lawson has a pending application for proposed uses and improvements on the Pie Ranch parcel that are unrelated to the Farm Labor Housing proposed on the subject parcel.

The Pie Ranch application (PLN2015-00208) requires a Coastal Development Permit (appealable to Coastal Commission) to legalize outdoor kitchen structure, 3 yurts, and a greenhouse, and Agri-tourism Permit Exemption for Pie Ranch to permit agriculture-related events (including barn dances) and up to 13 temporary non-agriculture related events, including weddings and fundraising events, signage (after -the-fact permit) and associated parking.

Legal structures on the property include the main barn, historical Steele Ranch house (serving longstanding & existing as Farm Labor Housing), and various storage buildings.

The following is a discussion regarding potential cumulative impacts for each environmental issue area:

- Aesthetics: While improvements made to Pie Ranch structures may be visible from the Cabrillo Highway State Scenic Corridor, the proposed improvements on the subject parcel would not be visible from Cabrillo Highway. Therefore, there would be no anticipated cumulatively considerable aesthetic impacts.
- Agricultural Resources: Both properties contain large areas of prime soil. The area of farmland converted for permanent structures is minimal on the subject parcel and is located in an area containing existing structures and along a property boundary. The area of farmland converted for permanent structures on the Pie Ranch property is larger, but proposed development is clustered with existing buildings. Both projects will maintain the existing agricultural use of the properties and proposed structures are supportive and necessary to the existing agricultural operation. Therefore, there would be no anticipated cumulatively considerable impacts to agriculture.
- Air Quality: The Pie Ranch project would not result in the construction of any new structures, as it involves legalization of structures already built. Therefore, the Pie Ranch project is not anticipated to result in significant potential air quality impacts. Likewise, there would be no anticipated cumulatively considerable air quality impacts.
- Biological Resources/Water Quality: Green Oaks Creek adjoins both properties along the northern property lines of each parcel. The Pie

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Ranch project would not result in the construction of any new structures, as it involves legalization of structures already built. Also, both projects would result in drainage improvements required by the County to mitigate run-off impacts, including volume, flow, and water quality impacts, from new or legalized structures. Therefore, potential impacts of Pie Ranch project construction and operation on the creek and associated habitat would be minimal. Likewise, there would be no anticipated cumulatively considerable biological and water quality impacts.

- Cultural Resources: The Pie Ranch project would not result in the construction of any new structures, as it involves legalization of structures already built. Therefore, project-related ground disturbance is anticipated to be minimal. The historic Steele House is located on the Pie Ranch parcel and would not be altered under the proposal. Therefore, there would be no anticipated cumulatively considerable impacts to cultural resources.
- Geology and Soils: The Pie Ranch project would not result in the construction of any new structures, as it involves legalization of structures already built. The applicant would be required to implement recommendations of the soils report for the legalization of these structures. Both properties are flat and the implementation of both projects, as proposed and mitigated, would not result in increased geotechnical hazard to the properties or to the area. Therefore, there would be no anticipated cumulatively considerable impacts to geology and soils.
- Climate Change/Traffic: The Pie Ranch project would not result in the construction of any new structures, as it involves legalization of structures already built. As with the subject project, the Pie Ranch project would be required to implement measures related to construction and operation that would to reduce impacts to climate change. While the subject project generates minimal traffic associated with a single-family residence, the Pie Ranch project would result in increased traffic that would not impact the subject site. Structures used for Pie Ranch agricultural and education events are limited to structures located on the Pie Ranch property. The Pie Ranch property has direct access from Cabrillo Highway and any intensification of traffic from the Pie Ranch project would not impact the project parcel, nor would traffic from the proposed farm labor housing unit impact traffic for Pie Ranch, as the owner lives and works on-site. Therefore, there would be no anticipated cumulatively considerable impacts to climate change and traffic.

