

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

DATE: August 10, 2016

REVISED

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Certification of an Initial Study and Mitigated Negative Declaration subject to the California Environmental Quality Act, an Architectural Review Exemption pursuant to State of California Streets and Highways Code, a Coastal Development Permit and a Planned Agricultural Permit pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations to drill a domestic water well and re-establish a Farm Labor Housing unit on the property. The property is located in the Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00465 and PLN 1999-00382
(Peninsula Open Space Trust)

PROPOSAL

The applicant is proposing to construct a new domestic well and re-establish a Farm Labor Housing unit on the property. The proposed well site is located at 6525 Cabrillo Highway (APN 086-330-060), while an alternative site is proposed on the adjacent parcel (APN 086-330-080). The Farm Labor Housing unit is located at APN 086-330-060. The unit is approximately 1,200 square feet in size and is proposed to have five bedrooms within the existing footprint of the building.

RECOMMENDATION

That the Planning Commission certify the Initial Study and Mitigated Negative Declaration and approve the Architectural Review Exemption, Coastal Development Permit, and Planned Agricultural District Permit, County File Number PLN 2015-00465 and approve the renewal of a Planned Agricultural District Permit, County File Number PLN 1999-00382, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The construction of a new domestic well to serve an existing vacant Farm Labor Housing unit, as proposed and conditioned, complies with the applicable policies and

standards of the General Plan, Architectural Review, Local Coastal Program, and Zoning Regulations.

The two potential well locations are located on a 5.54-acre parcel (APN 086-330-060) and a 49.56-acre parcel (APN 086-330-080). The 5.54-acre parcel is located on the east side of Highway 1 and is bordered by a creek to the west. The 49.56-acre parcel abuts the 5.54-acre parcel and is bisected by Highway 1. The majority of the 49.56-acre parcel is located on the west side of Highway 1 and is used for dry farming; the smaller portion eastward of Highway 1 contains the proposed alternative well site. There is currently no domestic water source on either property.

The project complies with the General Plan Policies regarding Vegetative, Water, Fish and Wildlife Resources, Soil Resources, and Visual Quality as well as General Plan Policies relating to agriculture, land use, and water supply. The submitted biologist report noted riparian corridor vegetation along the existing stream which appears to be ephemeral, possibly intermittent, however, drought conditions have made this determination difficult. No riparian vegetation will be removed as part of this project. Due to the low profile of the well, visual resources also will not be impacted.

The project also meets the Local Coastal Program (LCP) Policies for Visual Resources, Sensitive Habitats, and Land Use in that the well locations are in an already disturbed area, clustered near development, outside of riparian corridor vegetation, and will only require minimal clearing. The project will also not impact the ongoing agriculture on the property which is located on the west side of Highway 1. The well sites are located at least 39 feet from the identified riparian corridor, where the minimum buffer is 30 feet from intermittent streams in the Local Coastal Program. Protected habitat (suitable for nests) of the San Francisco dusky-footed woodrat is present on the site, though the species was not observed by the biologist. A condition of approval requiring a wildlife monitor has been included in Attachment A to minimize potential disturbance to protected species and their habitat. Additionally, the well locations are not located in areas classified as Prime Agricultural Lands as defined in the Local Coastal Program. As conditioned, the project is compliant with both General Plan and Local Coastal Program Policies.

The re-establishment of the Farm Labor Housing on the property in an existing house on the structure or proposed improvements will not impact either General Plan or LCP policies regarding Vegetative, Water, Fish and Wildlife Resources, Soil Resources, Visual Quality, Sensitive Habitats, and Land Use.

Further, the project complies with the Planned Agricultural Zoning District for issuance of a Planned Agricultural District Permit (e.g., setbacks maintained, clustered development, water supply criteria, etc.).

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(Peninsula Open Space Trust)

PROPOSAL

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RECOMMENDATION

That the Planning Commission certify the Initial Study and Mitigated Negative Declaration and approve the Architectural Review Exemption, Coastal Development Permit, and Planned Agricultural District Permit, County File Number PLN 2015-00465 and approve the renewal of a Planned Agricultural District Permit, County File Number PLN 1999-00382, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Rob Bartoli, Project Planner, Telephone 650/363-1857

Owner/Applicant: Peninsula Open Space Trust (POST)

Location: 6525 Cabrillo Highway, Pescadero

APNs: 086-330-060 and 086-330-080

Parcel Size: 5.54 acres (APN 086-330-060) and 49.56 acres (086-330-080)

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

General Plan Designation: Agriculture/Rural

Local Coastal Program Designation: Agriculture

Existing Land Use: Agriculture (row crops such as fava beans and peas), vacant house, several agricultural support buildings.

Water Supply: The row crops on the adjacent parcel are dry farmed, with occasional supplemental irrigation from a reservoir filled by rainwater. There is currently no domestic water source on either property. The prior domestic uses utilized water drawn from Gazos Creek. In 2010, Environmental Health required that the domestic uses on the property stop the use of this water per a Department Compliance Order.

Sewage Disposal: An existing septic system is located on the 5.54-acre property. The subject house for conversion to and for use as farm labor housing – or for any human occupancy purpose – shall require a building permit in order to rehabilitate, remodel and otherwise bring it up to all current or applicable buildings codes, including all County Environmental Health regulations and requirements. This includes review of the existing septic system on the property.

Flood Zone: The project site is located in Zone X (area of minimal flooding); FEMA Community FIRM Panel 06081C0465E; effective October 16, 2012

Williamson Act: The property is not a Williamson Act contracted parcel.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration issued with a public review period from June 29, 2016 through July 20, 2016 for the new domestic well.

Setting: The project sites are located on a 5.54-acre parcel (APN 086-330-060) and a 49.56-acre parcel (086-330-080). The house proposed to be used for Farm Labor Housing is located on APN 086-330-060. The 5.54-acre parcel is located on the east side of Highway 1 and is bordered by a creek to the west. The 49.56-acre parcel abuts the 5.54-acre parcel and is bisected by Highway 1. The majority of the 49.56-acre parcel is located on the west side of Highway 1 and is used for dry farming; the smaller portion eastward of Highway 1 contains the proposed alternative well site. To the north,

the 49.56-acre property is open space; the eastern property line abuts a mushroom processing facility. The project site is located in the Cabrillo Highway State Scenic Corridor.

Chronology:

<u>Date</u>	<u>Action</u>
October 23, 1991	- Planning Commission approves PAD and CDP permits for one new permanent Farm Labor Housing Unit (PAD 88-9; CDP 88-9; AR 88-4)
June 1, 1999	- Planning Department receives application to renew Farm Labor Housing permit approved in 1991. The application is given a new application number, PLN 1999-00382. This application became moot when use of the farm labor unit ceased in 2012.
November 2010	- Application submitted to install water tanks for Farm Labor Housing. Coastal Development Exemption for project approved by staff. The tanks would be used by the emergency domestic well that was proposed in December 2010.
December 2010	- Application submitted for an emergency domestic well. This permit was in response to a San Mateo County Environmental Health Division Compliance Order. Domestic water being used on the site did not meet Environmental Health standards. A Coastal Development Exemption approved for domestic well, but the well was never drilled nor constructed.
June 6, 2012	- Owner of the property, Marchi, returned Farm Labor Housing survey stating that the site is no longer in use as Farm Labor Housing. PLN 1999-00382 was closed.
October 16, 2015	- New owner of property, Peninsula Open Space Trust (POST), submitted an application for PAD and CDP permits for a new domestic well (PLN 2015-00465) and re-establishment of the Farm Labor Housing use.
April 11, 2016	- The Agricultural Advisory Committee (AAC) reviewed and recommended approval of the project.

DISCUSSION

A. KEY ISSUES

1. Conformity with the General Plan

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

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) and Policy 1.27 (*Protect Fish and Wildlife Resources*) seek to regulate land uses and development activities to prevent, and/or mitigate to the extent possible, significant adverse impacts on vegetative, water, fish and wildlife resources.

The proposed domestic well project proposes two locations on two separate parcels. The location on APN 086-330-060 (5.54-acre parcel) is noted as the preferred location by the applicant. This location is 39.5 feet from the edge of the riparian vegetation on the site per the biological report dated January 29, 2016 that was submitted to the County by the applicant. The alternative site is located 55 feet from the edge of the riparian vegetation. The vegetation in the corridor consists of non-native plant species including Himalayan blackberry, nasturtium, or cape ivory. According to the biologist, the stream that flows through the properties is not perennial but appears ephemeral, possibly intermittent. However, this is undetermined given the current drought conditions.

Neither the subject parcels nor the subject sites are mapped for any candidate, sensitive or special status species or habitat. In the biological report submitted by the applicant, a riparian corridor was identified, however no riparian vegetation is proposed to be removed or affected as part of the construction of the well. An area of approximately 40 sq. ft. around the two proposed well locations will require the removal of ruderal and non-native vegetation to construct the well. This type of vegetation consists of grasses and plants such as wild oats, rye, radish, poison hemlock, and filaree. The preferred well location is proposed 39.5 feet from the riparian corridor; the alternative well location is 55 feet. Both proposed locations are outside the Local Coastal Program riparian corridor buffer zone for intermittent streams (30 feet), further discussed in Section 3.d., below. There are no trees in the direct proximity of the project site, nor does the project require any such removal.

The biological report did identify six San Francisco dusky-footed woodrat nests located on both parcels, five of which were located with the riparian corridor, though no wildlife was observed during the field investigation in November of 2015. In addition to the nests, three calls from pacific tree frogs were heard during the site visit and a brush rabbit and red tailed hawk were observed. No sensitive habitats will be removed from the property. The report concluded that to ensure that there are no impacts to wildlife species such as the San Francisco garter snake, the California red-legged frog, or the San Francisco dusky-footed woodrat, mitigation measures should be followed. These mitigation measures, which include a wildlife monitor, installing the well at the preferred location, and native seed revegetation, if necessary, have been incorporated into the Conditions of Approval in Attachment A.

The footprint of the unit will not be expanded and will not impact any biological resources on the property. Any proposed changes or alterations to the existing house on the property that will be utilized for Farm Labor Housing will require permits from the applicable County departments.

b. Soil Resources

Policy 2.17 (Regulate Development to Minimize Soil Erosion and Sedimentation) and Policy 2.23 (Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Soil Erosion) seek to minimize grading; prevent soil erosion and sedimentation, among other ways by ensuring disturbed areas are stabilized; and protect and enhance natural plant communities and nesting and feeding areas of fish and wildlife.

The proposed project does not require significant vegetation removal as the project parcel has an existing driveway and the area in which the proposed well is to be located is relatively flat and easily accessible and is adequate for the Fire Department. However, standard domestic well installation involves drilling the ground which produces a byproduct soil core. Groundwater and turbid fluids can reach the surface as part of the drilling process and are expected to disperse and infiltrate the surrounding soil. Given this, a sediment and erosion control plan is recommended as a mitigation measure in the Initial Study/Mitigated Negative Declaration and has also been included as a condition of approval in Attachment A. A sediment and erosion control plan will also be required for any improvements regarding the septic system on the property

Policy 2.20 (*Regulate Location and Design of Development in Areas with Productive Soil Resources*) calls for the regulation of the location and design of development in a manner which is most protective of productive soil resources.

Both well locations are located outside of the mapped Productive Soil Resources Soils with Agricultural Capability areas for irrigated row crops and grazing. There are no agricultural activities occurring in the areas where the primary and alternative well sites are proposed. Thus, the no impact to soil resources will occur. The agricultural activities that occur are located on the west side of Highway 1. The area of the wells has not historically been under agricultural production. The proposed well locations are clustered near existing development to minimize soil disturbance. The well location complies with the setbacks required by the zoning and location criteria defined by the Environmental Health Division.

Policy 2.21 (*Protect Productive Soil Resources Against Soil Conversion*) calls for the regulation land uses of productive soil resources and encourages appropriate management practices to protect against soil conversion. While the project will convert a small area of the parcel to accommodate the proposed well, there is no expectation that the proposed well would result in damage to the capability of the surrounding soil. Further, given the small portion of agricultural lands proposed for conversion in comparison to the overall parcel size, the amount of conversion is considered insignificant. The majority of the areas on the parcels are available for agricultural uses.

The footprint of the unit will not be expanded and will not impact any soil resources on the property. Any proposed changes or alterations to the existing house on the property that will be utilized for Farm Labor Housing will require permits from the applicable County departments.

c. Visual Quality

Policy 4.15 (*Appearance of New Development*), Policy 4.21 (*Utility Structures*), Policy 4.22 (*Scenic Corridors*), Policy 4.24 (*Rural Development Design Concept*), and Policy 4.25 (*Location of Structures*) seek to regulate development to promote and enhance good design, site relationships and other aesthetic considerations; minimize the adverse visual quality of utility structures, including by clustering utilities; protect and enhance the visual quality of scenic corridors; minimize grading; allow structures on open ridgelines and skylines as part of a public view when no alternative building site

exists; screen storage areas with fencing, landscape or other means; and install new distribution lines underground.

The project site is visible from Highway 1 and is located in the Cabrillo Highway State Scenic Corridor. No pump house will be needed for the well, as the pump will be submersible inside the well. Given the project scope, no improvements to the driveway are necessary or required in order to access the proposed well locations, which are both located approximately 50 feet from the front property line. The completed well will be approximately 1-foot above the natural grade but will not be visible from public viewpoints due to the topography of the site, existing vegetation, and its relatively small nature. The existing Farm Labor Housing unit is also screened from view from the public right-of-way by vegetation. The unit is located 255 feet from the edge of the existing right-of-way. Further, no lighting is proposed in the scenic corridor as part of this project.

d. Rural Land Use

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

The subject parcel has a General Plan land use designation of "Agriculture." While this policy encourages that non-agricultural development be located in areas of the parcel that are not identified as having agricultural capability, this portion of the parcel was identified by the applicant's well drilling expert as having the greatest potential for locating water on the parcel. Given that there is no municipal water service available in the project location, individual water wells are the method in which water is provided to properties in this area whether for agricultural or domestic purposes. All development associated with the project will be clustered with the existing development in order to retain the remaining acreage for agricultural uses. If the well location is viable, it will support the use of the existing Farm Labor Housing unit on the property.

e. Water Supply

Policy 10.15 (*Water Supplies in Rural Areas*) and Policy 10.19 (*Domestic Water Supply*) encourage the use of wells, water systems or springs instead of surface water for domestic water supply.

The applicant is proposing a domestic well to support the future use of the existing Farm Labor Housing unit on the property. In 2010, an Emergency Coastal Development Permit was issued for a domestic well in response to a San Mateo County Environmental Health Division Compliance Order. Domestic water being used on the site did not meet Environmental Health standards. However, a domestic well was not drilled at that time and the Farm Labor Housing unit was no longer used for housing.

2. Conformity with Architectural Review Exemption

This project is found to be exempt from the Architectural Review requirement. The proposed well will be minimal in size and located in an area that does not result in the significant removal of vegetation and is not visible from Cabrillo Highway (Highway 1).

3. Conformity with the Local Coastal Program

Policy 1.1 of San Mateo County's adopted Local Coastal Program (LCP) requires a Coastal Development Permit (CDP) for all development in the Coastal Zone. This project is consistent with applicable LCP Policies as discussed below:

a. Land Use Component

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

As discussed in the General Plan (*Rural Land Use*) Section above, the new domestic well would have a minimal impact on coastal resources including sensitive wildlife species, riparian corridors, and scenic views. The final well location will be clustered and will be accessed near the existing development in order to retain the remaining acreage for agricultural uses and minimize vegetation removal.

The project locations are identified as Lands Suitable for Agriculture and not Prime Agricultural Land under Policy 5.1 (*Definition of Prime Agricultural Lands*) since no agriculture is occurring in the proposed well locations. The Storie Index¹ rating is Grade 2 (where Grade 1 is prime), and the Land Capability Classification² is not mapped as land suitable for artichokes or Brussels sprouts. Coastal resources are not significantly impacted due to the small footprint of the domestic well. The well will be located in a disturbed area where agricultural activities are not present, where visual impacts are minimized, and impacts to water resources and sensitive habitats are avoided.

The footprint of the unit will not be expanded and will not impact any soil resources on the property. Any proposed changes or alterations to the existing house on the property that will be utilized for Farm Labor Housing will require permits from the applicable County departments.

b. Agriculture Component

Applicable policies are: Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) conditionally allows domestic wells for residential usage provided the criteria in Policy 5.10 (*Conversion of Land Suitable for Agriculture Designated as Agriculture*) are met. These policies allow for conditionally permitted uses, including domestic wells, provided the following can be met as discussed below:

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

The parcel contains steep slopes in the northern portions of the property. The areas that are generally flat are located on the southern portion of the property. This area is in close proximity to the existing development on the property and does not

¹ Storie Index is a soil-based land classification system which takes into account soil profile, surface texture, slope, drainage, alkalinity, fertility, acidity, erosion, and microrelief. The United States Department of Agriculture Natural Resources Conservation Service publishes the Revised Storie Index. Storie Index ratings are "Grades" and range from Grade 1 "Excellent" through Grade 6 "Nonagricultural". The County's Local Coastal Program (Policy 5.1) defines Prime Agricultural Land as those lands with a Storie Index of 80-100 (Grade 1).

² Land Capability Classification is the identification of erodible land. The USDA NRCS publishes the Land Capability Classifications which are identified as "Classes" and range from Class I through Class VIII. Classes I, II, and III are arable and suitable for crops. The San Mateo County General Plan Productive Soil Resources Soils with Agricultural Capability identifies Class III land capability for artichokes and Brussels sprouts. The Land Capability Classification in conjunction with the General Plan map is also used to define Prime Agricultural Land under the County's Local Coastal Program (Policy 5.1). Class I and II are Prime Agricultural Land; Class III, for artichokes and Brussels sprouts, are also Prime Agricultural Land under the LCP Policy.

convert areas that are currently used for agricultural production. The agricultural uses on the property are located across Highway 1 and will not be impacted by the installation of the domestic well. The proposed well locations are outside of the riparian vegetation areas. The use of the existing structure on the property for Farm Labor Housing will not impact the agriculture uses.

- (2) Continued or renewed agricultural use of the soils is not feasible as defined by Section 30108 of the Coastal Act.

This project is located in an already disturbed area and adjacent to existing buildings. The best use of the land for agriculture purposes is occurring westward of Highway 1. The project will reserve a large area of the property for agricultural activities.

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

The project is located in an existing disturbed area and is clustered near existing development. Highway 1 separates the agricultural uses on the property from the domestic well.

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

The facility does not impact the use of adjacent lands for agriculture.

- (5) 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 proposed well does not require public service or facility expansion. The proposed well is completely located on the subject parcel and does not limit the agricultural viability of the parcel. The proposed project does not include aspects that would result in degraded air or water quality.

Policy 5.22(b) (*Protection of Agricultural Water Supplies*) requires that adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.

A review of the California Natural Diversity Database and the Local Coastal Program's Sensitive Habitat Maps determined that

there is no mapped State or Federal protected species located within the project area. As noted to the biologist report, there is riparian vegetation on the property. No riparian vegetation is proposed to be removed. However, some non-native vegetation will be removed for well construction. There were six San Francisco dusky-woodrat nests located on the property, five of which were located within the riparian corridor. The report concluded that to ensure that there are no impacts to wildlife species such as the San Francisco garter snake, the California red-legged frog, or the San Francisco dusky-footed woodrat, mitigation measures should be followed.

The well is being proposed to determine if any on-site water exists on the parcel. There are no nearby wells that would be impacted by the installation of this domestic well. The agricultural uses on the property are on the west side of Highway 1 and are dry farmed with occasional supplemental irrigation from a reservoir filled by rainwater. The project will not entail the creation of impermeable surface significant enough to affect the water table.

c. Sensitive Habitats Component

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

The two proposed well sites are located outside of the riparian corridor vegetation buffer. According to the biologist report, the riparian corridor is narrow at approximately 10-40 feet wide on each side with an understory dominated by three non-native species: Himalayan blackberry, nasturtium, or cape ivory. The stream that flows through the properties is not perennial but appears to be ephemeral, possibly intermittent. No riparian vegetation is proposed to be removed. However, some non-native vegetation will be removed for well construction. There are no trees in the direct proximity of the project site, nor does the project require any such removal.