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- Hazardous Materials: Both parcels are currently utilized for agricultural production and both projects would continue and support this use. Other than farm labor housing, no other uses are proposed. Therefore, there would be no anticipated cumulatively considerable impacts related to hazardous materials.
- Hydrology/Water Quality: Both projects are dependent on existing wells for water service. While the subject project increases water use minimally through the addition of a single-family residence, the Pie Ranch project involves agri-tourism uses which could significantly increase the use of water at the site. The County's Environmental Health Division regulates wells for domestic and agricultural use and has reviewed both projects. The owner would be required to comply with all requirements of the Environmental Health Division for project implementation. Therefore, there would be no anticipated cumulatively considerable impacts to hydrology and water quality.
- Land Use/ Noise/ Public Services/ Utilities: The Pie Ranch property involves the introduction of agri-tourism uses to the property (which have been conducted in the past without the benefit of a permit) and may result in land use impacts associated with farmland conversion, traffic, noise, and public services. The farm labor housing unit proposed under the subject project would not produce significant impacts in these areas and would not exacerbate impacts resulting from the Pie Ranch project. Therefore, there would be no anticipated cumulatively considerable impacts to land use, noise, public services, and utilities.
- Housing: Neither project would displace existing legal housing and both would result in additional units of farm labor housing. Therefore, there would be no anticipated cumulatively considerable impacts to housing.

As discussed above, environmental impacts associated with each project are largely separate and, as individually mitigated, would not result in any impacts that are individually limited, but cumulatively considerable. The Pie Ranch project is subject to the requirements of the California Environmental Quality Act and project-related environmental impacts will be studied in a separate Initial Study and Negative Declaration.

ATTACHMENTS: Cultural resources and geologic investigation reports are available at the Current Planning Section of the County Planning and Building Department.

- A. Vicinity Map
- B. Project Plans
- C. Prime Soils Map

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
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July 2, 2015

Camille Leung, Project Planner
County of San Mateo – Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063-1662

RE: PLN2015-00208 (Jered Lawson, Pie Ranch)

Dear Ms. Leung:

Thank you for the Planning Permit Application Referral for County Planning Case Number PLN2015-00208. We appreciate the opportunity to comment on the proposed project. The proposed project site is located on a 13.3-acre parcel located at 2080 Cabrillo Highway in Pescadero. The applicant has submitted an application for a Coastal Development Permit, Planned Agriculture Development Permit, and Farm Labor Housing Permit for the construction of a new 1,590 square-foot, two-story, single-family residence (designated as the Farm Labor Housing unit), a 1,200 square-foot agricultural barn, and legalization of an 804 square-foot yurt as a non-habitable accessory structure. The proposed project also includes the removal of an existing barn, a Certificate of Compliance (COC) to establish the legality of the parcel, removal of a 344 square-foot shed, grading for driveway/turnouts, a new septic tank and leach field, and installation of a propane tank for the residence and a new utility pole for electrical service.

Jurisdiction

The proposed project site is located within the Coastal Zone, northeasterly of Highway 1. Removal of the existing "shop/barn" and construction of the proposed 46-foot diameter turnaround appear to be located within 100 feet of the Green Oaks Creek, therefore the proposed project is appealable to the Commission.

Parcel Legality

The project description identifies the 13.3-acre parcel as legal; however, it also indicates that the project "includes a COC to establish parcel legality." The referral includes a Certificate of Compliance Type A (for parcel legalization) application. Please clarify this element of the project description.

Local Coastal Program (LCP) Requirements*Agriculture Land Use*

LCP Policy 1.8 allows new development in rural areas if it is demonstrated that it will not have significant adverse impacts either cumulatively or individually on coastal resources; and not diminish the ability to keep all "prime agricultural land" and "other land suitable for agriculture" in agricultural production. Consideration must be given to the cumulative effect of development on agricultural resources; therefore we recommend that the County evaluate the proposed project to ascertain whether or not the non-agricultural development (e.g. the residence) will diminish existing and potential

productivity of agricultural production in the area. The agricultural viability of the parcel should be evaluated, as well, and the applicant should be prepared to show in detail how agricultural use will be protected in perpetuity. The parcel appears to have Class III Prime Soils; we recommend that the applicant provide a site plan for the proposed project that clearly demarcates all agricultural soils, "prime soils" and or "lands suitable for agriculture" on the parcel with respect to the proposed development. The applicant should also submit a description of the existing agricultural uses on the parcel. The proposed activity must meet the criteria for permitted uses as required by Zoning Regulation sections 6352 (Uses Permitted) and 6353 (Uses Permitted Subject to the Issuance of a Planned Agricultural Permit), as applicable.