While there was no wildlife that was observed during the field investigation in November of 2015, there were six San Francisco dusky-footed woodrat nests located on the property, five of which were located within the riparian corridor. In addition to the nests, three calls from pacific tree frogs were heard during the site visit and a brush rabbit and red tailed hawk were observed. The report concluded that to ensure that there are no impacts to wildlife species such as the San

Francisco garter snake, the California red-legged frog, or the San Francisco dusky-footed woodrat, mitigation measures should be followed. These mitigation measures have been incorporated into the Conditions of Approval in Attachment A.

The footprint of the unit will not be expanded and will not impact any biological resources on the property. Any proposed changes or alterations to the existing house on the property that will be utilized for Farm Labor Housing will require permits from the applicable County departments.

d. Visual Resources Component

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development: (1) is least visible from State Scenic Roads; (2) is least likely to impact views from public view points; and (3) best preserves the visual and open space qualities of the parcel overall. The proposed well will not be visible from Cabrillo Highway or any other public viewpoint due to the low profile nature of the well, topography, and existing vegetation. The proposed well is also compliant with the other requirements of the Local Coastal Program.

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

a. Conformity with the PAD Development Standards

Domestic wells are a conditionally allowed use on Land Suitable for Agriculture subject to the issuance of a Planned Agricultural District Permit.

The proposed well locations are fully compliant with the PAD development standards as shown on the chart below:

APN 086-330-060:

Development Standards	Allowed	Proposed
Maximum Height of Structures	36 feet	1-foot (approximately)
Minimum Front Yard Setback	50 feet	50 feet
Minimum Side Yard Setbacks	20 feet	72 feet (left side); 155 feet (right side)
Minimum Rear Yard Setback	20 feet	Approximately 610 feet

APN 086-330-080:

Development Standards	Allowed	Proposed
Maximum Height of Structures	36 feet	1-foot (approximately)
Minimum Front Yard Setback	50 feet	51 feet
Minimum Side Yard Setbacks	20 feet	Approximately 206 feet (left side); 92 feet (right side)
Minimum Rear Yard Setback	20 feet	Approximately 69 feet

The existing house on the property that will be re-established for Farm Labor Housing also complies with the PAD development standards.

APN 086-330-060:

Development Standards	Allowed	Proposed
Maximum Height of Structures	36 feet	18 feet
Minimum Front Yard Setback	50 feet	88 feet
Minimum Side Yard Setbacks	20 feet	138 feet (left side); 55 feet (right side)
Minimum Rear Yard Setback	20 feet	Approximately 560 feet

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

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

(1) General Criteria

Per Section 6355.A (*General Criteria*), the project must be consistent with the following:

- (a) That the encroachment of all development upon land which is suitable for agricultural uses shall be minimized.
- (b) That all development shall be clustered.
- (c) That every project shall conform to Chapter 20A.2 of the Zoning Regulations (*Site Design Criteria*). Applicable criteria stated in these sections include location, siting, and design to: (1) fit the environment and preserve the pre-existing character; (2) preserve and fit to the natural topography and minimization of grading; and (3) not substantially detract from natural characteristics or wildlife

habitats. In addition, all development is to be sited to minimize the impacts of noise, light, and glare on adjacent properties and the larger community.

As previously discussed, the project complies with the above criteria. For compliance with Items “(a)” and “(b)” above, see the discussion of the LCP in Section A.2, and for compliance with Item “(c)” above, see the discussion of the General Plan Policies in Section A.1 of this report.

(2) Water Supply Criteria

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

The project parcel currently has no water source for domestic purposes. The well is being proposed to determine if any on-site water exists on the parcel. There are no nearby wells that would be impacted by the installation of this domestic well. The agricultural uses on the property are on the west side of Highway 1 and are dry farmed with occasional supplemental irrigation from a reservoir filled by rainwater. The project will not entail the creation of impermeable surface significant enough to affect the water table.

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

Conversion of lands suitable for agriculture designated as agriculture requires that (a) all agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable; (b) continued or renewed agricultural use of the soils is not feasible as defined by Section 30108 of the Coastal Act; (c) clearly defined buffer areas are developed between agricultural and non-agricultural uses; (d) the productivity of any adjacent agricultural lands is not diminished; and (e) public service and facility expansions and permitted uses do not impair agricultural viability, including by increased assessment costs or degrading air and water quality.

As previously discussed in the LCP Agriculture Component, the project will not impact the agricultural activity or lands on the property or the surrounding area. The well is located in an already disturbed area on the property and is clustered near existing development. The domestic well will not impact the existing agricultural activities on the property. The proposed well has a minimal footprint and the overall area of disturbance

is limited which allows the large remainder of the parcel available. The permitted use will not degrade the air and water quality as conditioned (Condition No. 6).

5. Compliance with Farm Labor Housing Guidelines

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

The existing unit on the property is no longer in use as a Farm Labor Housing (FLH) unit, however, the operation for which the FLH unit was constructed, row crops such as fava beans and peas, is still ongoing. As defined, a farm laborer is a person who derives more than 20 hours per week average employment from on- or off-site agricultural operations with the County and earns at least half their income from agriculturally-related work. The property owner shall submit documentation to the Planning Department to confirm that occupants of the unit are active in agricultural operations and meet the definition of a farm laborer (Condition No. 5).

Further, the existing unit is in compliance with the Farm Labor Housing Guidelines in that the housing meets the required setbacks of the zoning district, is self-contained (e.g., bathroom, kitchen) and will meet California Housing and Health Code Requirements, Building and Environmental Health code requirements.

c. Agricultural Advisory Committee Review

At its April 11, 2016 meeting, the Agricultural Advisory Committee recommended approval of the domestic well and the re-establishment of a Farm Labor Housing unit on the basis that it will have no negative impact to the surrounding agricultural uses on the property, but instead will have a positive impact on agricultural uses on the property.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration issued with a public review period from June 29, 2016 through July 20, 2016 for the new domestic well. No comments from the public were received.

C. REVIEWING AGENCIES

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

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plan
- D. Initial Study/Mitigated Negative Declaration
- E. Biological Report
- F. Farm Labor Housing Plans

RB:pac&jlh - RJBAA0371_WPN.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

REVISED

Permit or Project File Nos: PLN 2015-00465 and
PLN 1999-00382

Hearing Date: August 10, 2016

Prepared By: Rob Bartoli, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Find:

1. That the Planning Commission does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Mitigated Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan.

For the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14 of the Zoning Regulations, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). The plans and materials have been reviewed against the application requirement in Section 6328.7 of the Zoning Regulations and the project has been conditioned to minimize impacts to land use, agriculture, sensitive habitats, and visual resources in accordance with the components of the Local Coastal Program.

6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program.

Regarding the Farm Labor Housing permit, Find:

7. That the proposed Farm Labor Housing is consistent with the adopted policies and procedures for approved Farm Labor Housing.
8. That the establishment, maintenance, and conduct of the proposed use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
9. That the continued operation and location of the unit as Farm Labor Housing, is consistent with applicable requirements of the Planned Agricultural District regulations.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission at the August 10, 2016 meeting. The Community Development Director (CDD) may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformity with this approval.
2. This permit for the domestic well (PLN 1999-00465) shall be valid for one (1) year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees.
3. The permit to re-establish the Farm Labor Housing unit (PLN 1999-00382) shall be valid for a period of five (5) years from the date of final approval. Renewal of the farm labor housing permit shall be applied for six (6) months prior to expiration to the Planning and Building Department. The applicant shall submit documentation for the farm labor housing unit, to the satisfaction of the Community Development Director, at the time of renewal, which demonstrates that the occupant has a minimum of 20 hours of employment per week on this project site, or other Planning and Building Department approved farm property. This documentation shall include signed statements from the occupant and any other relevant documentation, which the Community Development Director deems necessary. Failure to submit such documentation may result in a public hearing to consider revocation of this permit.
4. The unit shall be occupied by farm workers and their dependents only. A completed Farm Labor Housing Application shall be submitted to the Planning Department prior to the occupancy of the Farm Labor Housing unit or prior to the

issuance of any building permit for alteration, improvements, or changes to the existing house on the property.

5. In the case of proposed changes to permitted Farm Labor Housing (FLH), the owner/applicant shall submit a written description of the proposed change to the Planning Department, and if the change is considered significant by the Community Development Director, submit a complete permit amendment application.
6. In the event that the farming operations justifying the FLH unit 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 the 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 unit (and associated infrastructure) or otherwise convert such improvements to that allowed by zoning district regulations. In either case, building permits and associated inspections by Building and Environmental Health shall be required to ensure that all structures have been removed, infrastructure properly abandoned or that such converted development complies with all applicable regulations.
7. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal. Only the minimum vegetation necessary shall be removed to accommodate the domestic well.
8. The Department of Fish and Game has determined that this project is not exempt from Department of Fish and Game California Environmental Quality Act (CEQA) filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of \$2,260.00 plus the applicable recording fee at the time of filing of the Notice of Determination by the County Planning and Building Department staff within ten (10) business days of the approval.
9. **Mitigation Measure 1:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:
 - a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

- d. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.
- i. Replant vegetation in disturbed areas as quickly as possible.

10. **Mitigation Measure 2:**

- a. Have the wildlife monitor on-site during staging of equipment and during any clearing or grubbing of vegetation necessary to trench and lay pipelines, install tanks, or set-up the drill rig. The monitor will seep the site prior to vegetation removal to ensure that no wildlife species will be harmed. In the unlikely event that a listed species is encountered, the monitor or Peninsula Open Space Trust staff will submit the occurrence data to the California Natural Diversity Database. In the unlikely event that a listed species is encountered and cannot be avoided (and does not leave the site on its own volition), the biological monitor will contact both local California Department of Fish and Wildlife representatives and U.S. Fish and Wildlife Service staff before proceeding.
- b. Install the well at the preferred location to reduce the extent of earth work and impact related to trenching and laying pipelines.
- c. If revegetation is necessary after earth work, use local seed from native species that would be appropriate for this site.

11. **Mitigation Measure 3:** In the event that should cultural, paleontological or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording,

protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

12. **Mitigation Measure 4:** Prior to the commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including:
- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for construction.
 - d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
 - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
 - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
 - l. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
13. **Mitigation Measure 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). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.
14. A sediment and erosion control plan will also be required for any improvements regarding the septic system on the property

Building Inspection Section

15. A building permit is required and shall be applied for and obtained prior to the commencement of any construction or staging activities.

Environmental Health Division

16. The applicant shall obtain a well permit from the Environmental Health Division for the construction of the well. The subject well shall be tested to meet quantity and quality health standards.

17. The subject house for conversion to and for use as farm labor housing – or for any human occupancy purpose – shall require a building permit in order to rehabilitate, remodel and otherwise bring it up to all current or applicable buildings codes, including all County Environmental Health regulations and requirements regarding: (a) confirmation that the well has met the required standards for domestic use, and (b) confirmation that the septic drain field, relative to its design, location and capacity, as shown on plans for Environmental Health’s review and approval. Prior to Planning and Environmental Health’s approval of the building permit, all such requirements shall be deemed to have been met to those department’s satisfaction.

Cal-Fire

18. The applicant shall comply with all applicable fire codes and requirements prior to the approval for any building permits required for construction on the two parcels.

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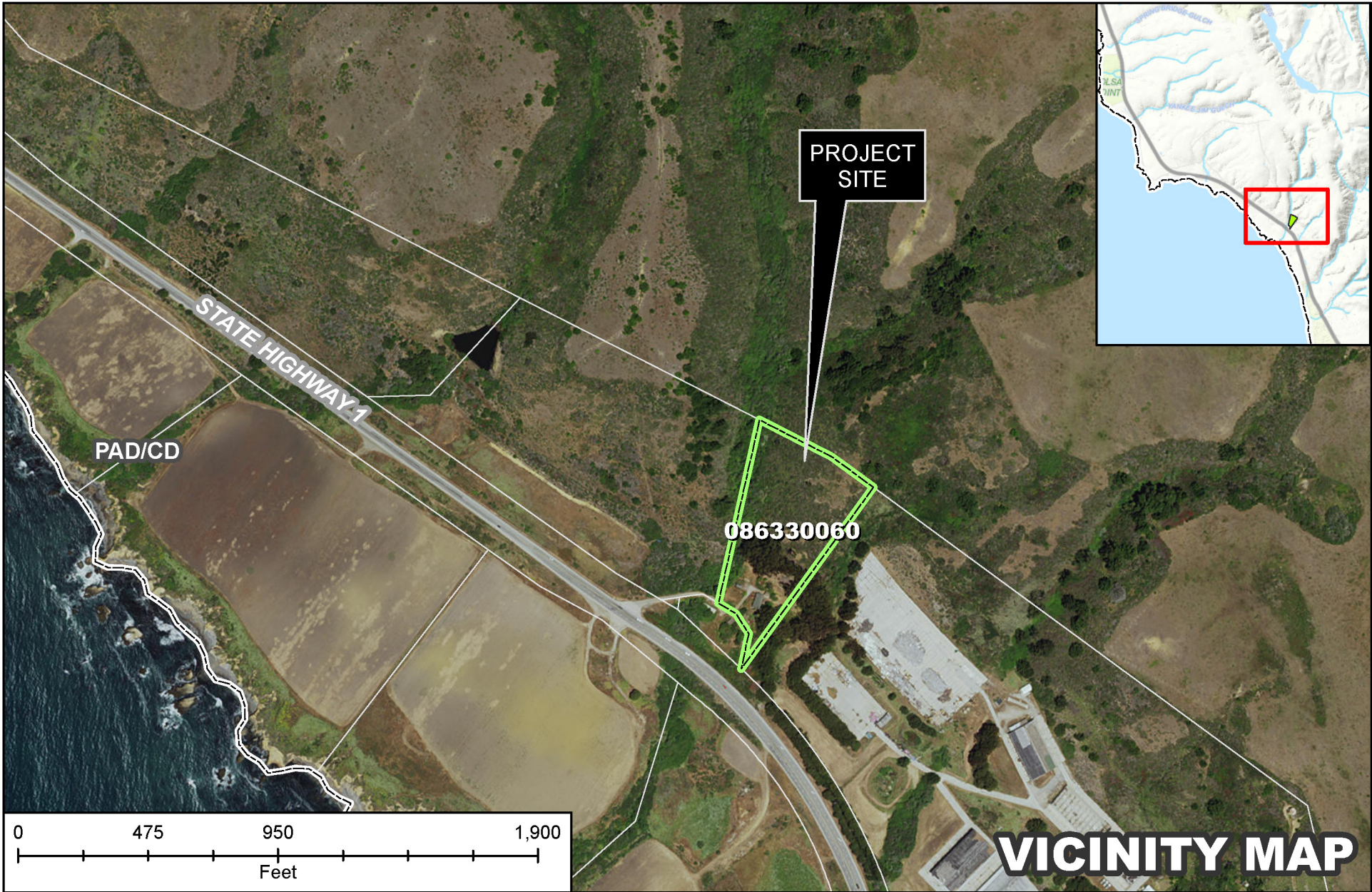


San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

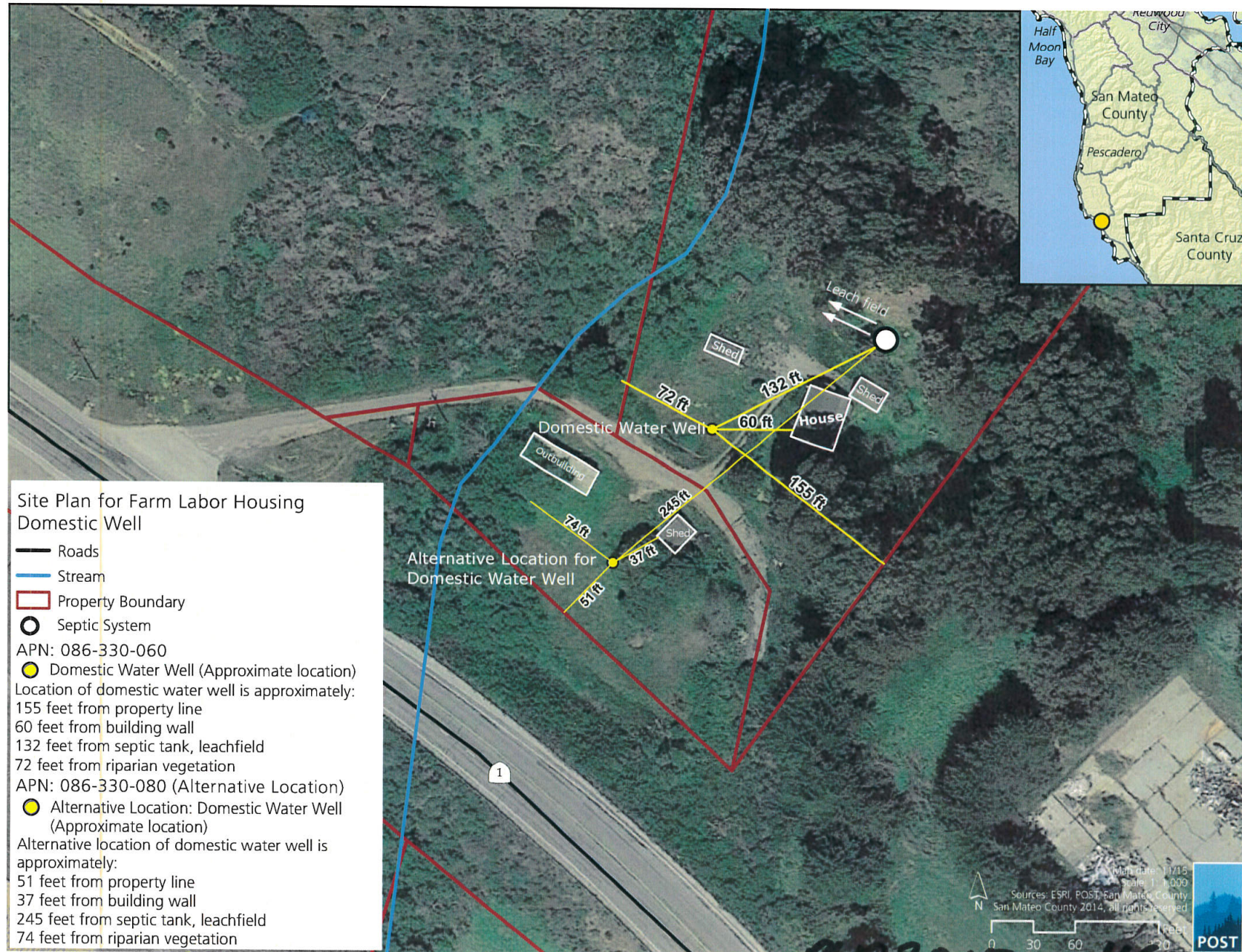


San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



San Mateo County Planning Commission Meeting

Owner/Applicant: _____

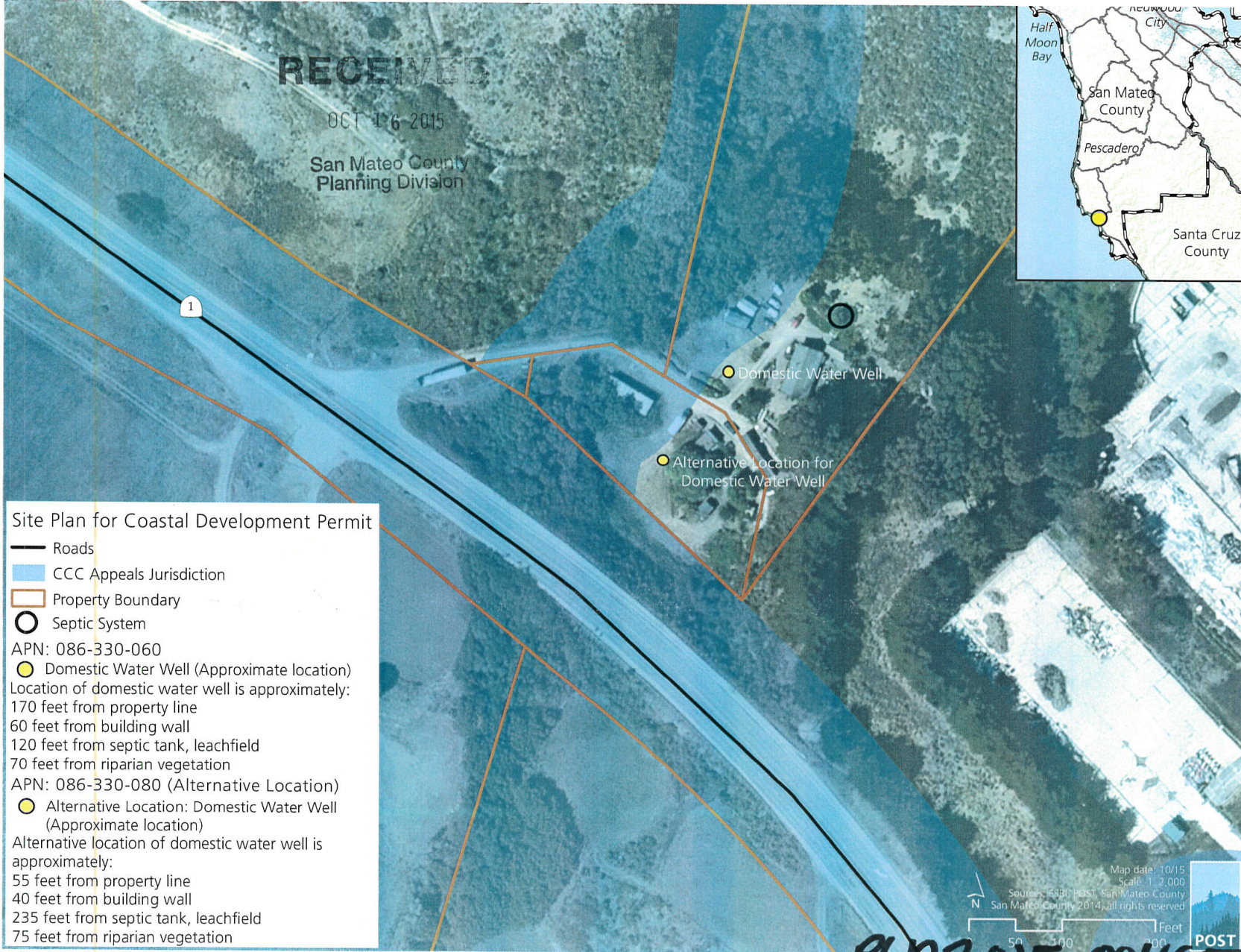
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RECEIVED

OCT 16 2015

San Mateo County
Planning Division



Site Plan for Coastal Development Permit

- Roads
- CCC Appeals Jurisdiction
- Property Boundary
- Septic System

APN: 086-330-060

● Domestic Water Well (Approximate location)
 Location of domestic water well is approximately:
 170 feet from property line
 60 feet from building wall
 120 feet from septic tank, leachfield
 70 feet from riparian vegetation

APN: 086-330-080 (Alternative Location)

● Alternative Location: Domestic Water Well (Approximate location)
 Alternative location of domestic water well is approximately:
 55 feet from property line
 40 feet from building wall
 235 feet from septic tank, leachfield
 75 feet from riparian vegetation

Map date: 10/15
 Scale: 1" = 2,000'
 Sources: ESRI, POST, San Mateo County
 San Mateo County 2014, all rights reserved

POST

PLN 2015-00465

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

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

**ANSHU NAND
JUN 29 2016**

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

FILE NO.: PLN 2015-00465

OWNER/APPLICANT: Peninsula Open Space Trust

ASSESSOR'S PARCEL NOS.: 086-330-060 and 086-330-080

LOCATION: 6525 Cabrillo Highway, on the east side of Highway 1, unincorporated Pescadero

PROJECT DESCRIPTION

The applicant is proposing to construct a new domestic well to serve an existing vacant Farm Labor Housing unit on parcel 086-330-060. The proposed well site is located on the same parcel as the farm labor housing unit (6525 Cabrillo Highway; APN 086-330-060), while an alternative site is proposed on the adjacent parcel (APN 086-330-080).

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
 - c. Create impacts for a project which are individually limited, but cumulatively considerable.

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

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

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

Mitigation Measure 1: The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:

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

Mitigation Measure 2:

- a. Have the wildlife monitor on-site during staging of equipment and during any clearing or grubbing of vegetation necessary to trench and lay pipelines, install tanks, or set-up the drill rig. The monitor will seep the site prior to vegetation removal to ensure that no wildlife species will be harmed. In the unlikely event that a listed species is encountered, the monitor or POST staff will submit the occurrence data to the California Natural Diversity Database. In the unlikely event that a listed species is encountered and cannot be avoided (and does not leave the site on its own volition), the biological monitor will contact both local California Department of Fish and Wildlife representatives and U.S. Fish and Wildlife Service staff before proceeding.
- b. Install the well at the preferred location to reduce the extent of earth work and impact related to trenching and laying pipelines.
- c. If revegetation is necessary after earth work, use local seed from native species that would be appropriate for this site.

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

notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

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

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches

1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

Mitigation Measure 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). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

RESPONSIBLE AGENCY CONSULTATION

San Mateo County Environmental Health Division

INITIAL STUDY

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

REVIEW PERIOD: June 29, 2016 to July 19, 2016

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., July 19, 2016.**

CONTACT PERSON

Rob Bartoli, Project Planner
650/363-1857
rbartoli@smcgov.org



Rob Bartoli, Project Planner

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(2/2015)

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Domestic Well
2. **County File Number:** PLN 2015-00465
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department,
455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Rob Bartoli, 650/363-1857
5. **Project Location:** 6525 Cabrillo Highway, on the east side of Highway 1, unincorporated
Pescadero
6. **Assessor's Parcel Numbers and Size of Parcel:** 086-330-060 (5.54 acres) and 086-330-
080 (49.56 acres)
7. **Project Sponsor's Name and Address:**

Laura O'Leary
Peninsula Open Space Trust
222 High Street
Palo Alto, CA 94301
8. **General Plan Designation:** Agricultural Rural
9. **Zoning:** PAD/CD (Planned Agricultural District/Coastal Development)
10. **Description of the Project:** The applicant is proposing to construct a new domestic well
to serve an existing vacant Farm Labor Housing unit on parcel 086-330-060. The proposed
well site is located on the same parcel as the farm labor housing unit (6525 Cabrillo
Highway; APN 086-330-060), while an alternative site is proposed on the adjacent parcel
(APN 086-330-080).
11. **Surrounding Land Uses and Setting:** The project sites are located on a 5.54-acre parcel
(APN 086-330-060) and a 49.56-acre parcel (086-330-080). The 5.54-acre parcel is located
on the east side of Highway 1 and is bordered by a creek to the west. The 49.56-acre parcel
abuts the 5.54-acre parcel and is bisected by Highway 1. The majority of the 49.56-acre parcel
is located on the west side of Highway 1 and is used for dry farming; the smaller portion
eastward of Highway 1 contains the proposed alternative well site. To the north, the
49.56-acre property is open space; the eastern property line abuts a mushroom processing
facility. The project site is located in the Cabrillo Highway State Scenic Corridor.
12. **Other Public Agencies Whose 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" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

	Aesthetics	X	Climate Change		Population/Housing
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Public Services
X	Air Quality		Hydrology/Water Quality		Recreation
X	Biological Resources		Land Use/Planning		Transportation/Traffic
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils	X	Noise		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>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p>Discussion: The project site is visible from Highway 1 and is located in the Cabrillo Highway State Scenic Corridor. No pump house will be needed for the well, as the pump will be submersible within the well. The project parcel has an existing driveway directly off of Highway 1. Given the project scope, no improvements to the driveway are necessary or required to access the proposed well locations. The completed well will not be visible from public viewpoints due to topography of the site, existing vegetation, and its relatively small nature. While ruderal and non-native vegetation is proposed to be removed, vegetation along Highway 1 will remain to screen the well locations. Thus, the visual impact is less than significant.</p> <p>Source: Project Plans, County Maps.</p>				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p>Discussion: There is no grading beyond the drilling of the well itself as there is an existing driveway and the area in which the well is proposed is relatively flat. There are no rock outcroppings to be disturbed nor are there any trees proposed for removal. There are a number of structures</p>				

located on the property, including a single-family house constructed in the early 1900s, though no work is proposed on these structures. The domestic well would serve this currently vacant structure. Source: County Maps, Project Plans.				
1.c.	Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?			X
Discussion: See the discussion provided to question 1.a. above. Source: Site Plans.				
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X
Discussion: There are no illuminated or reflective materials proposed in association with the project. The well will not be finished in reflective materials or colors. The well locations are largely shielded from view due to topography of the site and existing vegetation. Source: Project Description, Project Plans.				
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?		X	
Discussion: The project site is located within Cabrillo Highway/Highway 1 County Scenic Corridor. However, as described previously, the proposed well will result in only minor disturbances of the parcel and will not be visible from the roadway given the topography, location below the road, and the existing vegetation on the site. Source: County Maps.				
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X
Discussion: The subject site is not located in a Design Review overlay district. Source: County Maps.				
1.g.	Visually intrude into an area having natural scenic qualities?			X
Discussion: See the discussion provided to question 1.a. above. Source: County Maps.				

<p>2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: The parcels on which the proposed project is located are within the Coastal Zone. Thus, the question is not relevant to this project at this site.</p> <p>Source: County Maps.</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p>Discussion: The site is not in an agricultural zone preserve. The farming that is occurring on the property occurs west of Highway 1 on APN 086-330-080 and consists of row crops such as fava beans and peas. These existing agricultural activities on the property will not be impacted by the proposal as they are separated from the well location by a highway. There is no Open Space Easements or Williamson Act contract on the parcel.</p> <p>Source: Zoning Maps, Williamson Act Index.</p>					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p>Discussion: The definition of forestland (PRC Section 12220(g)) is "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." The smaller parcel may contain 10% percent of tree cover, however, no conversion of these areas is occurring. The two proposed</p>					

locations for the well are both located on "Other Land" as mapped on the Department of Conservation San Mateo County Important Farmland 2006 Map. There are no agricultural activities occurring in the areas where the primary and alternative well sites are proposed. The farming that is occurring on the property occurs west of Highway 1 on APN 086-330-080.

Source: Zoning Maps, Department of Conservation San Mateo County Important Farmland 2006 Map.

2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?

X

Discussion: The subject parcel is located within the Coastal Zone. The Natural Resources Conservation Service has classified the two well locations as containing Class III (non-irrigated) soils. However, the San Mateo County General Plan Productive Soil Resources Soils with Agricultural Capability Map does not identify this area for Brussels sprouts or artichokes. The proposed well locations are in areas that are not in farming production and are located in already disturbed areas. The farming on the parcel occurs west of Highway 1. The area in the vicinity of the well locations are developed with accessory structures, a Farm Labor Housing unit, a driveway, and has historically been used for agricultural activities. No division of land is proposed. Thus, the project poses minimal impact.

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

2.e. Result in damage to soil capability or loss of agricultural land?

X

Discussion: The project, given its location within a developed area and not used for agricultural purposes, would convert a small area of the parcel to accommodate the proposed well. There is no expectation that the well would result in any damage to soil capability or loss of agricultural land. The portion of the parcel west of Highway 1 would remain in agricultural production.

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

2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

X

Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.

Discussion: The site is not in or near a Timberland Preserve Zoning District and no rezoning is proposed. The project site is zoned Planned Agricultural District (PAD). The domestic well is an allowed use in the PAD Zoning District subject to the approval of a use permit and any other applicable land use permits.

Source: San Mateo County Zoning Maps, San Mateo County Zoning Regulations.

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

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

Discussion: The Bay Area 2010 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the applicable air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and climate.

The project would not conflict with or obstruct the implementation of the BAAQMD's 2010 CAP. The project and its operation involve minimal hydrocarbon (carbon monoxide; CO₂) air emissions, whose source would be from trucks and equipment (whose primary fuel source is gasoline) during its construction. The impact from the occasional and brief duration of such emissions would not conflict with or obstruct the Bay Area Air Quality Plan. Regarding emissions from construction vehicles (employed at the site during the project's construction), the following mitigation measure is recommended to ensure that the impact from such emissions is less than significant:

Mitigation Measure 1: The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:

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

<p>i. Replant vegetation in disturbed areas as quickly as possible.</p> <p>Please also see the discussion to question 7.1. (<i>Climate Change; Greenhouse Gas Emissions</i>), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.</p> <p>Source: BAAQMD, Sustainable San Mateo Indicators Project.</p>				
3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		
<p>Discussion: The project would not violate any construction-related or operational air quality standard or contribute significantly to an existing or projected air quality violation. See the discussion provided to question 3.a. and Mitigation Measure 1 above.</p> <p>Source: BAAQMD, Sustainable San Mateo Indicators Project.</p>				
3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
<p>Discussion: The San Francisco Bay Area Air Basin is a State non-attainment area for 1-hour and 8-hour ozone and particulate matter (PM2.5 and PM10). Although the Environmental Protection Agency has ruled that the Bay Area Basin has attained the 2006 national 24-hour PM2.5 standard, the Bay Area is still classified non-attainment for PM2.5 until such time the area is re-designated by the Environmental Protection Agency. Mitigation Measure 1 is designed to mitigate the impact of this project's construction phase on regional air quality to a less than significant level.</p> <p>The impact of the domestic well would not result in a significant impact to air quality in the immediate area or the air basin.</p> <p>Source: BAAQMD.</p>				
3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
<p>Discussion: The project site is located in a rural area with no sensitive receptors, such as schools, located within the project vicinity. Therefore, the project would not expose sensitive receptors to pollutant concentrations.</p> <p>Source: Maps, BAAQMD.</p>				
3.e. Create objectionable odors affecting a significant number of people?			X	

Discussion: The project, once operational, would not create or generate any odors. The project has the potential to generate odors associated with construction activities. However, any such odors would be temporary and would be expected to be minimal. Construction-related odors would not have a significant impact on large numbers of people over an extended duration of time. Thus, the impact would be less than significant.

Source: Project Description.

3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		
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Discussion: During project construction, dust could be generated for a short duration. To ensure that the project impact will be less than significant, see Mitigation Measure 2 described in 3.a.

Source: BAAQMD.

4. BIOLOGICAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		

Discussion: Neither the subject parcel nor the subject site is mapped for any candidate, sensitive or special status species or habitat, as listed in maps associated with the County Local Coastal Program (LCP), the California Department of Fish and Wildlife, or the U.S. Fish and Wildlife Service. A biological report submitted by POST (dated January 25, 2015) stated that both potential well locations were outside of the riparian corridor. This report was prepared by Jim Robins, a Senior Ecologist for Alum Ecological. The vegetation in the corridor consists of non-native plant species including Himalayan blackberry, nasturtium, or cape ivory. The stream that flows through the properties is not perennial. The well location on APN 086-330-060 is 39.5 feet from the edge of the riparian corridor as noted in the biological report. The alternative site located on APN 086-330-080 is located 55 feet from the closest part of the outboard dripline of the riparian corridor.

In the biological report submitted by the applicant, no riparian vegetation is proposed to be removed as part of the construction of the well. However, ruderal and non-native vegetation is proposed to be removed in the area of the proposed well locations. This type of vegetation consists of grasses and plants such as wild oats, rye, radish, poison hemlock, and filaree. No sensitive habitat will be removed from the property.

While there was no wildlife that was observed during the field investigation in November of 2015,

there were six San Francisco dusky woodrat nests located on the property, five of which were located within the riparian corridor. In addition to the nests, three calls from pacific tree frogs were heard during the site visit and a brush rabbit and red tailed hawk were observed. The report concluded that to ensure there are no impacts to wildlife species, such as the San Francisco garter snake, the California red-legged frog, or the San Francisco dusky footed woodrat, the following mitigation measures are to be incorporated into the approval of the project:

Mitigation Measure 2:

- a. Have the wildlife monitor on-site during staging of equipment and during any clearing or grubbing of vegetation necessary to trench and lay pipelines, install tanks, or set-up the drill rig. The monitor will seep the site prior to vegetation removal to ensure that no wildlife species will be harmed. In the unlikely event that a listed species is encountered, the monitor or POST staff will submit the occurrence data to the California Natural Diversity Database. In the unlikely event that a listed species is encountered and cannot be avoided (and does not leave the site on its own volition), the biological monitor will contact both local California Department of Fish and Wildlife representatives and U.S. Fish and Wildlife Service staff before proceeding.
- b. Install the well at the preferred location to reduce the extent of earth work and impact related to trenching and laying pipelines.
- c. If revegetation is necessary after earth work, use local seed from native species that would be appropriate for this site.

Source: California Natural Diversity Database, California Department of Fish and Game, U.S. Fish and Wildlife Service, Biological Site Assessment for New Domestic Well by Jim Robin, Senior Ecologist/Principal for Alum Ecological submitted by POST (Dated January 25, 2016).

4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
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Discussion: The subject property (including the project site) is not located within any established native resident or migratory wildlife corridors or includes any native wildlife nursery. See the discussion provided to question 4.a. above.

Source: County Maps.

4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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Discussion: The site does not contain any wetlands.

Source: County Maps.

4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p>Discussion: See the discussion provided to question 14a. above.</p> <p>Source: Project Description.</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<p>Discussion: There are no trees in the direct proximity of the project site, nor does the project require any such removal. Thus, the project poses no impact.</p> <p>Source: Site Plan, Project Description.</p>				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
<p>Discussion: The subject parcel is not encumbered by an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. Thus, the project poses no impact.</p> <p>Source: County Maps.</p>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: The subject parcel is not located inside or within 200 feet of a marine or wildlife reserve. Thus, the project poses no impact.</p> <p>Source: County Maps.</p>				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: The project parcel includes no oak woodlands or other timber woodlands. Thus, the project poses no impact.</p> <p>Source: Site Plan.</p>				

5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<p>Discussion: Neither the project parcel nor the project site hosts any known historical resources, by either County, State, or Federal listings. Thus, the project poses no impact.</p> <p>Source: California Register of Historical Resources.</p>				
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p>Discussion: Neither the project parcel nor the project site hosts any known archaeological resources. However, the following mitigation measure is recommended to ensure that the impact is less than significant:</p> <p>Mitigation Measure 3: In the event that should cultural, paleontological or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).</p> <p>Source: Site Survey.</p>				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
<p>Discussion: Neither the project parcel nor the project site hosts any known paleontological resources, sites, or geologic features. However, Mitigation Measure 3 (as cited above) is added to ensure that the impact is less than significant.</p> <p>Source: Site Survey.</p>				

5.d. Disturb any human remains, including those interred outside of formal cemeteries?				X
<p>Discussion: No known human remains are located within the project area. The nearest known and still existing cemetery is Skylawn Memorial Park Cemetery, over 3 miles from the project site. In case of accidental discovery, Mitigation Measure 3 is recommended.</p> <p>Source: Site Plan.</p>				

6. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				X
<p>Discussion: The site is not within the area delineated on the Alquist-Priolo Earthquake Fault Zoning Map.</p> <p>Source: Alquist-Priolo Earthquake Fault Zoning Map.</p>				
ii. Strong seismic ground shaking?			X	
<p>Discussion: The project area is located within the Very Strong shaking scenario for a high intensity (Modified Mercalli Intensity (MMI) > 6) earthquake within the San Gregorio fault area. The principal concern related to human exposure to ground shaking is that it can result in structural damage, potentially jeopardizing the safety of persons occupying the structures. However, at this time, no habitable structures are proposed for the project site and therefore the project poses little risk to health and safety. Any future development of structures will be subject to submittal and review of a soils report and geotechnical investigation. Therefore, impacts related to strong seismic ground shaking would be less than significant.</p> <p>Source: ABAG Earthquake Shaking Potential Map.</p>				

iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
<p>Discussion: Portions of the property have been determined by the Association of Bay Area Governments (ABAG) to be at high risk for liquefaction during a seismic event. However, the locations of the wells are located in low risk areas for liquefaction.</p> <p>Source: ABAG Earthquake Liquefaction Scenarios Map.</p>				
iv. Landslides?				X
<p>Discussion: The project site is located in an area determined to be least susceptible to landslides.</p> <p>Source: San Mateo County Landslide Risk Map.</p>				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
<p>Discussion: The site is not on a coastal bluff or cliff. The project site is located approximately 0.20 miles from the coast.</p> <p>Source: Planning Maps.</p>				
6.b. Result in significant soil erosion or the loss of topsoil?		X		
<p>Discussion: The project would incur only minor land vegetation removal within the project area and associated trenching to accommodate associated infrastructure. Relative to potential erosion during project construction activity, the following mitigation measure is recommended to ensure that the impact is less than significant:</p> <p>Mitigation Measure 4: Prior to the commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:</p> <ol style="list-style-type: none"> a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place. b. Minimize the area of bare soil exposed at one time (phased grading). c. Clear only areas essential for construction. 				

- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

Source: Project Description.

6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X
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Discussion: The site is not located in an identified landslide or liquefaction risk area. All construction will be reviewed by the County Geologist.

Source: ABAG Maps.

6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?			X	
<p>Discussion: The principal concern related to expansive soil is that it can result in structural damage, potentially jeopardizing the safety of persons around the structures. However, all new facilities would be designed and constructed to meet or exceed relevant standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures). Therefore, impacts related to expansive soils would be less than significant.</p> <p>Source: California Building Code.</p>				
6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
<p>Discussion: The proposed project does not include development which requires the installation of a septic system or other alternative wastewater disposal system. There is an existing septic system on the property. Therefore, the impact would be less than significant.</p> <p>Source: Project Description.</p>				

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>
7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
<p>Discussion: Greenhouse Gas Emissions (GHE) includes CO₂ emissions from vehicles and machines that are fueled by gasoline. The well would involve some vehicles during construction Project-related minor grading and construction, and installation will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 2 is recommended for the project.</p> <p>Source: Project Scope.</p>				

7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
<p>Discussion: This project does not conflict with the County of San Mateo Energy Efficiency Climate Action Plan (EECAP).</p> <p>Source: EECAP.</p>				
7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p>Discussion: The definition of forestland (PRC Section 12220(g)) is "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." The smaller parcel may contain 10% of tree cover, however, no conversion of these areas is occurring. The project site does not host any such forest canopy. Thus, the project poses no impact.</p> <p>Source: Planning Maps.</p>				
7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p>Discussion: The site is not on the coast and would not expose structures or infrastructure to accelerated coastal cliff/bluff erosion due to sea level rise. The project site is located approximately 0.20 miles inland from the Pacific Ocean. Thus, the project poses no impact.</p> <p>Source: Site Survey.</p>				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project site is approximately 100 feet above sea level and is located over 0.20 miles inland from the Pacific Ocean. The National Oceanic and Atmospheric Administration (NOAA) estimates that mean sea level will rise by no more than 6.6 feet by 2100.</p> <p>Source: Project Description, FEMA Flood Maps. <i>Global Sea Level Rise Scenarios for the United States National Climate Assessment</i>, December 6, 2012; Accessed March 12, 2014, http://cpo.noaa.gov/sites/cpo/Reports/2012/NOAA_SLR_r3.pdf.</p>				

7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The project site is not within a flood hazard area on the FEMA Flood Insurance Rate Map (FIRM). The site is located in a FEMA Flood Zone X, which is considered a minimal flood hazard. These areas have a 0.2% annual chance of flooding, with areas of 1% annual chance of flooding with average depths of less than 1 foot.</p> <p>Source: FEMA Community FIRM Panel 06081C0465E, effective October 16, 2012.</p>				
7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The site is not within a floodway. See discussion in Section 7.f. above.</p> <p>Source: FEMA Community FIRM Panel 06081C0465E, effective October 16, 2012.</p>				

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p>Discussion: The project does not entail the routine transport, use, or disposal of toxic or other hazardous materials.</p> <p>Source: Project Description.</p>				
8.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p>Discussion: The use of hazardous materials is not proposed as part of this project.</p> <p>Source: Project Description.</p>				

8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p>Discussion: The project parcel is not located within any such distance to an existing or proposed school. The emissions of hazardous materials, substances, or waste are not a part of the project. Thus, the project poses no impact.</p> <p>Source: San Mateo County Maps.</p>				
8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p>Discussion: The EnviroStor Database and Hazardous Waste and Substances Site List show that it is not on such a site. Thus, the project poses no impact.</p> <p>Source: EnviroStor Database, Department of Toxic Substances Control.</p>				
8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not in such a location.</p> <p>Source: San Mateo County Maps.</p>				
8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not in the vicinity of a private airstrip. Thus, the project poses no impact.</p> <p>Source: Federal Aviation Administration San Francisco Sectional Aeronautical Chart.</p>				

8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. All improvements are located within the parcel boundaries. Thus, the project poses no impact.</p> <p>Source: Project Plans.</p>				
8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<p>Discussion: The project parcel is not located within a fire hazards severity zone. Given that the parcel is not identified as being a high risk location, and that the project does not involve the construction of any habitable structures, there is no expected impact.</p> <p>Source: Aerial Photography, California Department of Forestry and Fire Protection.</p>				
8.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The project site is not in a flood hazard area.</p> <p>Source: FEMA Community FIRM Panel 06081C0465E, effective October 16, 2012.</p>				
8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The project is not in a floodway. Thus, the project poses no impact.</p> <p>Source: FEMA Community FIRM Panel 06081C0465E, effective October 16, 2012, Project Scope.</p>				
8.k. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p>Discussion: No dam or levee is located on or near the subject parcel. The project site is at the highest elevation on the parcel.</p> <p>Source: Contour Maps, FEMA Community FIRM Panel 06081C0465E, effective October 16, 2012.</p>				

8.I. Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: The site is not in a seiche, tsunami, or mudflow hazard zone. It is not on the coast, in a landslide area, or near a lake or the Bay.</p> <p>Source: Flood Insurance Rate Map, Landslide Map.</p>				

9. HYDROLOGY AND WATER QUALITY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X
<p>Discussion: Standard domestic well installation involves drilling the ground resulting in a soil core. Groundwater and turbid fluids can reach the surface and are expected to disperse and infiltrate the surrounding soil. Given the existing site conditions, the limited nature of the project scope, and the required installation of sediment and erosion control measures (Mitigation Measure 4), there are no expected significant impacts.</p> <p>Source: Project Description.</p>				
9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
<p>Discussion: The potential demand for groundwater from the proposed domestic well would be limited to the use of the existing Farm Labor Housing unit. There are no nearby wells that would be impacted by the installation of this domestic well. The agricultural uses on the property are on the west side of Highway 1 and are dry farmed with occasional supplemental irrigation from a reservoir filled by rainwater. The project will not entail the creation of impermeable surface significant enough to affect the water table. Thus, the project poses no impact.</p> <p>Source: Project Description.</p>				

9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?				X
<p>Discussion: The project is not within a watercourse. The standard area for a finished well is normally less than 10 sq. ft. in area, so there is no expectation that the well would result in any changes to the drainage pattern of the site or result in erosion on- or off-site.</p> <p>Source: County Maps, Project Description.</p>				
9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X
<p>Discussion: The County requires that all development not increase the volume, velocity, or pollutant load of surface runoff from the site in order to comply with State and Federal runoff permits.</p> <p>Source: Project Description.</p>				
9.e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
<p>Discussion: See the discussion provided to question 9.d. above. Additionally, no stormwater drainage systems are planned for this area.</p> <p>Source: Project Description.</p>				
9.f. Significantly degrade surface or ground-water water quality?				X
<p>Discussion: See the discussion provided to question 9.d. above.</p> <p>Source: Project Description.</p>				
9.g. Result in increased impervious surfaces and associated increased runoff?				X
<p>Discussion: See the discussion provided to question 9.d. above.</p> <p>Source: Project Description.</p>				

10. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Physically divide an established community?				X
<p>Discussion: The project is located within an established community. There is no land division or development that would result in the division of an established community. Thus, the project poses no impact.</p> <p>Source: Location Maps.</p>				
10.b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion: The project has been reviewed for conformance, and found to not conflict, with applicable policies of the County Local Coastal Program (LCP) and applicable PAD zoning regulations. Staff concludes that the discussion in response to questions under Sections 1, 2, 4, and 6 of this document discusses conformance with applicable and respective LCP "Visual Resources," "Agriculture," "Sensitive Habitats," and "Hazards" Components policies. Likewise, the discussion under Sections 1, 2, and 9 of this document concludes compliance with the PAD zoning regulations, specifically the District's "Substantive Criteria for Issuance of a Planned Agricultural Permit," which this project requires. Finally, the discussion under Sections 1, 2, 4, 5, 6, 8, and 9 of this document discusses conformance with applicable and respective General Plan's "Visual Quality," "Soil Resources," "Vegetative, Water, Fish and Wildlife Resources," "Historical and Archaeological Resources," "Natural Hazards," "Man-Made Hazards," and "Water Supply" policies. Thus, the project poses no significant impact.</p> <p>Source: Project Plans.</p>				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p>Discussion: The site is not within a habitat conservation plan (HCP) or conservation plan area.</p> <p>Source: County HCP Maps.</p>				

10.d.	Result in the congregating of more than 50 people on a regular basis?				X
<p>Discussion: The project would not result in a congregation of more than 50 people on the site on a regular basis. Thus, the project poses no such impact.</p> <p>Source: Project Description.</p>					
10.e.	Result in the introduction of activities not currently found within the community?				X
<p>Discussion: The project and surrounding properties are used for agricultural and residential activities. Thus, the project poses no such impact.</p> <p>Source: Project Description.</p>					
10.f.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
<p>Discussion: The project proposes improvements to serve only the subject property. These improvements are completely within the parcel boundaries and do not serve to encourage off-site development of undeveloped areas or increases the development intensity of surrounding developed areas. Thus, the project poses no such impact.</p> <p>Source: Project Description.</p>					
10.g.	Create a significant new demand for housing?				X
<p>Discussion: There is an existing, vacant single-family house on the property that will be utilized as Farm Labor Housing. No new housing is proposed.</p> <p>Source: Project Description.</p>					

11. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a.	Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?			X

Discussion: The use on the site will remain unchanged. According to the review of the San Mateo County General Plan Mineral Resources Map, there are no known mineral resources on the project site.

Source: Project Description, County General Plan Mineral Resources Map.

11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
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Discussion: The use on the site will remain unchanged. See staff's discussion in Section 11.a.

Source: Project Description, County General Plan Mineral Resources Map.

12. NOISE. Would the project result in:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		

Discussion: Aside from some minor noise generation during construction, the project, upon completion and operation, would not produce any audible noise. The County Noise Ordinance does not apply to construction noise. The impact of noise at night is much greater than noise generated during the day, as reflected in the Noise Ordinance's more stringent overnight limits. Limiting construction to the workday will allow nearby residents to enjoy quiet at their properties. The following mitigation measure is recommended to ameliorate this impact to a less than significant level:

Mitigation Measure 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). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

Source: Project Plans, County Noise Ordinance.

12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
<p>Discussion: Some ground-borne vibration is expected during the construction of the well and associated infrastructure; however, the vibration will be minimal. Thus, the impact will be less than significant.</p> <p>Source: Project Plans, County Noise Ordinance.</p>				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<p>Discussion: The domestic well will be subject to the County Noise Ordinance, which prohibits the generation of disruptive noise in the same way that the existing surrounding houses and wells are prohibited from generating noise in excess of the limits imposed by the County Noise Ordinance.</p> <p>Source: Project Scope.</p>				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<p>Discussion: See the discussion provided to question 12.a. above.</p> <p>Source: Project Scope.</p>				
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<p>Discussion: The project is located outside of the Half Moon Bay Airport Land Use Compatibility Plan and the adopted noise contours for the airport. Thus, the project poses no impact.</p> <p>Source: Zoning Maps, Half Moon Bay Airport Land Use Compatibility Plan.</p>				
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
<p>Discussion: The project is not located within the proximity of a private airstrip. Thus, the project poses no impact.</p> <p>Source: Aerial Photography.</p>				

13. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
<p>Discussion: All proposed improvements are completely within the subject parcel's boundaries and are sufficient only to serve it. Thus, the project poses no impact.</p> <p>Source: Project Description.</p>				
13.b. Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: None proposed. The dwelling unit on the property is vacant.</p> <p>Source: Project Description.</p>				

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: No impact to public services as the proposed project only involves the drilling of a domestic well. Thus, the project poses no impact.

Source: California Department of Forestry and Fire Protection.

15. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
<p>Discussion: The proposed well will be entirely located on the subject property. Given the limited scope of the proposed project, there is no expected increases in the use of existing neighborhood or regional parks or other recreational facilities that would result in the physical deterioration of any such facility as a result of the completion of the project. The impact of use would be less than significant.</p> <p>Source: Project Description.</p>				
15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p>Discussion: The project does not include the construction or expansion of recreational facilities.</p> <p>Source: Project Scope.</p>				

16. TRANSPORTATION/TRAFFIC. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and				X

freeways, pedestrian and bicycle paths, and mass transit?				
<p>Discussion: As cited in Section 3 (Air Quality) of this document, the project will not trigger any measurable increase in traffic trips to and from the project site. That being the case, the project will not conflict with the County (2005) Traffic Congestion Management Plan, nor other traffic-related policies or regulations (e.g., as cited in the County's LCP or General Plan). The vehicle trips, both as to the number of vehicles on the County's circulation system (i.e., Highway 1) and relative to access to and from the project parcel (right and/or left turns from NB or SB vehicles on Highway 1), pose no safety impact to vehicles, pedestrians, or bicycles. Thus, the project poses no impacts.</p> <p>Source: General Plan.</p>				
16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
<p>Discussion: See the discussion provided to question 16.a. above.</p> <p>Source: General Plan, Project Scope.</p>				
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
<p>Discussion: The project will not affect any airports or create any structure that would be regulated by the Federal Aviation Administration.</p> <p>Source: Project Description.</p>				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p>Discussion: None proposed.</p> <p>Source: Project Description.</p>				
16.e. Result in inadequate emergency access?				X
<p>Discussion: The project site can be accessed without alterations to the existing conditions. Thus, the project poses no impact.</p> <p>Source: California Department of Forestry and Fire Protection.</p>				

16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<p>Discussion: The project will not narrow the right-of-way or result in the constriction of any bicycle, pedestrian, or public transit facilities. It will not prevent the implementation of any transportation plan or reduce the performance of any such facilities.</p> <p>Source: Transit Route Maps, General Plan Circulation Element.</p>				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p>Discussion: The project will not result in the blockage or rerouting of any trail, sidewalk, or other walking path. The proposed project does not result in changes outside of the parcel boundaries. There is no expectation of an increase to or change in the pedestrian patterns in the area.</p> <p>Source: Project Plans.</p>				
16.h. Result in inadequate parking capacity?				X
<p>Discussion: No impact. The proposed project does not trigger the need for parking. Thus, the project poses no impact. The site will have adequate space to accommodate the temporary parking for vehicles associated with the well drilling.</p> <p>Source: Project Plans.</p>				

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>
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p>Discussion: The proposed project does not require wastewater treatment measures to be installed as part of the project.</p> <p>Source: Project Description.</p>				
17.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: An existing septic system is located on the site to serve the existing single-family house. The proposed project seeks to install a new domestic well water source as municipal water service is not available in the project area. As discussed in Section 4 above, the biological report stated that no riparian vegetation is proposed to be removed as part of the construction of the well. However, ruderal and non-native vegetation is proposed to be removed in the area of the proposed well locations. This type of vegetation consists of grasses and plants such as wild oats, rye, radish, poison hemlock, and filaree. No sensitive habitat will be removed from the property. While there was no wildlife that was observed during the field investigation in November of 2015, there were six San Francisco dusky woodrat nests located on the property, five of which were located within the riparian corridor. The implementation of Mitigation Measure 2 will ensure that the project will have a less than significance impact.

Source: Project Description.

17.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
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Discussion: The proposed project does not require the installation of stormwater drainage facilities given the project scope.

Source: Project Scope.

17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
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Discussion: In order to determine if the vacant Farm Labor Housing unit on the property could be reoccupied, confirmation of a domestic water source is required. The proposed project does not include any additional development as this time. Any future development will be evaluated to ensure that there are sufficient water supplies to serve it. Thus, the project poses no impact.

Source: Project Description.

17.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
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Discussion: No impact. The project site is not served by a municipal wastewater treatment provider.

Source: Project Description.

17.f.	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
<p>Discussion: The proposed project will not result in development which requires municipal trash pick-up service. However, there has been no evidence received to suggest that the increase in demand would adversely affect any existing capacities. Thus, the project poses no impact.</p> <p>Source: Project Scope.</p>					
17.g.	Comply with Federal, State, and local statutes and regulations related to solid waste?				X
<p>Discussion: The project would not have any impacts on solid waste requirements, and the project would not generate any solid waste.</p> <p>Source: Project Scope.</p>					
17.h.	Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
<p>Discussion: The proposed well will not require electricity at this time.</p> <p>Source: California Building Code.</p>					
17.i.	Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
<p>Discussion: Given the answers in response to the questions posed in this section, the project will not cause a public facility or utility to reach or exceed its capacity. Thus, the project poses no impact.</p> <p>Source: Project Description.</p>					

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>
18.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			X	

<p>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?</p>				
<p>Discussion: The project has the potential to degrade the quality of the environment, significantly impact or uncover archaeological or paleontological resources, and significantly impact biological resources. However, as included in the analysis contained within this document, these potential significant impacts can be reduced to a less than significant level with the implementation of all included mitigation measures.</p> <p>Source: California Natural Diversity Database, Project Description, Biological Report.</p>				
<p>18.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>			X	
<p>Discussion: Without mitigation, the project could potentially generate significant impacts to air quality, primarily due to dust generation. Measures to address this temporary impact were discussed under Question 3.b. To the best of staff's knowledge, there are no other large grading projects proposed in the immediate project area at the present time. Because of the "stand alone" nature of this project and the relatively finite timeframe of dust generation, this project will have a less than significant cumulative impact upon the environment. No evidence has been found that the well project would result in broader regional impacts, and there are no known approved projects or future projects expected for the project parcel. With the assumption that future development of the site would consist of the occupation and remodeling of the existing Farm Labor Housing unit on the property, this type of development is consistent with County Zoning Regulations (with the issuance of a permit). This project does not introduce any significant impacts that cannot be avoided through mitigation.</p> <p>Source: Project Plan.</p>				
<p>18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?</p>			X	
<p>Discussion: As discussed previously, the project will construct a new domestic well. The construction will be regulated by State Codes. Construction air quality and construction traffic impacts will be mitigated by Mitigation Measure 1. Construction noise impacts will be mitigated by Mitigation Measure 5.</p> <p>Source: Project Plans.</p>				

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: San Mateo County Division of Environmental Health	X		Well permit

MITIGATION MEASURES		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p>Mitigation Measure 1: The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:</p> <ol style="list-style-type: none"> a. Water all active construction areas at least twice daily. b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind. c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard. 		

- d. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- g. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.
- i. Replant vegetation in disturbed areas as quickly as possible.

Mitigation Measure 2:

- a. Have the wildlife monitor on-site during staging of equipment and during any clearing or grubbing of vegetation necessary to trench and lay pipelines, install tanks, or set-up the drill rig. The monitor will seep the site prior to vegetation removal to ensure that no wildlife species will be harmed. In the unlikely event that a listed species is encountered, the monitor or POST staff will submit the occurrence data to the California Natural Diversity Database. In the unlikely event that a listed species is encountered and cannot be avoided (and does not leave the site on its own volition), the biological monitor will contact both local California Department of Fish and Wildlife representatives and U.S. Fish and Wildlife Service staff before proceeding.
- b. Install the well at the preferred location to reduce the extent of earth work and impact related to trenching and laying pipelines.
- c. If revegetation is necessary after earth work, use local seed from native species that would be appropriate for this site.