The parcel is located within a Planned Agricultural District (PAD); therefore the proposed project must be evaluated to ensure that it is consistent with Zoning Regulations, Chapter 21A. The purpose of the PAD is to preserve and foster existing and potential agricultural operations in San Mateo County in order to keep the maximum amount of agricultural land in agricultural production. The PAD regulations are to ensure that conflicts between agricultural and non-agricultural land uses are minimized. The proposed project must therefore be consistent with the PAD purpose as described in LCP Section 6350. The LCP allows for non-residential development that is customarily accessory to agricultural uses. This would include barns and sheds. The applicant's application requests legalization of an existing, unpermitted, 804 square-foot yurt as a non-habitable accessory structure. We suggest that the applicant clearly demonstrate that the yurt is indeed accessory to the agricultural use on the parcel and that it is consistent with LCP requirements. Further we note that the yurt has a front deck. Please consider the utility of the deck and whether or not it is necessary or can be eliminated.

The construction of the proposed residential development and non-agricultural components of the project would result in the conversion of land from an agricultural use. The proposed project must be evaluated for its consistency with LCP Section 6355 that provides the substantive criteria necessary to qualify for the issuance of a PAD permit. The encroachment upon agricultural land must be minimized, clustered on the parcel, and pursuant to Section 6355, in conformity with the criteria provided by Zoning Regulations, Chapter 20A2 (Development Review Criteria).

Biological Resources

Green Oaks Creek and a pond are located on the parcel. The LCP defines ponds and all perennial and intermittent streams and their tributaries as sensitive habitat. Staff suggests that a biological evaluation be conducted to ensure that the extent of all sensitive habitats and species are identified and necessary buffers and mitigation measures are incorporated into the project as necessary consistent with LCP requirements. The proposed project must be consistent with LCP policies for the protection of these resources including General Policies pertinent to sensitive habitats (LCP Policies 7.1, 7.3, 7.4, 7.5, 7.32, 7.33, 7.34, and 7.36). We recommend that you evaluate the proposed project for its consistency with LCP policies for riparian corridors in particular 7.7, 7.8, and 7.11 and 7.12. The applicant should be required to delineate wetlands on the parcel. The evaluation of the proposed project, based upon the results of the wetland delineation, should address its consistency with LCP policies applicable to wetlands, including but not limited to 7.14, 7.15, 7.18, and 7.19.

Water Availability

We recommend that you consider and analyze the availability of water for any proposed development at the site, both residential and agricultural. The potential impacts of the proposed development on

Camille Leung
PLN2015-00208 (Pie Ranch)
July 2, 2015

water resources in the surrounding area and watershed should also be considered. LCP Policy 5.22 provides protections for agricultural water supplies. This policy requires that an adequate and potable well-water source be available for all non-agricultural uses. The applicant must demonstrate that there is a safe and adequate well-water source located on the parcel. Further, it must be shown that the proposed project will not diminish adequate and sufficient water supplies necessary for agricultural production and sensitive habitat protection in the watershed. The proposed project must meet the criteria for water supplies as required by LCP Policy 5.22.

Scenic and Visual Resources

The LCP requires that scenic and visual resources be protected. The parcel is located within the Cabrillo Highway and State scenic corridors. The County evaluation of the proposed project should also address scenic and visual resources. The applicant must demonstrate that the new development protects visual resources and is consistent with LCP Policy 8.5 for the location of the development. The development must be located on a portion of the parcel that is least visible from State and County Scenic Roads, least likely to result in a significant impact on views from public viewpoints, and is consistent with all other LCP requirements, best preserves the visual and open space qualities of the parcel overall. Green Oaks Creek and a pond are located on the parcel; the proposed project must also be consistent with LCP Policy 8.6 that requires development be setback a sufficient distance to preserve the visual character of the waterway.

The parcel is situated in a rural area of the coastal zone; and the proposed project includes grading for the construction of the new barn and roadway turnouts. The certified LCP contains specific policies for the protection of scenic and visual resources in rural areas. The proposed project must be evaluated to ensure its consistency with LCP Policy 8.17 for the alteration of landforms, roads, and grading. The development must be designed and located in a manner such that it conforms to the existing landform; and alteration of existing landforms and natural characteristics must be minimized. Further, the proposed project must be consistent with LCP policies 8.18 (Development Design), 8.19 (Colors and Materials), 8.22 (Utilities in State Scenic Corridors), 8.23 (Utilities in Scenic County Corridors), 8.24 (Large Agricultural Structures), and 8.31 (Regulation of Scenic Corridors in Rural Areas).

Erosion Control

Erosion Control Note #1 listed on Sheet EC-01 indicates that the contractors "must comply with Contra Costa County Best Management Practices..." We recommend that the applicant also ensure that the BMPs are consistent with San Mateo County requirements as the proposed project site is located in San Mateo County.