Mitigation Measure 3: In the event that should cultural, paleontological or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

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

Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

Mitigation Measure 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). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

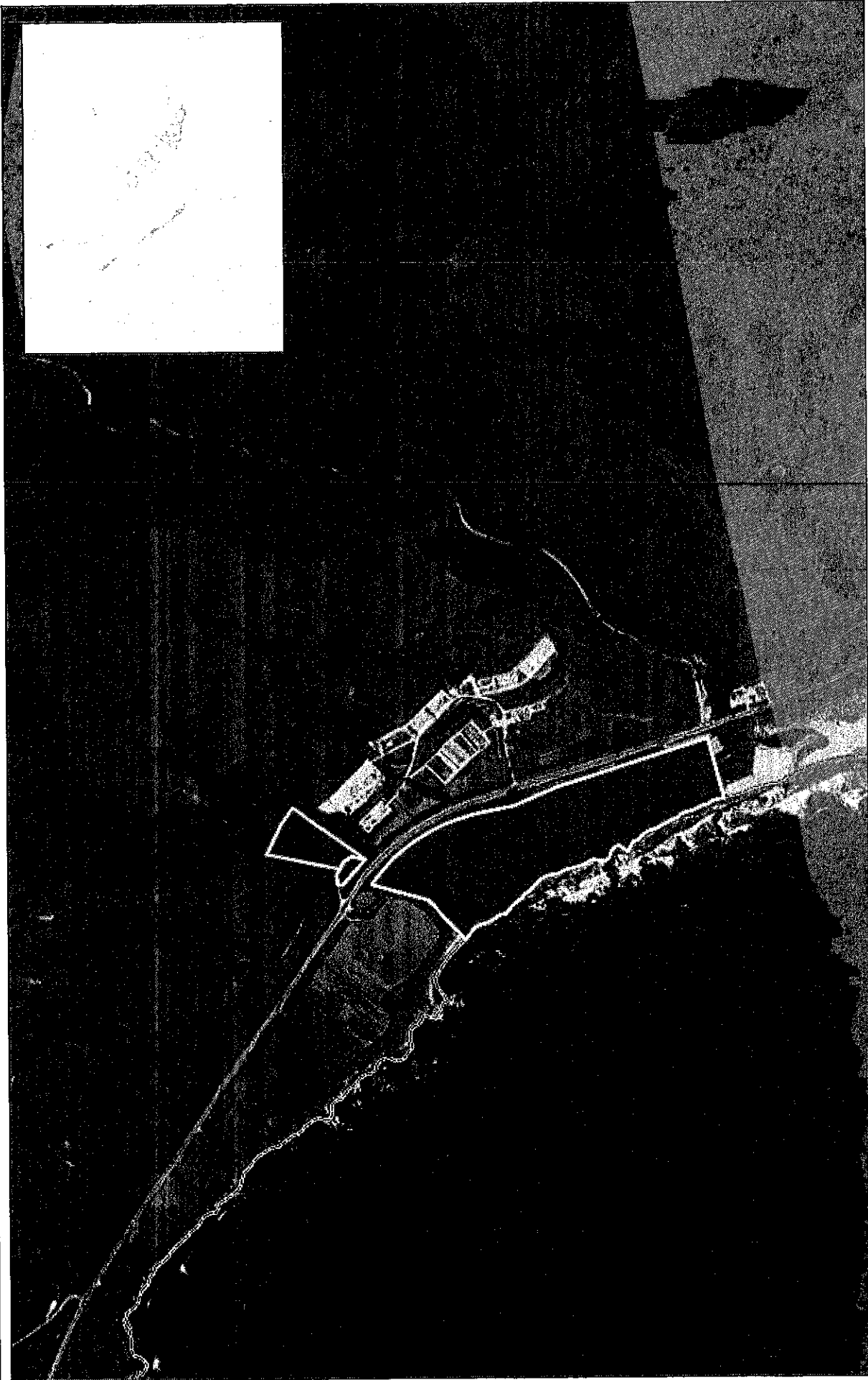
_____ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

6/29/16 _____ Roberto Bertalot
Date (Signature)
Planner II
(Title)

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Biological Evaluation

RJB:jlh -- RJBAA0354_WJH.DOCX
Initial Study Checklist 10.17.2013.docx



0.57

0

0.28

0.57 Miles



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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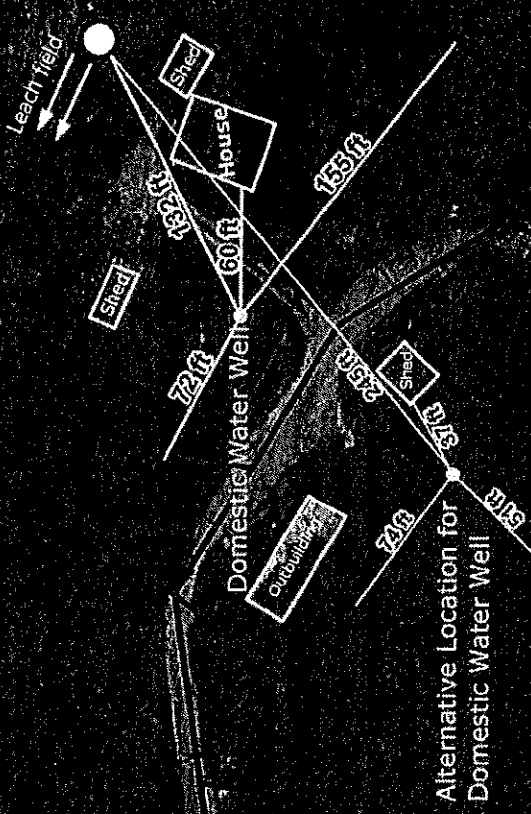
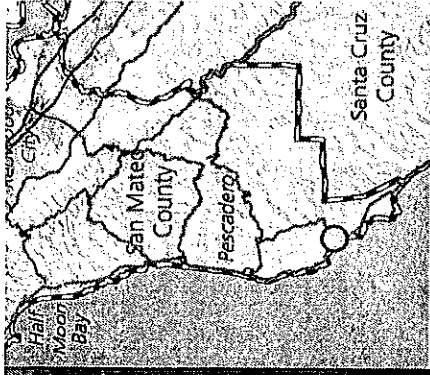
Agricultural Advisory Committee

PLN 2015-00465

Case

B

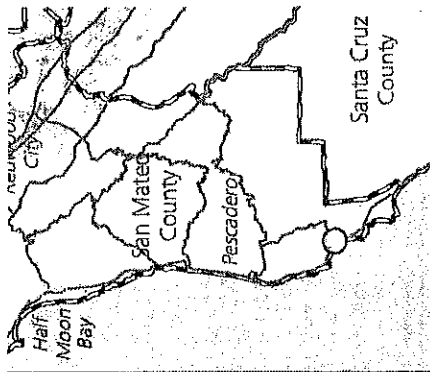
Attachment



- Roads
- Stream
- Property Boundary
- Septic System
- APN: 086-330-060
- Domestic Water Well (Approximate location)
- Location of domestic water well is approximately:
 - 155 feet from property line
 - 60 feet from building wall
 - 132 feet from septic tank, leachfield
 - 72 feet from riparian vegetation
- APN: 086-330-080 (Alternative Location)
- Alternative Location: Domestic Water Well (Approximate location)
- Alternative location of domestic water well is approximately:
 - 51 feet from property line
 - 37 feet from building wall
 - 245 feet from septic tank, leachfield
 - 74 feet from riparian vegetation

POST
 0 30 60
 Sources: ESRI, POST, and other
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PLN 2015-00465



Site Plan for Coastal Development Permit

- Roads
 - CCC Appeals Jurisdiction
 - Property Boundary
 - Septic System
- APN: 086-330-060
- Domestic Water Well (Approximate location)
- Location of domestic water well is approximately:
- 170 feet from property line
 - 60 feet from building wall
 - 120 feet from septic tank, leachfield
 - 70 feet from riparian vegetation
- APN: 086-330-080 (Alternative Location)
- Alternative Location: Domestic Water Well (Approximate location)
- Alternative location of domestic water well is approximately:
- 55 feet from property line
 - 40 feet from building wall
 - 235 feet from septic tank, leachfield
 - 75 feet from riparian vegetation

Main scale: 1" = 100' Feet
 Scale: 1:2,000
 San Mateo County Planning Division
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0 50 100 150
 Feet



RECEIVED

JAN 29 2016

San Mateo County
Planning and Building Department

PLN 2015-
00465

Memorandum

Date: January 25, 2016
To: Laura O'Leary, Peninsula Open Space Trust
Cc:
From: Jim Robins, *Senior Ecologist/Principal*
Subject: **Biological Site Assessment for New Domestic Well**

This memorandum summarizes findings and analysis of the biological resources observed at the Red Marchi House and potential impacts to these resources resulting from construction of a new well and pipelines. The goal of the memo is to determine whether the new well site(s) and associated infrastructure (pipes and tanks) are within the County's established riparian buffers and if any impacts to rare or protected species could result from construction of a new well. The Peninsula Open Space Trust (POST) is working with the County of San Mateo to upgrade the current residence for farm labor housing and, in accordance with the County's Local Coastal Program, is seeking a Coastal Development Permit for development of a new domestic well for the site. POST has identified two potential locations for the new well and tanks the preferred alternative, which is closer to the house is on APN 086-330-060 and the alternative location is located on APN 086-330-080, further from the existing residence.

Methodology

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

All field analysis components were performed by Jim Robins of *Alnus Ecological* and were completed on November 29, 2015 between 1:00pm and 2:50pm. The weather was mostly sunny, with low wind (~5 mph) and an ambient temperature of 61 degrees F. Field supplies included: iphone 6S camera; handheld GPS (Motion X- GPS) with a supplemental Dual model XGPS5150A antenna; 200yard spool-type measuring tape; machete; shovel; and paper site maps prepared by POST staff. Field observations included a walk of the entire riparian corridor and blue line channel from the northwestern corner of the property toward Highway 1. The outboard dripline of the riparian corridor was GPS'd as well the locations of key wildlife observations (e.g. SF Dusky-footed woodrat nests). Observations of vegetation and wildlife were noted. The eastern side of the property was also walked to observe wildlife and habitat conditions. The two potential well sites (preferred and alternative) were also

carefully assessed for both wildlife and vegetation. In addition to noting biotic resources, both potential well sites were hand measured in the field to determine exact distance to the outboard dripline of riparian corridor. In addition, two 12" deep soil pipes were dug near the potential well sites to provide a general characterization of soils type and depth. For back-up, all GPS data was also recorded by hand on hard copy aerial photos of the site. Representative photos can be found in the photo plates in the back of the memo.

Desktop analysis included aerial photo analysis of the site and its proximity to other watercourses, wetlands, and areas of biological interest. This was performed by Jim Robins. Lindsay Dillon of POST performed a number of GIS analyses with relevant spatial layers including the Department of Fish and Wildlife's California Natural Diversity Database (CNDDDB), SURGO soils data and the USGS's geological data. The latter two data sources were purely used from setting the biological context and determining if the site contained unusual or rare soils or geological formations that would be relevant to rare plants. In addition to these data, communications between POST staff and staff from San Mateo County Planning Department were reviewed and associated text and graphics that support and define the County's riparian regulations were reviewed (see Appendix A).

Results

Desktop Analysis

Results from the desktop analysis/spatial analysis did not yield any results indicative of unique, rare or special status species that were likely to be found on-site. Map 2 (Soils) and Map 3 (Geology) show that the proposed well locations are both sited in area dominated by an underlying bedrock geology of sandstone with surficial soils intergrading between classic mixed alluvium formed along natural drainages and Botella loam, which is gently sloping and imperfectly drained. Based on the official NRCS definition, this soil series, *"consists of very deep, well drained soils that formed in alluvial material from sedimentary rocks. Botella soils are in valley bottoms and on alluvial fans and have slopes of 0 to 15 percent...[these soils are generally] Used for growing field, forage, truck crops, and orchards and non-irrigated grain pasture, hay, and range...Uncultivated areas have a cover of annual grasses and forbs with scattered oak trees and coastal sagebrush in some areas."* (https://soilseries.sc.egov.usda.gov/OSD_Docs/B/BOTELLA.html). While these data provide a valuable context for assessing the site, neither the bedrock geology nor the soils data provide any specific clues to associated rare or protected species (e.g. serpentine geology, hydric wetland soils, etc.).

The most up-to-date version of CDFW's CNDDDB was utilized to conduct a spatial analysis of rare and protected species and rare and unique habitats in close proximity to the project site. A ¼ mile buffer around the two potential well

locations was used to focus the CNDDDB query. There were no CNDDDB observation points or polygons within the ¼ mile buffer around the well sites. The only feature within the ¼ miles buffer was Blasdale's bent grass (*Agrostis blasdale*) [CNDDDB ELCODE: PMPOA04060] to the northwest and the closest point of the feature polygon was calculated to be 245 meters or 803 ft. from the closest well site. This plant species is not listed as threatened or endangered under the federal or state Endangered Species Act, but is listed by the California Native Plant Society as a 1B.2 plant. As per the CNDDDB, the grass is generally found in fractured or decomposed mudstone with poor to moderate organic matter. Based on the soils information, the geological information and soil pits from both potential well site locations, neither the soil nor edaphic conditions within the area of potential impact are likely to support this species. While there were no CNDDDB observations of San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) within the ¼ mile buffer, there were a number of observations within a 2 mile range of the site. This species is listed as endangered under the federal ESA and is listed as Fully Protected under California's Fish and Game Code. There are no records of this species on the property or adjacent properties.

Field Analysis

The field analysis findings are organized by the 4 specific features that were analyzed (the riparian corridor adjacent to both potential well sites, the two ruderal grasslands where the potential wells would be drilled and pipelines installed, and artificial drainage ditch). Map #1 displays the spatial outputs from the field analysis in context of the existing structures and both the preferred and alternative locations for the well sites.

Riparian Corridor. The riparian corridor on site is narrow (10-40ft wide on each side) and generally the width is defined by the canopy of a single band of mature willows (*Salix* spp). The understory of the riparian corridor is dominated by one of three non-native species: dense Himalayan blackberry (*Rubus discolor*), nasturtium *Tropaeolum majus*) or cape ivy (*Delairea odorata*). Photo 1 shows the character and composition of the riparian corridor on site. The corridor is situated on a flat terrace that sits approximately 6-8 ft. above the stream channel. The stream channel appears to be ephemeral, though the channel could be intermittent. There was no standing water, flow, or signs of recent flow during field reconnaissance in late November of 2015. But, due to antecedent drought conditions and timing of the field work (late November), it was impossible to draw conclusions as to whether the channel is technical intermittent or ephemeral. It is NOT perennial. The stream appears to be characteristic of many small coastal drainages with displaying an incised "slot" channel with nearly sheer banks. Channel width at the channel bottom were measured and ranged from between 4-6ft in width. Banks were between 6-10 ft. high. Substrate was dominated by cobble sized material, interspersed with coarse sands and outcropping of sandstone bedrock in a number of locations.

Photo 2 shows a representative view of the stream channel looking from the banks, straight down into the channel. The channel and corridor flow straight through the property (from northeast to southwest) and goes through a culvert at the driveway and then turns 90 degrees to the south, along the Hwy 1 prism before entering another culvert and going under the highway. While no wildlife were observed while walking through the channel or walking in the riparian corridor, 6 San Francisco dusky footed woodrat nests were observed and their locations were recorded via GPS and on paper maps. Photo 3 shows one of these nests. Map #1 displays the locations of all observed woodrat nests.

Two key components of the field analysis focused on first mapping the outboard dripline of the riparian corridor and measuring the distance between this boundary and the potential well sites. These data are critical for compliance with San Mateo County's Local Coastal Plan requirements. Map #1 clearly shows the outboard extent/boundary of the riparian corridor throughout the property. Photos 5-8 show the location of the proposed well sites in relation to the riparian corridor. Field measurements indicate that the preferred well location is 39.5 ft. from closest part of the outboard dripline of riparian corridor and the alternative well location is 55ft from closest part of outboard dripline. According to the information regarding riparian buffers provided in the diagram from the San Mateo County Planning and Building Division (Appendix A), both well sites are outside of the regulated riparian buffer zone for an intermittent stream.

Ruderal or Non-Native Grasslands. Both the preferred well location and alternative well location are situated in a habitat or vegetation types that falls under the category of ruderal grassland. This vegetation type is common throughout disturbed sites along the coast and elsewhere and contains a mix of introduced grasses and forbs such as wild oats (*Avena sativa*), rye (*Lolium* spp.) fennel (*Foeniculum vulgare*), radish (*Raphanus sativus*), poison hemlock (*Conium maculatum*), filaree (*Erodium botrys*), bristly ox-tongue (*Picris echioides*) and cheeseweed (*Malva parviflora*). In addition to this mix of non-native grasses and forbs, there were also a few dense patches of nasturtium (*Tropaeolum majus*) and two patches of curly doc (*Rumex* spp) and horsetail (*Equisetum hayemale*) occurring in slight depressions within the ruderal grassland, but not within the area of potential impact. In addition to noting plants growing in the grassland areas, two 8-12" deep soil pits were dug in close proximity to the potential well locations. The pit dug near the preferred location showed deeper soils, with a very high organic matter component and no signs of redox (e.g. mottling or orange coloration). Soils at this site were dark brown, well aerated, and consistent for 12". Soil conditions were similar at the alternative well location, except that I hit a lens of cobbles and gravels at approximately 8".

Drainage Ditch. Map 1 shows the location and extent of an artificial drainage

ditch the extends in parallel with the driveway from the blue lined stream channel to the driveway spur that goes directly to the house. Based on relative elevation (approximately 7-8 ft. above thalweg at driveway culvert), it appears to have been constructed to alleviate flooding from backwatering at culvert during high flows or when the culvert is blocked by material. It appears that this ditch would enable "controlled" flooding of the property downstream of the house and reduce the potential of water to escape the blue line channel upstream of the house and flood the house. Current topography indicates that floodwaters entering this artificial channel would sheet flow across the driveway in a southwesterly direction and reconnect at the southern end of main channel. Without detailed information on historical flow and a rating curve to determine return interval, it is not possible to definitively determine the frequency or duration of inundation for this drainage. That said, based on vegetation composition and location, I would not expect this drainage to be connected to the blue line stream except during significant (perhaps Q10+) flow events and I would expect flow to be short-lived and ephemeral, at best. The artificial drainage ditch contains a small patch of riparian woodland that intergrades with the existing riparian canopy and is found along first 20 ft. of the ditch. It is represented by 1 multi-trunk willow. After that willow, the vegetation transitions to a mix of periwinkle (*Vinca spp*) and hemlock and then to ice plant (*Carpobrotus edulis*), which dominates the near telephone pole.

In addition to analyzing the habitat and vegetation on site, all wildlife observations were noted. In addition to the woodrat nests already mentioned and mapped, calls from three different pacific tree frogs (*Pseudacris regilla*) were noted. All three were emanating from a patch of nasturtium to the southwest of the alternative well site near the outbuilding. One brush rabbit (*Sylvilagus bachmani*) was observed near the southwest corner of the property and a red tailed hawk was perched in the eucalyptus grove along the southwestern corner of the property.

Recommendations

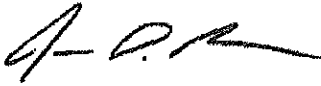
Due to the small size of the potential impact and the limited potential for any effects to rare, threatened, endangered, or unique species or habitats, minimization measures are limited. That said, while the site conditions indicate that there will be no impact within the riparian buffers, the quality of habitat within the impact areas is degraded and dominated by ruderal grassland plants, and neither the site conditions nor CNDDDB indicate presence of listed species on-site, I would propose three measures to ensure there are no impacts to wildlife species such as the San Francisco garter snake, California red-legged frog, or San Francisco dusky footed woodrat.

1. Have wildlife monitor on site during staging of equipment and during any clearing or grubbing of vegetation necessary to trench and lay pipelines, install tanks or set-up the drill rig. Monitor will seep the site prior to vegetation removal to ensure that no wildlife species will be harmed. In

the unlikely event that a listed species is encountered, the monitor or POST staff will submit the occurrence data to the CNDDDB. In the unlikely event that a listed species is encountered and cannot be avoided (and does not leave the site on its own volition) the biological monitor will contact both local DFW representatives and USFWS staff before proceeding.

2. Install the well at the preferred location to reduce the extent of earth work and impact related to trenching and laying pipelines.
3. If revegetation is necessary after earth work, use local seed from native species that would be appropriate for this site.

Sincerely,



James D. Robins



Photo 1. Looking at riparian corridor north of the driveway. The riparian corridor is narrow (less than 20' wide) and is dominated by a canopy of *Salix* spp with an understory of Himalayan blackberry and/or *Nasturtium*.



Photo 2. Looking down from riparian corridor into the deeply incised, dry channel bed. The banks are sheer and between 5'-8' high and the substrate is dominated by large gravel sized sandstone with occasional bedrock outcroppings.



Photo 3. One of 6 woodrat nests observed during field work. The SF dusky-footed woodrat is common in riparian areas and their nests are regular features along many drainages coastal drainages.

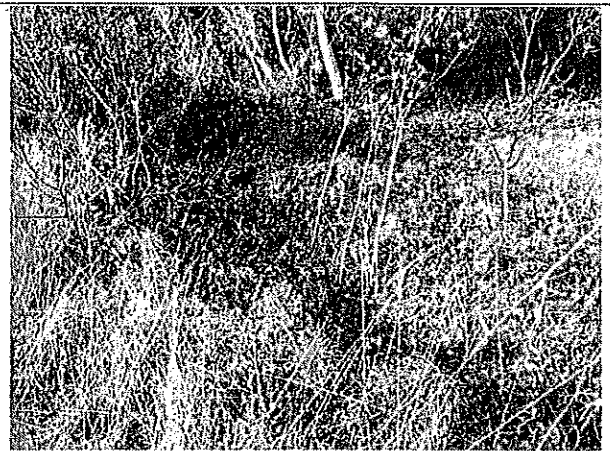


Photo 4. Area where the artificial drainage channel connects to the main blue line stream. The bed of drainage channel is 5-6' above the thalweg and appears to have been built to allow high flows backing up behind the culvert at the driveway an alt route off the site.

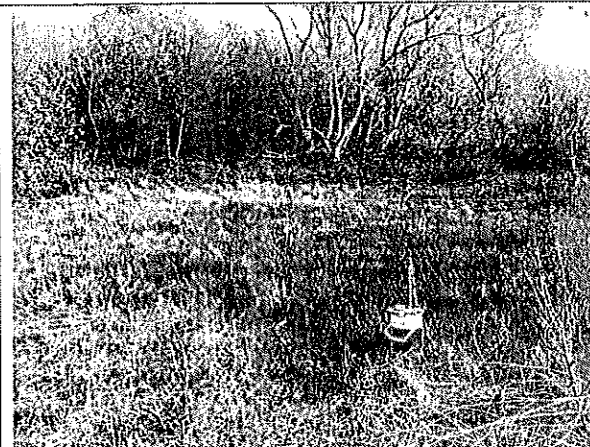


Photo 5. Looking from the preferred location of the well to the riparian corridor (northwest). The red cooler is located at the site of the preferred location for context. Based on field measurements, this location is 39.5' from the outboard dripline of the nearest point of the riparian corridor.

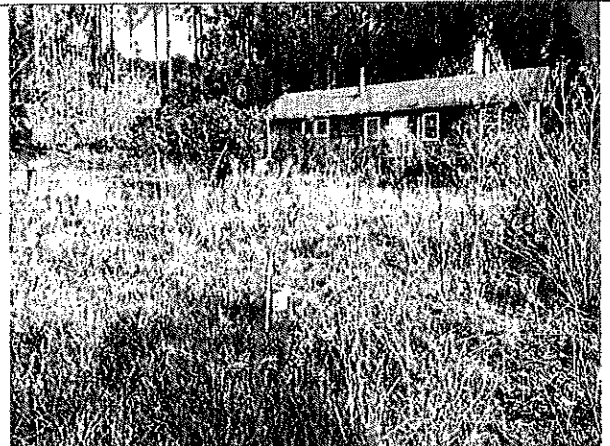


Photo 6. At the preferred location, looking away from the riparian corridor and toward the existing house (east). Notice the site is located in a ruderal grassland and relatively close to the existing residence.



Photo 7. At the alternative location, further from the house, looking toward the riparian corridor (west). Again, the red cooler and measuring tape represents the possible locations of the well. Notice the riparian corridor at the far left of the photo. Based on field measurements, the alternative location is 55' from the outboard dripline of the closest point of the riparian corridor.

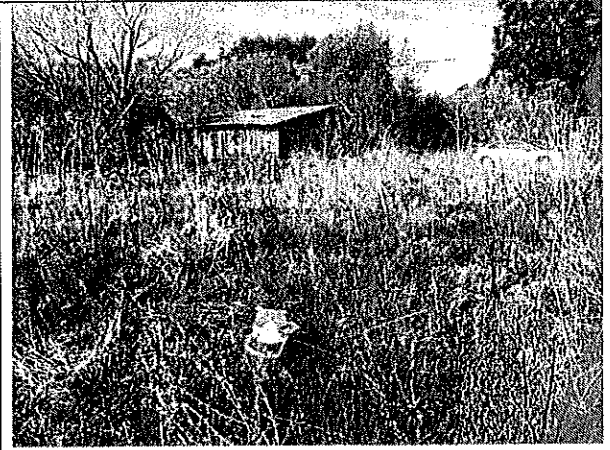
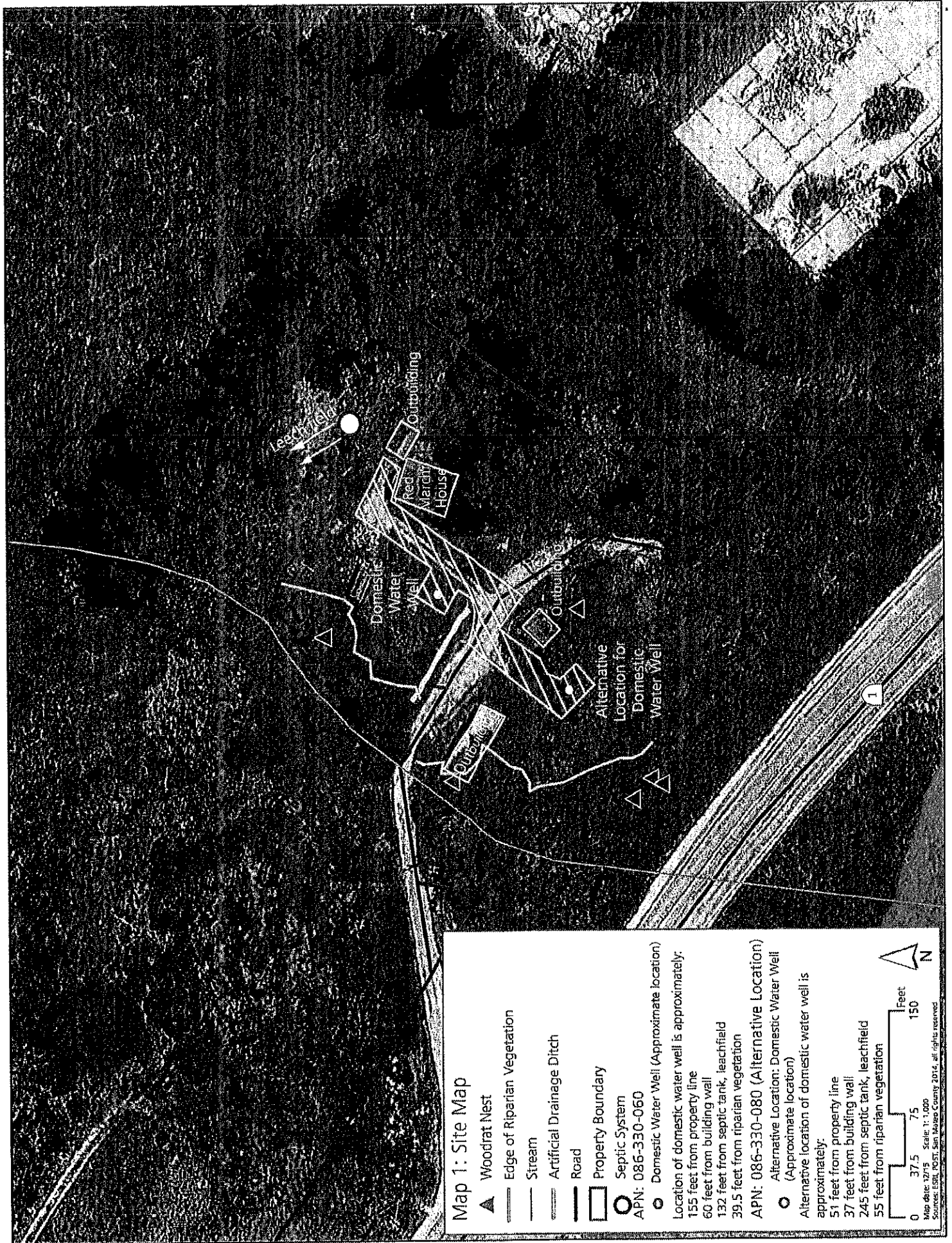


Photo 8. This photo is also of the alternative locations and shows its proximity to the existing driveway (where the car is parked).

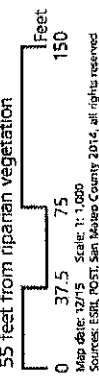
MAPS

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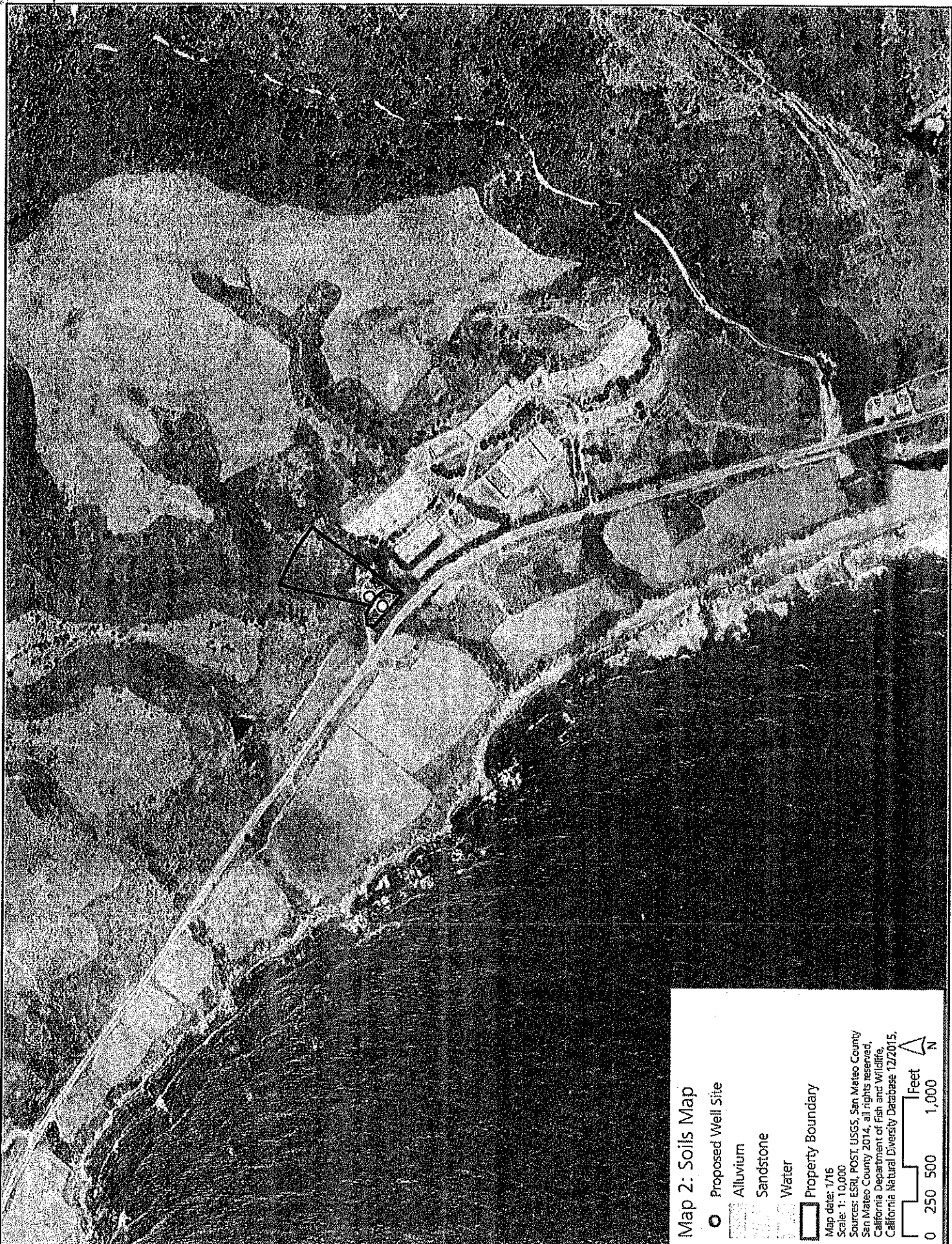


Map 1: Site Map

- ▲ Woodrat Nest
- ▬ Edge of Riparian Vegetation
- ▬ Stream
- ▬ Artificial Drainage Ditch
- ▬ Road
- ▭ Property Boundary
- Septic System
- APN: 086-330-060
- Domestic Water Well (Approximate location)
- Location of domestic water well is approximately:
 155 feet from property line
 60 feet from building wall
 132 feet from septic tank, leachfield
 39.5 feet from riparian vegetation
- APN: 086-330-080 (Alternative Location)
- Alternative Location: Domestic Water Well (Approximate location)
- Alternative location of domestic water well is approximately:
 51 feet from property line
 37 feet from building wall
 245 feet from septic tank, leachfield
 55 feet from riparian vegetation



Map date: 12/1/15 Scale: 1:1,000
 Sources: ESRI, POST, San Mateo County 2014, all rights reserved



Map 2: Soils Map

- Proposed Well Site
- Alluvium
- Sandstone
- Water
- Property Boundary

Map date: 7/16
Scale: 1:10,000
Sources: ESRI, POST, USGS, San Mateo County
San Mateo County 2014, all rights reserved,
California Department of Fish and Wildlife,
California Natural Diversity Database 12/2015.





Map date: 1/16 Scale: 1:6,000
 Source: ESRI, POST, SUIGO, San Mateo County
 San Mateo County 2014, all rights reserved

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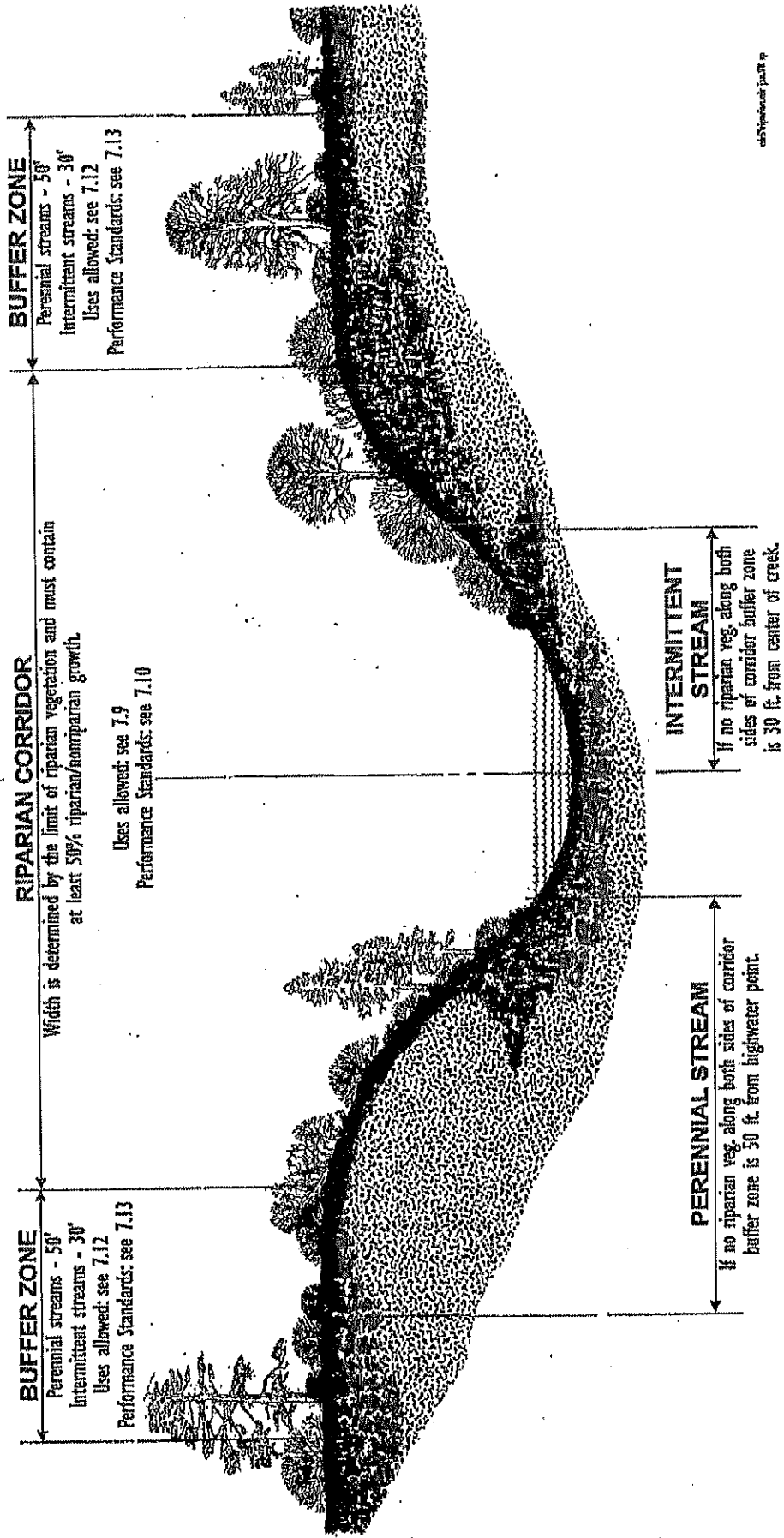
Map 3: Geology Map

- Proposed Well Site
- Bonella loam, gently sloping, imperfectly drained
- Colma sandy loam, moderately steep, eroded
- Elkhorn sandy loam, sloping, eroded
- Elkhorn sandy loam, thick surface, gently sloping
- Gazos and Lobitos stony loams, steep, eroded
- Gazos loam, very steep, eroded
- Lobitos fine sandy loam, sloping, eroded
- Lobitos loam, steep, eroded
- Lockwood loam, brown subsoil variant, gently sloping, eroded
- Lockwood loam, brown subsoil variant, moderately steep, eroded
- Mixed alluvial land
- Rough broken land
- Terrace escarpments
- Tierra loam, moderately steep, eroded
- Tierra sandy loam, moderately steep, eroded
- Tierra sandy loam, sloping, eroded
- Watsonville loam, gently sloping
- Watsonville loam, moderately steep, eroded
- Watsonville loam, sloping, eroded
- Watsonville sandy loam, moderately steep, eroded
- Watsonville sandy loam, sloping, eroded
- Property Boundary

APPENDIX A

SAN MATEO COUNTY PLANNING AND BUILDING DIVISION

Riparian Corridors Within the Coastal Zone for Perennial and Intermittent Streams and Their Tributaries



Definitions, Permitted Uses, and Performance Standards:

7.7 Definition of Riparian Corridors

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

7.9 Permitted Uses in Riparian Corridors

- a. Within corridors, permit only the following uses: (1) education and research, (2) consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code, (3) fish and wildlife management activities, (4) trails and scenic overlooks on public lands, and (5) necessary water supply projects.
- b. When no feasible or practicable alternative exists, permit the following uses: (1) stream dependent aquaculture, provided that non-stream dependent facilities locate outside of corridor, (2) flood control projects, including selective removal of riparian vegetation, where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, (3) bridges when supports are not in significant conflict with corridor resources, (4) pipelines, (5) repair or maintenance of roadways or road crossings, (6) logging operations which are limited to temporary skid trails, stream crossings, roads and landings in accordance with State and County timber harvesting regulations, and (7) agricultural uses, provided no existing riparian vegetation is removed, and no soil is allowed to enter stream channels.

7.10 Performance Standards in Riparian Corridors

Require development permitted in corridors to: (1) minimize removal of vegetation, (2) minimize land exposure during construction and use temporary vegetation or mulching to protect critical areas, (3) minimize erosion, sedimentation, and runoff by appropriately grading and replanting modified areas, (4) use only adapted native or non-invasive exotic plant species when replanting, (5) provide sufficient passage for native and anadromous fish as specified by the State Department of Fish and Game, (6) minimize adverse effects of waste water discharges and entrainment, (7) prevent depletion of groundwater supplies and substantial interference with surface and subsurface waterflows, (8) encourage waste water reclamation, (9) maintain natural vegetation buffer areas that protect riparian habitats, and (10) minimize alteration of natural streams.

7.11 Establishment of Buffer Zones

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

7.12 Permitted Uses in Buffer Zones

Within buffer zones, permit only the following uses: (1) uses permitted in riparian corridors, (2) residential uses on existing legal building sites, setback 20 feet from the limit of riparian vegetation, only if no feasible alternative exists, and only if no other building site on the parcel exists, (3) in Planned Agricultural, Resource Management and Timber Preserve Districts, residential structures or impervious surfaces only if no feasible alternative exists, (4) crop growing and grazing consistent with Policy 7.9, (5) timbering in "streamside corridors" as defined and controlled by State and County regulations for timber harvesting, and (6) no new residential parcels shall be created whose only building site is in the buffer area.

7.13 Performance Standards in Buffer Zones

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APPENDIX B

From: "Rob Bartoli" <Rbartoli@smcgov.org>
Subject: Re: Revised Site Plan
Date: November 19, 2015 at 4:16:09 PM PST
To: "Laura O'Leary" <lolareary@openspacetrust.org>

Laura,

I think for now this site plan will work. I will let you know what comments other departments have on the project once I route it out.

Regarding the bio report, I think at the very least we need a biologist to map the riparian area to show exactly where the edge of it is. This mapping would also include information about the project area in general. This is need to establish where the buffer zone is. This information is needed for two reasons. The first is to be able to respond to the questions asked during CEQA. The second is to be able to respond to public comments regarding the biological resources on the site. If we do not have a report and a question comes up at a hearing, then it is very possible that a report might have to be done to respond to those question, potential lengthening the process. I have attached a copy of the riparian area regulations to this email as well. Please let me know if you have any questions.

Thank you,

Rob Bartoli



RECEIVED

JAN 29 2016

San Mateo County
Planning and Building Department

PLN 2015-
00465

Memorandum

Date: January 25, 2016
To: Laura O'Leary, Peninsula Open Space Trust
Cc:
From: Jim Robins, *Senior Ecologist/Principal*
Subject: **Biological Site Assessment for New Domestic Well**

This memorandum summarizes findings and analysis of the biological resources observed at the Red Marchi House and potential impacts to these resources resulting from construction of a new well and pipelines. The goal of the memo is to determine whether the new well site(s) and associated infrastructure (pipes and tanks) are within the County's established riparian buffers and if any impacts to rare or protected species could result from construction of a new well. The Peninsula Open Space Trust (POST) is working with the County of San Mateo to upgrade the current residence for farm labor housing and, in accordance with the County's Local Coastal Program, is seeking a Coastal Development Permit for development of a new domestic well for the site. POST has identified two potential locations for the new well and tanks the preferred alternative, which is closer to the house is on APN 086-330-060 and the alternative location is located on APN 086-330-080, further from the existing residence.

Methodology

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

All field analysis components were performed by Jim Robins of *Alnus Ecological* and were completed on November 29, 2015 between 1:00pm and 2:50pm. The weather was mostly sunny, with low wind (~5 mph) and an ambient temperature of 61 degrees F. Field supplies included: iphone 6S camera; handheld GPS (Motion X- GPS) with a supplemental Dual model XGPS5150A antenna; 200yard spool-type measuring tape; machete; shovel; and paper site maps prepared by POST staff. Field observations included a walk of the entire riparian corridor and blue line channel from the northwestern corner of the property toward Highway 1. The outboard dripline of the riparian corridor was GPS'd as well the locations of key wildlife observations (e.g. SF Dusky-footed woodrat nests). Observations of vegetation and wildlife were noted. The eastern side of the property was also walked to observe wildlife and habitat conditions. The two potential well sites (preferred and alternative) were also

ATTACHMENT E

carefully assessed for both wildlife and vegetation. In addition to noting biotic resources, both potential well sites were hand measured in the field to determine exact distance to the outboard dripline of riparian corridor. In addition, two 12" deep soil pipes were dug near the potential well sites to provide a general characterization of soils type and depth. For back-up, all GPS data was also recorded by hand on hard copy aerial photos of the site. Representative photos can be found in the photo plates in the back of the memo.

Desktop analysis included aerial photo analysis of the site and its proximity to other watercourses, wetlands, and areas of biological interest. This was preformed by Jim Robins. Lindsay Dillon of POST performed a number of GIS analyses with relevant spatial layers including the Department of Fish and Wildlife's California Natural Diversity Database (CNDDDB), SURGO soils data and the USGS's geological data. The latter two data sources were purely used from setting the biological context and determining if the site contained unusual or rare soils or geological formations that would be relevant to rare plants. In addition to these data, communications between POST staff and staff from San Mateo County Planning Department were reviewed and associated text and graphics that support and define the County's riparian regulations were reviewed (see Appendix A).

Results

Desktop Analysis

Results from the desktop analysis/spatial analysis did not yield any results indicative of unique, rare or special status species that were likely to be found on-site. Map 2 (Soils) and Map 3 (Geology) show that the proposed well locations are both sited in area dominated by an underlying bedrock geology of sandstone with surficial soils intergrading between classic mixed alluvium formed along natural drainages and Botella loam, which is gently sloping and imperfectly drained. Based on the official NRCS definition, this soil series, *"consists of very deep, well drained soils that formed in alluvial material from sedimentary rocks. Botella soils are in valley bottoms and on alluvial fans and have slopes of 0 to 15 percent...[these soils are generally] Used for growing field, forage, truck crops, and orchards and non-irrigated grain pasture, hay, and range...Uncultivated areas have a cover of annual grasses and forbs with scattered oak trees and coastal sagebrush in some areas."*

(https://soilseries.sc.egov.usda.gov/OSD_Docs/B/BOTELLA.html). While these data provide a valuable context for assessing the site, neither the bedrock geology nor the soils data provide any specific clues to associated rare or protected species (e.g. serpentine geology, hydric wetland soils, etc.).

The most up-to-date version of CDFW's CNDDDB was utilized to conduct a spatial analysis of rare and protected species and rare and unique habitats in close proximity to the project site. A ¼ mile buffer around the two potential well

locations was used to focus the CNDDDB query. There were no CNDDDB observation points or polygons within the ¼ mile buffer around the well sites. The only feature within the ¼ miles buffer was Blasdale's bent grass (*Agrostis blasdale*) [CNDDDB ELCODE: PMPOA04060] to the northwest and the closest point of the feature polygon was calculated to be 245 meters or 803 ft. from the closest well site. This plant species is not listed as threatened or endangered under the federal or state Endangered Species Act, but is listed by the California Native Plant Society as a 1B.2 plant. As per the CNDDDB, the grass is generally found in fractured or decomposed mudstone with poor to moderate organic matter. Based on the soils information, the geological information and soil pits from both potential well site locations, neither the soil nor edaphic conditions within the area of potential impact are likely to support this species. While there were no CNDDDB observations of San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) within the ¼ mile buffer, there were a number of observations within a 2 mile range of the site. This species is listed as endangered under the federal ESA and is listed as Fully Protected under California's Fish and Game Code. There are no records of this species on the property or adjacent properties.

Field Analysis

The field analysis findings are organized by the 4 specific features that were analyzed (the riparian corridor adjacent to both potential well sites, the two ruderal grasslands where the potential wells would be drilled and pipelines installed, and artificial drainage ditch). Map #1 displays the spatial outputs from the field analysis in context of the existing structures and both the preferred and alternative locations for the well sites.

Riparian Corridor. The riparian corridor on site is narrow (10-40ft wide on each side) and generally the width is defined by the canopy of a single band of mature willows (*Salix* spp). The understory of the riparian corridor is dominated by one of three non-native species: dense Himalayan blackberry (*Rubus discolor*), nasturtium *Tropaeolum majus*) or cape ivy (*Delairea odorata*). Photo 1 shows the character and composition of the riparian corridor on site. The corridor is situated on a flat terrace that sits approximately 6-8 ft. above the stream channel. The stream channel appears to be ephemeral, though the channel could be intermittent. There was no standing water, flow, or signs of recent flow during field reconnaissance in late November of 2015. But, due to antecedent drought conditions and timing of the field work (late November), it was impossible to draw conclusions as to whether the channel is technical intermittent or ephemeral. It is NOT perennial. The stream appears to be characteristic of many small coastal drainages with displaying an incised "slot" channel with nearly sheer banks. Channel width at the channel bottom were measured and ranged from between 4-6ft in width. Banks were between 6-10 ft. high. Substrate was dominated by cobble sized material, interspersed with coarse sands and outcropping of sandstone bedrock in a number of locations.

Photo 2 shows a representative view of the stream channel looking from the banks, straight down into the channel. The channel and corridor flow straight through the property (from northeast to southwest) and goes through a culvert at the driveway and then turns 90 degrees to the south, along the Hwy 1 prism before entering another culvert and going under the highway. While no wildlife were observed while walking through the channel or walking in the riparian corridor, 6 San Francisco dusky footed woodrat nests were observed and their locations were recorded via GPS and on paper maps. Photo 3 shows one of these nests. Map #1 displays the locations of all observed woodrat nests.

Two key components of the field analysis focused on first mapping the outboard dripline of the riparian corridor and measuring the distance between this boundary and the potential well sites. These data are critical for compliance with San Mateo County's Local Coastal Plan requirements. Map #1 clearly shows the outboard extent/boundary of the riparian corridor throughout the property. Photos 5-8 show the location of the proposed well sites in relation to the riparian corridor. Field measurements indicate that the preferred well location is 39.5 ft. from closest part of the outboard dripline of riparian corridor and the alternative well location is 55ft from closest part of outboard dripline. According to the information regarding riparian buffers provided in the diagram from the San Mateo County Planning and Building Division (Appendix A), both well sites are outside of the regulated riparian buffer zone for an intermittent stream.

Ruderal or Non-Native Grasslands. Both the preferred well location and alternative well location are situated in a habitat or vegetation types that falls under the category of ruderal grassland. This vegetation type is common throughout disturbed sites along the coast and elsewhere and contains a mix of introduced grasses and forbs such as wild oats (*Avena sativa*), rye (*Lolium* spp.) fennel (*Foeniculum vulgare*), radish (*Raphanus sativus*), poison hemlock (*Conium maculatum*), filaree (*Erodium botrys*), bristly ox-tongue (*Picris echioides*) and cheeseweed (*Malva parviflora*). In addition to this mix of non-native grasses and forbs, there were also a few dense patches of nasturtium (*Tropaeolum majus*) and two patches of curly doc (*Rumex* spp) and horsetail (*Equisetum hayemale*) occurring in slight depressions within the ruderal grassland, but not within the area of potential impact. In addition to noting plants growing in the grassland areas, two 8-12" deep soil pits were dug in close proximity to the potential well locations. The pit dug near the preferred location showed deeper soils, with a very high organic matter component and no signs of redox (e.g. mottling or orange coloration). Soils at this site were dark brown, well aerated, and consistent for 12". Soil conditions were similar at the alternative well location, except that I hit a lens of cobbles and gravels at approximately 8".

Drainage Ditch. Map 1 shows the location and extent of an artificial drainage

ditch the extends in parallel with the driveway from the blue lined stream channel to the driveway spur that goes directly to the house. Based on relative elevation (approximately 7-8 ft. above thalweg at driveway culvert), it appears to have been constructed to alleviate flooding from backwatering at culvert during high flows or when the culvert is blocked by material. It appears that this ditch would enable "controlled" flooding of the property downstream of the house and reduce the potential of water to escape the blue line channel upstream of the house and flood the house. Current topography indicates that floodwaters entering this artificial channel would sheet flow across the driveway in a southwesterly direction and reconnect at the southern end of main channel. Without detailed information on historical flow and a rating curve to determine return interval, it is not possible to definitively determine the frequency or duration of inundation for this drainage. That said, based on vegetation composition and location, I would not expect this drainage to be connected to the blue line stream except during significant (perhaps Q10+) flow events and I would expect flow to be short-lived and ephemeral, at best. The artificial drainage ditch contains a small patch of riparian woodland that intergrades with the existing riparian canopy and is found along first 20 ft. of the ditch. It is represented by 1 multi-trunk willow. After that willow, the vegetation transitions to a mix of periwinkle (*Vinca spp*) and hemlock and then to ice plant (*Carpobrotus edulis*), which dominates the near telephone pole.

In addition to analyzing the habitat and vegetation on site, all wildlife observations were noted. In addition to the woodrat nests already mentioned and mapped, calls from three different pacific tree frogs (*Pseudacris regilla*) were noted. All three were emanating from a patch of nasturtium to the southwest of the alternative well site near the outbuilding. One brush rabbit (*Sylvilagus bachmani*) was observed near the southwest corner of the property and a red tailed hawk was perched in the eucalyptus grove along the southwestern corner of the property.

Recommendations

Due to the small size of the potential impact and the limited potential for any effects to rare, threatened, endangered, or unique species or habitats, minimization measures are limited. That said, while the site conditions indicate that there will be no impact within the riparian buffers, the quality of habitat within the impact areas is degraded and dominated by ruderal grassland plants, and neither the site conditions nor CNDDDB indicate presence of listed species on-site, I would propose three measures to ensure there are no impacts to wildlife species such as the San Francisco garter snake, California red-legged frog, or San Francisco dusky footed woodrat.

1. Have wildlife monitor on site during staging of equipment and during any clearing or grubbing of vegetation necessary to trench and lay pipelines, install tanks or set-up the drill rig. Monitor will seep the site prior to vegetation removal to ensure that no wildlife species will be harmed. In

the unlikely event that a listed species is encountered, the monitor or POST staff will submit the occurrence data to the CNDDDB. In the unlikely event that a listed species is encountered and cannot be avoided (and does not leave the site on its own volition) the biological monitor will contact both local DFW representatives and USFWS staff before proceeding.

2. Install the well at the preferred location to reduce the extent of earth work and impact related to trenching and laying pipelines.
3. If revegetation is necessary after earth work, use local seed from native species that would be appropriate for this site.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. D. Robins', with a stylized flourish at the end.

James D. Robins



Photo 1. Looking at riparian corridor north of the driveway. The riparian corridor is narrow (less than 20' wide) and is dominated by a canopy of *Salix* spp with an understory of Himalayan blackberry and/or *Nasturtium*.



Photo 2. Looking down from riparian corridor into the deeply incised, dry channel bed. The banks are sheer and between 5'-8' high and the substrate is dominated by large gravel sized sandstone with occasional bedrock outcroppings.



Photo 3. One of 6 woodrat nests observed during field work. The SF dusky-footed woodrat is common in riparian areas and their nests are regular features along many drainages coastal drainages.



Photo 4. Area where the artificial drainage channel connects to the main blue line stream. The bed of drainage channel is 5-6' above the thalweg and appears to have been built to allow high flows backing up behind the culvert at the driveway an alt route off the site.



Photo 5. Looking from the preferred location of the well to the riparian corridor (northwest). The red cooler is located at the site of the preferred location for context. Based on field measurements, this location is 39.5' from the outboard dripline of the nearest point of the riparian corridor.



Photo 6. At the preferred location, looking away from the riparian corridor and toward the existing house (east). Notice the site is located in a ruderal grassland and relatively close to the existing residence.

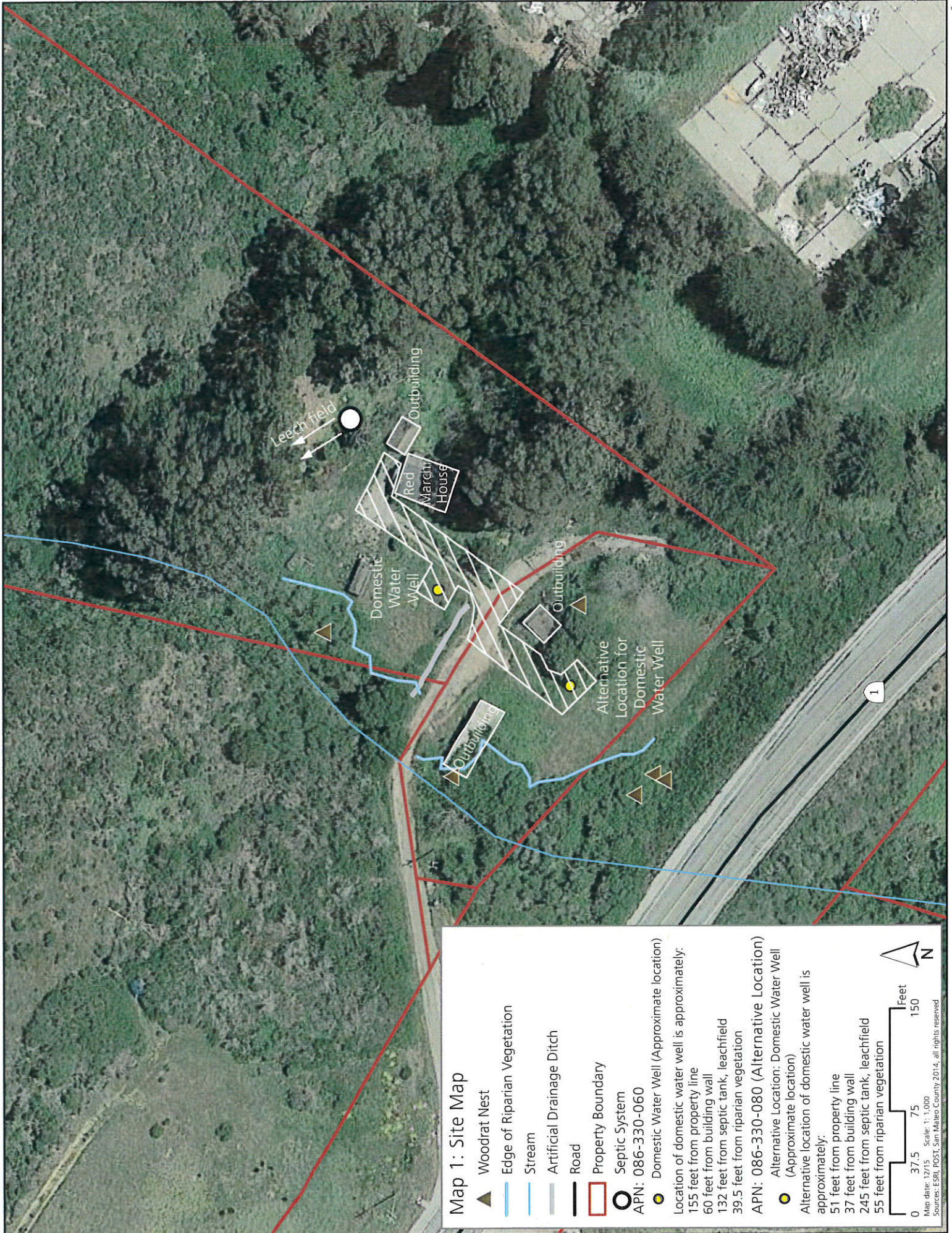


Photo 7. At the alternative location, further from the house, looking toward the riparian corridor (west). Again, the red cooler and measuring tape represents the possible locations of the well. Notice the riparian corridor at the far left of the photo. Based on field measurements, the alternative location is 55' from the outboard dripline of the closest point of the riparian corridor.



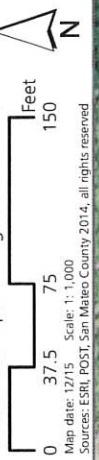
Photo 8. This photo is also of the alternative locations and shows its proximity to the existing driveway (where the car is parked).

MAPS



Map 1: Site Map

- ▲ Woodrat Nest
 - Edge of Riparian Vegetation
 - Stream
 - Artificial Drainage Ditch
 - Road
 - Property Boundary
 - Septic System
 - APN: 086-330-060
 - Domestic Water Well (Approximate location)
- Location of domestic water well is approximately:
 155 feet from property line
 60 feet from building wall
 132 feet from septic tank, leachfield
 39.5 feet from riparian vegetation
- APN: 086-330-080 (Alternative Location)
- Alternative Location: Domestic Water Well (Approximate location)
- Alternative location of domestic water well is approximately:
 51 feet from property line
 37 feet from building wall
 245 feet from septic tank, leachfield
 55 feet from riparian vegetation



Map date: 12/15 Scale: 1:1,000
 Sources: ESRI, POST, San Mateo County 2014, all rights reserved

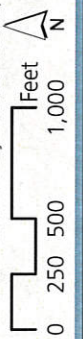


Map 2: Soils Map

-  Proposed Well Site
-  Alluvium
-  Sandstone
-  Water
-  Property Boundary

Map date: 1/16

Scale: 1: 10,000
Sources: ESR, POST, USGS, San Mateo County
San Mateo County 2014, all rights reserved,
California Department of Fish and Wildlife,
California Natural Diversity Database 12/2015,





Map date: 1/16 Scale: 1:6,000
 Sources: ESRI, POST, SURGO, San Mateo County
 San Mateo County 2014, all rights reserved

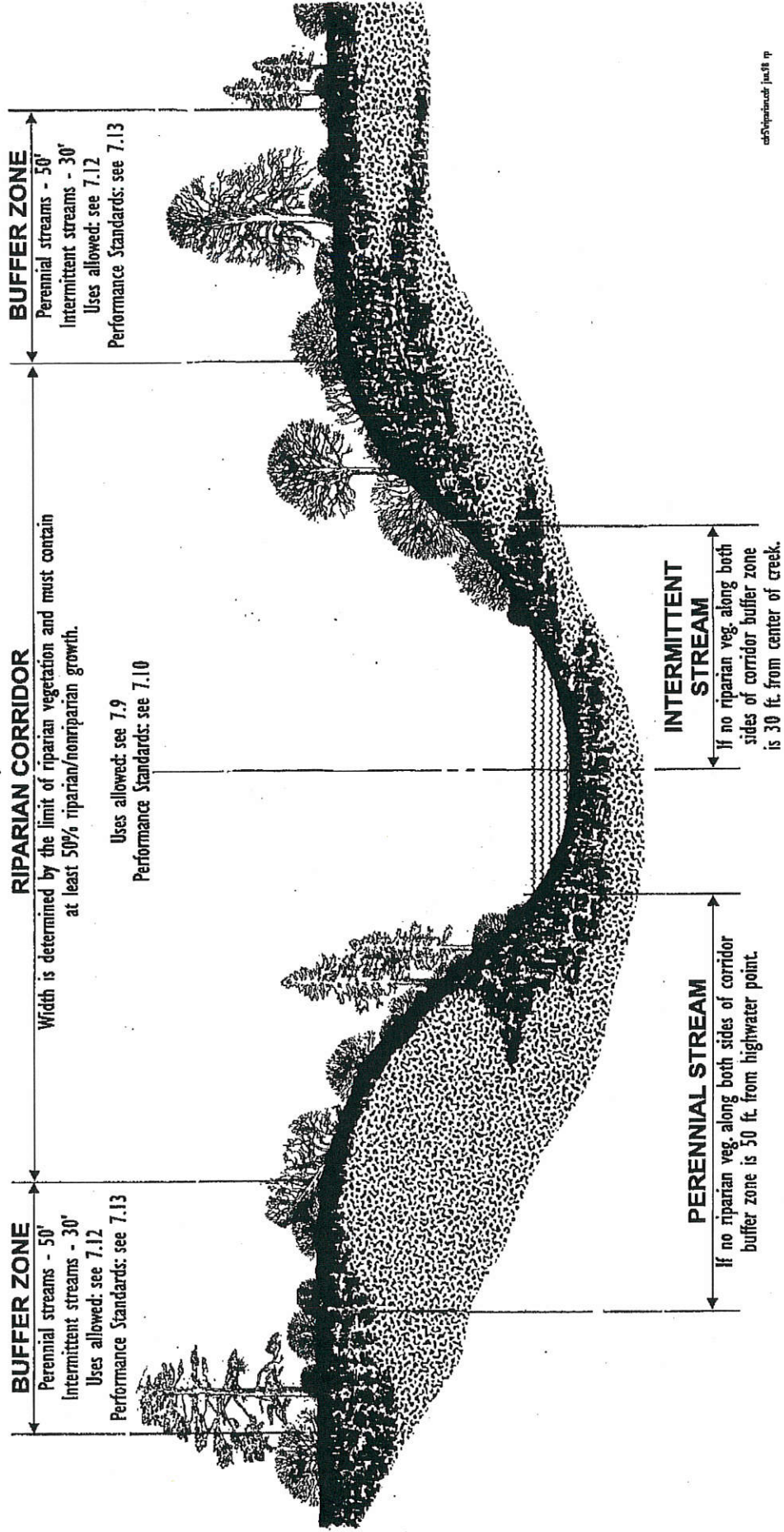
Map 3: Geology Map

- Proposed Well Site
- Botella loam, gently sloping, imperfectly drained
- Colma sandy loam, moderately steep, eroded
- Elkhorn sandy loam, sloping, eroded
- Elkhorn sandy loam, thick surface, gently sloping
- Gazos and Lobitos stony loams, steep, eroded
- Gazos and Lobitos stony loams, very steep, eroded
- Gazos loam, very steep, eroded
- Lobitos fine sandy loam, sloping, eroded
- Lobitos loam, steep, eroded
- Lockwood loam, brown subsoil variant, gently sloping, eroded
- Lockwood loam, brown subsoil variant, moderately steep, eroded
- Mixed alluvial land
- Rough broken land
- Terrace escarpments
- Tierra loam, moderately steep, eroded
- Tierra sandy loam, moderately steep, eroded
- Tierra sandy loam, sloping, eroded
- Watsonville loam, gently sloping
- Watsonville loam, moderately steep, eroded
- Watsonville loam, sloping, eroded
- Watsonville sandy loam, moderately steep, eroded
- Watsonville sandy loam, sloping, eroded
- Property Boundary

APPENDIX A

SAN MATEO COUNTY PLANNING AND BUILDING DIVISION

Riparian Corridors Within the Coastal Zone for Perennial and Intermittent Streams and Their Tributaries



cd:\p\riparian\jua88.rp

Definitions, Permitted Uses, and Performance Standards:

7.7 Definition of Riparian Corridors

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

7.9 Permitted Uses in Riparian Corridors

- a. Within corridors, permit only the following uses: (1) education and research, (2) consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code, (3) fish and wildlife management activities, (4) trails and scenic overlooks on public land(s), and (5) necessary water supply projects.
- b. When no feasible or practicable alternative exists, permit the following uses: (1) stream dependent aquaculture, provided that non-stream dependent facilities locate outside of corridor, (2) flood control projects, including selective removal of riparian vegetation, where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, (3) bridges when supports are not in significant conflict with corridor resources, (4) pipelines, (5) repair or maintenance of roadways or road crossings, (6) logging operations which are limited to temporary skid trails, stream crossings, roads and landings in accordance with State and County timber harvesting regulations, and (7) agricultural uses, provided no existing riparian vegetation is removed, and no soil is allowed to enter stream channels.

7.10 Performance Standards in Riparian Corridors

Require development permitted in corridors to: (1) minimize removal of vegetation, (2) minimize land exposure during construction and use temporary vegetation or mulching to protect critical areas, (3) minimize erosion, sedimentation, and runoff by appropriately grading and replanting modified areas, (4) use only adapted native or non-invasive exotic plant species when replanting, (5) provide sufficient passage for native and anadromous fish as specified by the State Department of Fish and Game, (6) minimize adverse effects of waste water discharges and entrainment, (7) prevent depletion of groundwater supplies and substantial interference with surface and subsurface waterflows, (8) encourage waste water reclamation, (9) maintain natural vegetation buffer areas that protect riparian habitats, and (10) minimize alteration of natural streams.

7.11 Establishment of Buffer Zones

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

7.12 Permitted Uses in Buffer Zones

Within buffer zones, permit only the following uses: (1) uses permitted in riparian corridors, (2) residential uses on existing legal building sites, setback 20 feet from the limit of riparian vegetation, only if no feasible alternative exists, and only if no other building site on the parcel exists, (3) in Planned Agricultural, Resource Management and Timber Preserve Districts, residential structures or impervious surfaces only if no feasible alternative exists, (4) crop growing and grazing consistent with Policy 7.9, (5) timbering in "streamside corridors" as defined and controlled by State and County regulations for timber harvesting, and (6) no new residential parcels shall be created whose only building site is in the buffer area.

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APPENDIX B

From: "Rob Bartoli" <Rbartoli@smcgov.org>
Subject: Re: Revised Site Plan
Date: November 19, 2015 at 4:16:09 PM PST
To: "Laura O'Leary" <lolarey@openspacetrust.org>

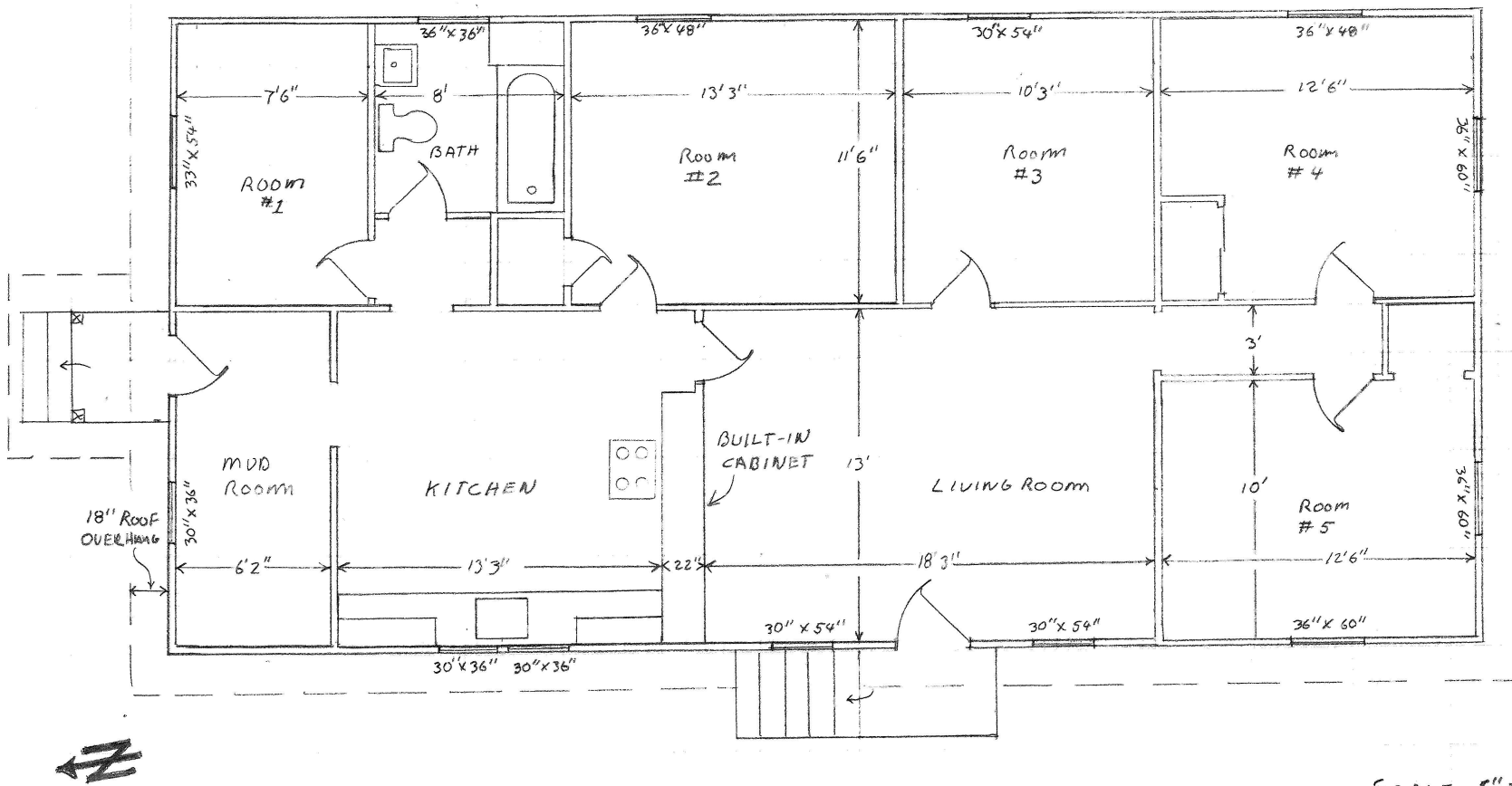
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Thank you,

Rob Bartoli



POST COAST FARM HOUSE
 6525 CABRILLO HIGHWAY
 SAN MATEO COUNTY

FLOOR PLAN

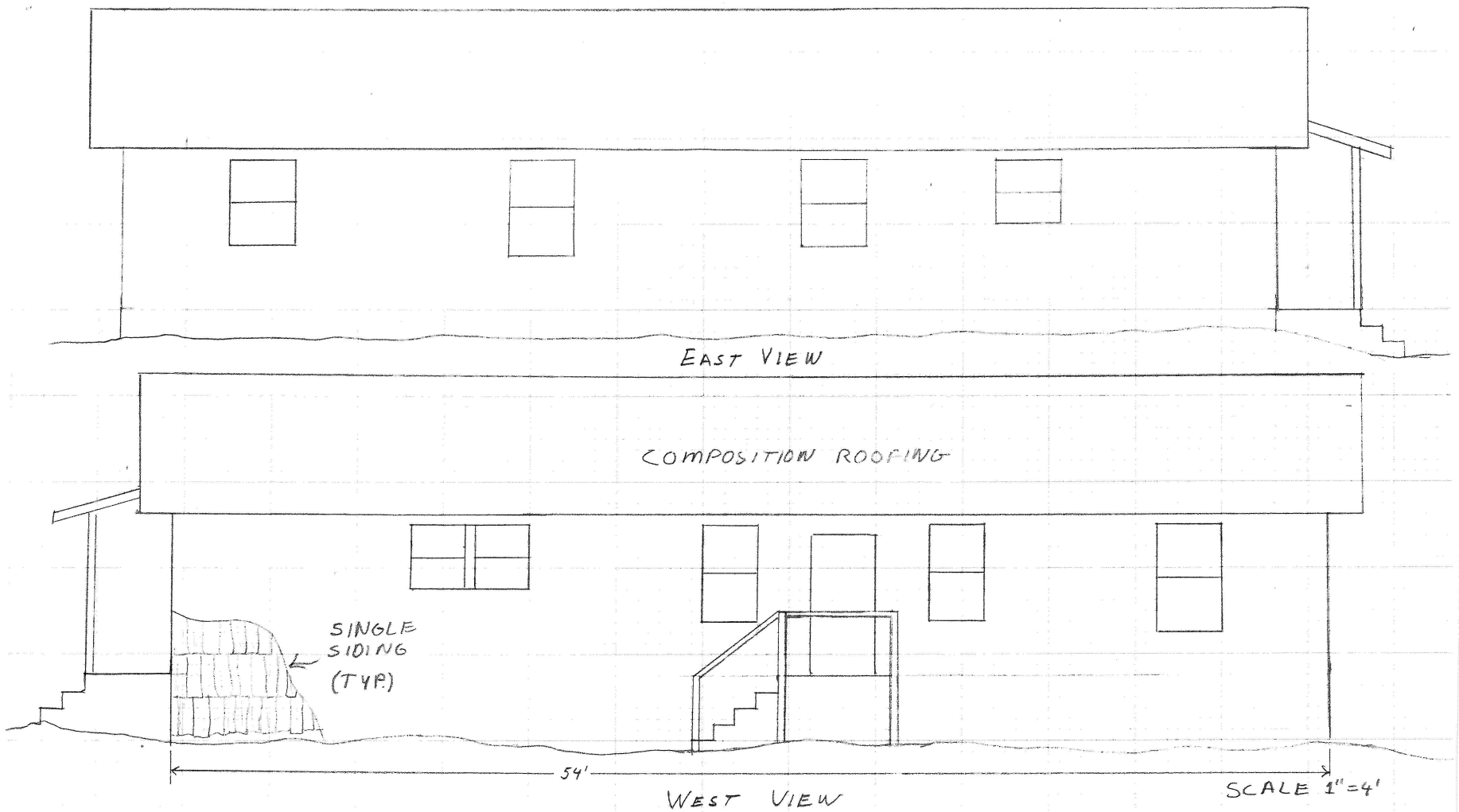
DRAWN BY:
 SCOTT MARSHALL 2-3-16

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



ROST. COAST FARM HOUSE
 6525 CABRILLO HIGHWAY
 SAN MATEO COUNTY

ELEVATIONS "A"

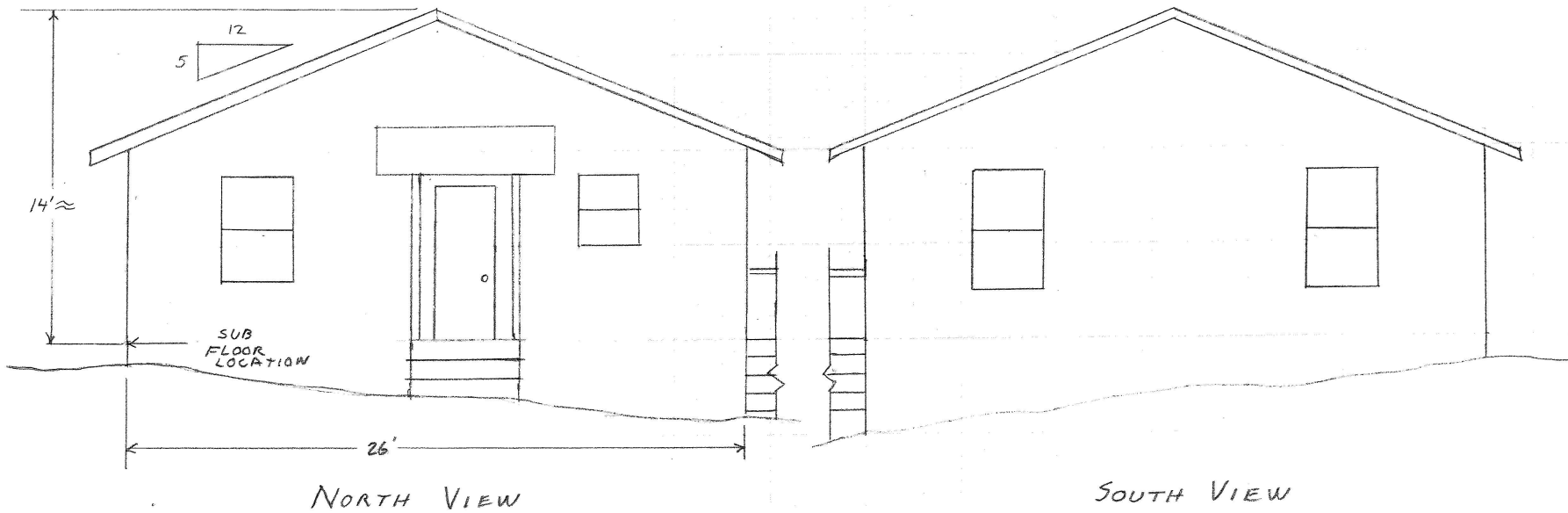
DRAWN BY:
 SCOTT MARSHALL 2-3-16

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



SCALE 1"=4'

P.O.S.T. COAST FARM HOUSE
 6525 CABRILLO HIGHWAY
 SAN MATEO COUNTY

ELEVATIONS "B"

DRAWN BY:
 SCOTT MARSHALL 2-3-16

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____