We appreciate the opportunity to provide input on these policies as they apply to the proposed project. You can contact me at (415)-904-5292 or via e-mail rananda@coastal.ca.gov if you have questions regarding our comments.

Sincerely,



Renée Ananda, Coastal Program Analyst
California Coastal Commission
North Central Coast District Office



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment: **G**

File Numbers:



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

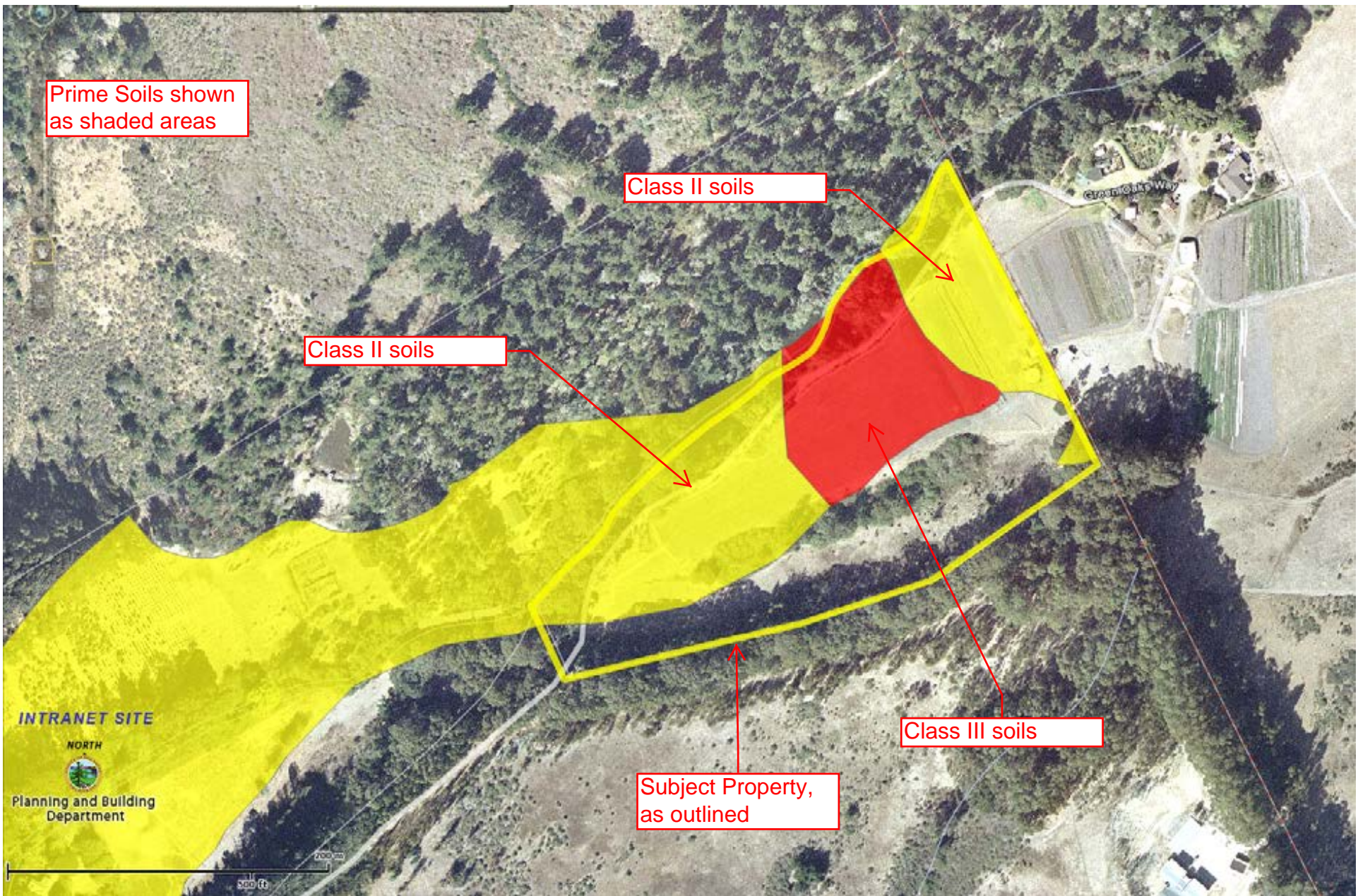


San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

H

File Numbers: