

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

DATE: April 26, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a renewal and amendment of a Coastal Development Permit and a Planned Agricultural Permit, and Certification of an Initial Study and Mitigated Negative Declaration, for the construction of one (1) new Farm Labor Housing unit and the renewal of five (5) Farm Labor Housing units at 9851 Cabrillo Highway in the unincorporated Rural Midcoast area of San Mateo County. The project is appealable to the CA Coastal Commission.

County File Number: PLN 2007-00054 (Lea)

PROPOSAL

The applicant proposes to construct one (1) new 850 sq. ft. Farm Labor Housing (FLH) unit with three (3) bedrooms and two (2) bathrooms that will be located at 9851 Cabrillo Highway, Moss Beach (APN 037-320-350). Access to the new unit will be taken from an existing access road located on the property. There is an existing water connection from Coastside County Water District that will provide water for the FLH unit. The new unit will be occupied by the farm laborer supporting the agricultural activities on the property. No trees will be removed as part of this project.

The project also involves the renewal of the existing permit on the property for five housing units that was originally approved in 2008 (PLN 2007-00054).

RECOMMENDATION

That the Planning Commission certify the Mitigated Negative Declaration and approve the Coastal Development Permit and Planned Agricultural District Permit amendment and renewal for County File Number PLN 2007-00054, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The Farm Labor Housing project, as proposed and conditioned, complies with the applicable policies and standards of the General Plan, Local Coastal Program, and Zoning Regulations. An Initial Study (IS)/ Mitigated Negative Declaration (MND) was prepared and circulated for this project, in compliance with the California Environmental

Quality Act (CEQA). The IS/ MND concluded that the project, as proposed and mitigated, will not generate any significant environmental impacts. All mitigation measures from the IS/MND have been included as conditions of approval in Attachment A of this staff report.

The proposed Farm Labor Housing unit is located at 9851 Cabrillo Highway., a 275 acre parcel. The majority of the parcel is utilized for farming as part of a four-parcel farm. The property is developed with a farm center consisting of five (5) Farm Labor Housing (FLH) units, a barn, a packing shed, and other minor accessory structures. A water connection from Coastside County Water District is located on the property and currently serves the five FLH units.

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 project area is 200 feet from Denniston Creek and is separated from the creek's riparian vegetation by an existing farm road. The new FLH unit will be located in an already disturbed area on the site. No riparian vegetation will be removed as part of this project. Visual resources will be minimally impacted and the FLH unit will be conditioned to employ natural colors to blend with the surrounding vegetation.

The project also meets the Local Coastal Program (LCP) Policies for Visual Resources, Sensitive Habitats, and Land Use in that the Farm Labor Housing location is in an already disturbed area, outside of riparian corridor vegetation, and will only require minimal clearing. The project will also not impact the ongoing agriculture on the property. Conditions of approval to minimize potential disturbance to protected species and their habitat have been made a part of this project. The Farm Labor Housing unit's location is in an area classified as "Prime Agricultural Lands" as defined in the Local Coastal Program, however the majority of the property will be left undeveloped and will remain in agricultural production. As conditioned, the project is compliant with both General Plan and Local Coastal Program Policies.

The establishment of the Farm Labor Housing on the property and the 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 is compliant with the Planned Agricultural Zoning District for issuance of a Planned Agricultural District Permit (e.g., setbacks maintained, clustered development, etc.) and the Farm Labor Housing Policy for compliance with the underlying zoning district and building, fire and housing code requirements.

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

DATE: April 26, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of (1) an amendment to an existing Coastal Development Permit and Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, to allow the construction of one new Farm Labor Housing unit; (2) the renewal of a Farm Labor Housing Permit for five existing units at the same location, and (3) certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act for the new Farm Labor Housing Unit. The property is located at 9851 Cabrillo Highway in the unincorporated Rural Midcoast area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2007-00054 (Lea)

PROPOSAL

The applicant proposes to construct one (1) new 850 sq. ft. Farm Labor Housing (FLH) unit with three (3) bedrooms and two (2) bathrooms that will be located at 9851 Cabrillo Highway, Moss Beach (APN 037-320-350). Access to the new unit will be taken from an existing access road located on the property. There is an existing water connection from Coastside County Water District that will provide water for the FLH unit. The new unit will be occupied by the farm laborer supporting the agricultural activities on the property. No trees will be removed as part of this project.

The project also involves the renewal of the existing permit on the property for five housing units that was originally approved in 2008 (PLN 2007-00054).

RECOMMENDATION

That the Planning Commission certify the Mitigated Negative Declaration and approve the Coastal Development Permit and Planned Agricultural District Permit amendment and renewal for County File Number PLN 2000-00045, 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

Applicant/Owner: David Lea

Location: 9851 Cabrillo Highway, Moss Beach (6 Denniston Creek Road)

APN: 037-320-350

Parcel Size: 275 acres

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

General Plan Designation: Agriculture/Rural

Local Coastal Plan Designation: Agriculture

Williamson Act: The subject parcel is not encumbered by a Williamson Act contract.

Existing Land Use: Existing farm with row crops, five Farm Labor Housing units, a farm center consisting of a barn, a packing shed, and other minor accessory structures

Water Supply: The new Farm Labor Housing unit will connect to an existing domestic water connection to Coastside County Water District.

Sewage Disposal: The new Farm Labor Housing unit will utilize an existing septic system on the property.

Flood Zone: Zone X (area of minimal flooding); FEMA FIRM Panel 06081C0138E; effective October 16, 2012.

Environmental Evaluation: Initial Study and Mitigated Negative Declaration issued with a public review period from March 22, 2017 through April 11, 2017 for the new Farm Labor Housing unit.

Setting: The project parcel is accessed via a private road located off of Highway 1. Denniston Creek is located along the east property line. The proposed area of development is developed with a packing shed, barn, and five Farm Labor Housing units. The western, eastern, and southern portions of the property consist of row crops. The property is adjacent to agricultural use and open space on all sides. Across Highway 1 from the property is the Half Moon Bay Airport.

Chronology:

<u>Date</u>	<u>Action</u>
March 9, 2008	- PLN2007-00054 approved for five (5) Farm Labor Housing units.
September 16, 2016	- Application submitted to construct one (1) new Farm Labor Housing unit.
December 14, 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 Farm Labor Housing unit will be located on an existing disturbed portion of the parcel. Denniston Creek is located approximately 200 feet to the southeast of the project location. The proposed FLH unit will be located within the existing farm center on a portion of the property that is already disturbed. The area for the proposed unit is located in an area that has not been farmed and, instead, has been used as a parking and staging area for the ongoing agriculture operations on the site.

The subject parcel is mapped as critical habitat for the California red-legged frog (CRLF) and the San Francisco garter snake (SFGS). The proposed project will be located in a highly disturbed area and lacks riparian vegetation. An existing farm road separates the proposed project location and the existing farm center from Denniston Creek and the riparian vegetation on the site.

To ensure that there are no impacts to wildlife species, such as the San Francisco garter snake, the California red-legged frog, and the San Francisco dusky-footed woodrat, Condition Nos. 12 and 13 (Mitigation Measures 3 and 4) have been incorporated into the recommended conditions of project approval.

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 area of the proposed development is already disturbed. There is an existing farm road which will provide access to the new FLH unit. A sediment and erosion control plan is recommended as a mitigation measure in the Initial Study and Mitigated Negative Declaration and has also been included as a condition of approval in Attachment A (Condition No. 15).

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 and 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.

The Natural Resources Conservation Service has classified the project site as containing soils that have a Grade 1¹ rating on the California Storie Index (non-irrigated) soils. On the 275-acre parcel, approximately 215 acres are prime soils. The area that is proposed to be converted for the Farm Labor Housing unit has never been used for agricultural uses and is part of the farm center on the property. The area is already disturbed and is separated from the agricultural

¹ 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.

activities on the property by farm roads. The area for the project is in close proximity to the road and will not impact the farming operation on the property. The proposed development for this project will be clustered to minimize soil disturbance. The area where the Farm Labor Housing unit is proposed has not historically been under agricultural production. No additional impacts to prime soils are anticipated.

The area that is proposed to be converted to development totals 0.1 acres in the existing farm center. The new Farm Labor Housing unit will be located in a disturbed area within the farm center where agricultural activities are not present. The farm roads surrounding the farm center provide for a clearly defined buffer between agricultural uses and the proposed Farm Labor Housing unit. 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 project will reserve the bulk of the acreage of the property for agricultural activities.

c. Visual Quality

Policy 4.15 (Appearance of New Development), Policy 4.21 (Utility Structures), 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 located in the Cabrillo Highway/Highway 1 County Scenic Corridor. The subject property is located within a small valley approximately 2,000 feet from Cabrillo Highway. The proposed location for the new FLH is located within an existing farm center on the property that is developed with a packing shed, a barn, and five Farm Labor Housing units. The project will be conditioned to be painted a natural color to match the existing vegetation and other FLH units on the site (Condition No. 10). The new FLH unit will be located in a way that will not require the alteration of the existing topography of the site and will be located at a similar elevation as the surrounding development. The proposed utilities to the new FLH unit will be underground. The proposed project site is indistinguishable to the

development on the property. The farm center is also screened by a row of existing mature trees.

Some minor vegetation clearing and grading will occur for the installation of the Farm Labor Housing Units and for the installation of underground utility lines. The proposed project will keep grading and earth-moving operations to a minimum. To ensure that erosion during construction is minimized, the applicant's proposed erosion control plan, which includes the installation of fiber rolls and an equipment staging area, will be implemented at the time of construction.

d. Rural Land Use Policies

Policy 9.23 (Land Use Compatibility in Rural Lands) and Policy 9.30 (Development Standards to Minimize Land Use Conflicts with Agriculture) (a) encourages compatibility of land uses in order to promote the health, safety and economy, and seeks to maintain the scenic and harmonious nature of the rural lands; and (b) seeks 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 location of non-agricultural development in areas of the parcel that are not identified as having agricultural capability, the proposed location for the Farm Labor Housing unit and associated utilities is an area that is considered prime soils. The proposed unit will be located on prime soils, however, the area that will be disturbed will be 0.1 acres of the 275-acre parcel. The area that is proposed to be converted for the Farm Labor Housing unit has never been used for agricultural uses and is part of the farm center on the property. All development associated with the project will be clustered together in order to retain the remaining acreage for agricultural uses. The new septic system and water connection will be reviewed by the San Mateo County Environmental Health Division prior to Building permit approval for the Farm Labor Housing unit.

e. Water Supply Policies

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

The property is served by an existing connection from Coastside County Water District (CCWD). Though CCWD indicates that the property is outside of the service area, CCWD will continue to serve the property provided the 3/4-inch water line is not increased. The applicant is proposing to use this connection for the new Farm Labor Housing unit. The Coastside County Water District has reviewed the project. The new FLH unit will be subject to Condition No. 21, requiring review of the project at the building stage by Coastside County Water District.

f. Wastewater Policies

Policy 11.10 (Wastewater Management in Rural Areas) considers individual sewage disposal systems as an appropriate method of wastewater management in rural areas.

The FLH unit will be served by an existing private septic system and would not have any impacts on wastewater treatment capacities. The Environmental Health Division approved the previous installation of the existing septic system and has stated that the existing system will be adequate to serve the additional unit.

g. Fire Hazard Policies

Policy 15.28 (Review Criteria for Locating Development in Fire Hazard Areas), Policy 15.30 (Standards for Water Supply and Fire Flow for New Development), and Policy 15.31 (Standards for Road Access for Fire Protection Vehicles to Serve New Development) requires development in hazardous fire areas to be reviewed for adequate building materials, access, brush clearance from structures, fire flows, and water supplies.

According to the Fire Hazard Severity Zone Maps from the California Department of Forestry, the project parcels are within a High Fire Hazard Severity Zone. The project plans have been reviewed and approved by the Coastside County Fire Protection District with conditions for hydrant requirements, building materials, and alarm system in the farm labor housing unit to minimize any potential fire hazards (Condition No. 20). Additionally, the fire jurisdiction has reviewed the road conditions and has found the current access road meets fire access standards.

2. Conformance 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 Farm Labor Housing Unit and associated utilities would have a minimal impact on coastal resources including sensitive wildlife species, riparian corridors, and scenic views. The Farm Labor Housing and new utility connections will be clustered and will be accessed from the nearby developed farm center in order to retain the remaining acreage for agricultural uses and minimize vegetation removal.

b. Public Works Component

Policy 2.11 (*Establishing Service Area Boundaries*) states that urban level of services provided by governmental agencies special districts, and public utilities to urban areas, rural service centers, and rural residential areas. However, an exception can be permitted in situations where the continuation of the public service would maintain the rural nature of the rural area, particularly the use and productivity of agricultural lands.

The property is served by an existing connection from Coastside County Water District (CCWD) which serves the existing five FLH units. Though CCWD indicates that the property is outside of the service area, CCWD will continue to serve the property provided the 3/4-inch water line is not increased. The applicant is proposing to use this connection for the new Farm Labor Housing unit. The Coastside County Water District has reviewed the project. The new FLH unit will be subject to Condition No. 21, requiring review of the project at the building stage by Coastside County Water District. The use of the existing water connection from Coastside County Water District will support the continued use of the property as agriculture as the existing and new FLH units provide housing for farm laborers working on the farm. The continuation of the public service will maintain the rural nature of the property and support the FLH units on the property that support the agricultural uses on the property.

c. Housing Component

Policy 3.14 (*Location of Affordable Housing*) encourages the location of farm labor housing on private farms or ranches in the Midcoast area.

The project involves the construction of one new Farm Labor Housing unit and the renewal of five existing units that provide living accommodations for verified farm laborers working on the property. A condition of approval has been included to require administrative reviews of the farm labor housing units.

d. Agriculture Component

Applicable policies are: Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) conditionally allows farm labor housing provided the criteria in Policy 5.8 (*Conversion of Prime Agricultural Land Designated as Agriculture*) are followed. These policies allow for conditionally permitted uses, including farm labor housing, provided the following can be met as discussed below:

- (1) That no alternative site exists for the use.

The Farm Labor Housing unit is proposed to be located on land designated as prime soils, but are in an already accessible area, in close proximity to the existing farm center and existing Farm Labor Housing units. The location of the new unit would be located on land already disturbed, reserving a large area of the agricultural field for continued farming. Locating off prime soils farther to the parcel's south, east, or west boundaries would require additional disturbance of the soils for an extended access road, as well as the added distance to run the power and water to the unit.

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

The on-going farming operations will not be impacted by the construction of the Farm Labor Housing unit. The farming operation occurs to the south east and west of the farm center. Given the parcel's size, there is ample room for the provision of agriculture and related uses on the remainder. The total area of disturbance is estimated to be 0.01 acres of the 275-acre site. An existing farm road delineates the going agricultural uses on the site from the proposed FLH unit and the existing farm center.

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

The existing all-weather road provides for a clearly defined buffer between the cut flower production and the new Farm Labor Housing unit.

- (4) Public service and facility expansion and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality.

The proposed FLH unit does not require public service or facility expansion.

- (5) Public service and facility expansions and permitted uses do not impair agricultural viability, including by increased assessment costs or degraded air and water quality.

The proposed FLH unit does not require public service or facility expansion. Water will be provided by an existing water connection from CCWD and the project parcel contains soils that can safely accommodate a septic system. The proposed FLH unit is completely located on the subject parcel and does not limit the agricultural viability of the parcel. The proposed project will not degrade air and water quality as conditioned (Condition No. 11).

e. 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 proposed Farm Labor Housing unit will be located on an existing disturbed portion of the parcel. Denniston Creek is located approximately 200 feet to the southeast of the project location. The proposed FLH unit will be located within the existing farm center on a portion of the property that is already disturbed. The area for the proposed unit is located in an area that has not been farmed and, instead, has been used as a parking and staging area for the ongoing agriculture operations on the site.

The subject parcel is mapped as critical habitat for the California red-legged frog (CRLF) and the San Francisco garter snake (SFGS). The

proposed project will be located in a highly disturbed area and lacks riparian vegetation. An existing farm road separates the proposed project location and the existing farm center from Denniston Creek and the riparian vegetation on the site. No riparian vegetation is proposed for removal. However, some non-native vegetation will be removed for the construction of the Farm Labor Housing unit, driveway, and associated utilities. There are no trees proposed for removal as part of this project.

To ensure that there are no impacts to wildlife species, such as the San Francisco garter snake, the California red-legged frog, and the San Francisco dusky-footed woodrat, Condition Nos. 12 and 13 (Mitigation Measures 3 and 4) are incorporated into the recommended conditions of project approval.

f. 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 Farm Labor Housing (FLH) unit will be partially visible from the public right-of-way. The subject property is located approximately 2,000 feet from Cabrillo Highway. The proposed location for the new FLH is located within an existing farm center on the property that is developed with a packing shed, a barn, and five Farm Labor Housing units. The project will be conditioned to be painted a natural color to match the existing vegetation and other FLH units on the site. The new FLH unit will be located in a way that will not require the alteration of the existing topography of the site and will be located at a similar elevation as the surrounding development. The existing farm center is partially screened by a line of existing mature trees. The proposed utilities to the new FLH unit will be underground. The proposed project site is indistinguishable to the development on the property.

Policy 8.6 (*Streams, Wetlands, and Estuaries*) seeks to: (1) set back development from waterways, and (2) prohibit structural development which adversely affects visual quality.

Denniston Creek is located approximately 200 feet to the southeast of the project location. The project's location will in no way adversely affect the visual quality of the creek as no work or vegetation removal within the creek is proposed.

Policy 8.18 (*Development Design*) requires that development blend with, and is subordinate to the environment and the character of the area, and be as unobtrusive as possible and not detract from the natural open space or visual qualities of the area. Policy 8.19 (*Colors and Materials*) calls for development with: (1) colors and materials which blend with the surrounding physical conditions, and (2) not use highly reflective surfaces and colors.

The project area is relatively flat. The FLH units are one-story modular units and will have wood exterior walls painted in an olive color. Surrounding natural vegetation partially screen the developed area on the property from Highway 1. All proposed utilities will be located underground and a condition of approval has been included to ensure all exterior lighting is designed and located to confine direct rays to the subject property and prevent glare in the surrounding area as well as requiring the FLH unit to be painted a color that will match and blend with the existing vegetation on the site.

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

a. Conformity with the PAD Development Standards

Farm Labor Housing units are a conditionally allowed use on Land Suitable for Agriculture subject to the issuance of a Planned Agricultural District Permit.

The proposed facility is fully compliant with the PAD development standards as shown on the chart below.

Development Standards	Allowed	Proposed
Maximum Height of Structures	36 feet	18 feet
Minimum Front Yard Setback	50 feet	2,000 feet
Minimum Side Yard Setbacks	20 feet	Approximately 3,360 feet (left side); 330 feet (right side)
Minimum Rear Yard Setback	20 feet	Approximately 570 feet

b. Conformance 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) Water Supply Criteria

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

The applicant will utilize an existing water connection from CCWD that is installed on the property. The Coastside County Water District has reviewed the project. The new FLH unit will be subject to Condition No. 21, requiring review of the project at the building stage by Coastside County Water District.

(2) Criteria for the Conversion of Prime Agriculture Lands

Conversion of Prime Agricultural Lands to a use not principally permitted on them that (a) no alternative site exists on the parcel for the use; (b) clearly defined buffer areas are developed between agricultural and non-agricultural uses; (c) the productivity of any adjacent agricultural lands is not diminished; and (d) public service and facility expansion and permitted uses do not impair agricultural viability, including by increased assessments 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 FLH unit is located in an already disturbed area on the property. Conversion of other Prime land will result in significant impact to the on-going agricultural uses on the property. If the new FLH unit was required to be placed on non-Prime lands, it would directly impact the on-going agricultural uses on the property. The development of the property with a FLH unit and related utilities will not impact the existing agricultural activities on the property. The overall area of disturbance is limited to just the area around the proposed unit which keeps the remaining portion of the parcel to be available for agricultural usage. The permitted use will not degrade the air and water quality as conditioned (Condition No. 11).

c. Agricultural Advisory Committee Review

At its December 14, 2016 meeting, the Agricultural Advisory Committee recommended approval of this project on the basis that it will have no negative impact to the surrounding agricultural uses on the property.

4. 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 applicant submitted a Farm Labor Housing application regarding the proposed FLH unit as part of this application. 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 within the County and earns at least half their income from agriculturally-related work. The one (1) proposed farm laborer is active in the agricultural operations on the property and the applicant has submitted such documentation to meet the definition of a farm laborer. The applicant has also stated that the five existing units currently house 18 laborers that support the onsite agricultural uses.

Further, the proposed unit shall be required to be 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 the California Housing and Health Code Requirements, Building Inspection Section and Environmental Health Division code requirements.

5. Compliance with Conditions of Last Approval

The applicant is also proposing to renew and amend the existing Farm Labor Housing Permit granted in 2007. The conditions of approval are identified below with staff's discussion on compliance and a recommendation to retain/not retain each condition. Staff also recommends additional conditions identified below.

2007 Conditions of Approval

1. Conditions of Approval Nos. 1 – 9 and Nos. 14 - 25

Compliance with Condition? Yes.

Recommend to Retain? No. These Conditions of Approval, from the Planning Department, the Building Inspection Section, the Environmental Health Division, and the Department of Public Works, pertain to the construction of the mobile home unit. The applicant has

fulfilled these conditions to the satisfaction of these departments and agencies.

2. The farm labor housing units shall be occupied by the farm workers and their dependents.

Compliance with Condition? Yes, per the Farm Labor Housing Survey submitted by the applicant, the existing units are currently used by 18 farm workers and their dependents.

Recommend to Retain? Yes, see Condition No. 3

3. This permit shall be valid for a period of five years from the date of approval, with annual administrative reviews. The applicant shall submit documentation for the farm labor housing unit, to the satisfaction of the Community Development Director, at the time of each administrative review, 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.

Compliance with Condition? Yes

Recommend to Retain? Yes, but modified to (Condition No. 2): This permit shall be valid for a period of ten (10) years from the date of final approval, with one 5 year administrative review. The applicant shall submit documentation for the farm labor housing unit, to the satisfaction of the Community Development Director, at the time of each administrative review, 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. Renewal of the farm labor housing permit shall be applied for six (6) months prior to expiration to the Planning and Building Department.

4. A new operator, a change in operations, or a proposed increase in the number of units requires that the applicant (or new operators) shall apply for and receive a new Certificate of Need if the units will be continued to be utilized.

Compliance with Condition? Yes.

Recommend to Retain? No. The Certificate of Need is no longer a requirement for Farm Labor Housing.

5. Upon termination of this permit for farm labor housing, the applicant shall remove the temporary structure from the property. The applicant shall contact the Building Inspection Section to inquire if a demolition/removal permit is required.

Compliance with Condition? Yes.

Recommend to Retain? Yes, but modified to (Condition No. 5): In the event that the farming operations justifying the FLH units ceases or if the FLH development is proposed to be enlarged or significantly changed, it shall be the owner's/applicant's responsibility to notify 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 units (and associated infrastructure) or otherwise convert such improvements to that allowed by zoning district regulations. In either case, building permits and associated inspections by the Building Inspection Section and the Environmental Health Division shall be required to ensure that all structures have been removed, infrastructure properly abandoned or that such converted development complies with all applicable regulations.

Recommended Additional Conditions of Approval

Staff recommends the addition of Condition Nos. 1, 4, 6 - 21 which are standard conditions given this type of development and are also recommended to incorporate the mitigation measures contained in the Mitigated Negative Declaration.

B. ENVIRONMENTAL REVIEW

An Initial Study (IS) and Mitigated Negative Declaration (MND) have been prepared and circulated for this project, in compliance with the California Environmental Quality Act (CEQA). The public comment period commenced on March 22, 2017 and ended on April 11, 2017. No public comments were received during this period. Mitigation measures have been included as conditions of approval in Attachment A.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Coastside County Fire Protection District
Environmental Health Division
California Coastal Commission
Agricultural Advisory Committee
Midcoast Community Council
Coastside County Water District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plan
- D. Floor Plan and Elevations
- E. Mitigated Negative Declaration

MJS:RJB:aow – RJB0155_WAU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2007-00054

Hearing Date: April 26, 2017

Prepared By: Rob Bartoli, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
2. 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, as mitigated by the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

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 to 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 PADpermit, Find:

7. That the proposed and existing Farm Labor Housing units are 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 units as Farm Labor Housing, is consistent with applicable requirements of the Planned Agricultural District regulations.
10. That the project, as described and conditioned, conforms with the Planned Agricultural District regulations in accordance with Section 6350 of the San Mateo County Zoning Regulations. The project will not impact the agricultural activity or lands on the property or the surrounding area. The FLH unit is located in an already disturbed area on the property. Conversion of other Prime land will result in significant impact to the on-going agricultural uses on the property. If the new FLH unit was required to be placed on non-Prime lands, it would directly impact the on-going agricultural uses on the property. The development of the property with a FLH unit and related utilities will not impact the existing agricultural activities on the property. The overall area of disturbance is limited to just the area around the proposed unit which keeps the remaining portion of the parcel to be available for agricultural usage.

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 April 26, 2017 meeting. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for a period of ten (10) years from the date of final approval, with one 5 year administrative review. The applicant shall submit documentation for the farm labor housing units, to the satisfaction of the Community Development Director, at the time of each administrative review, which demonstrates that the occupants have 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 occupants and any other relevant documentation, which the

Community Development Director deems necessary. Farm labor housing is a housing unit that can only be occupied by farm laborers and their immediate family members. Failure to submit such documentation may result in a public hearing to consider revocation of this permit. Renewal of the farm labor housing permit shall be applied for six (6) months prior to expiration to the Planning and Building Department.

3. The units shall be occupied by farm workers, as described in Condition No. 2, and their dependents only.
4. 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.
5. 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 the Building Inspection Section and the Environmental Health Division shall be required to ensure that all structures have been removed, infrastructure properly abandoned or that such converted development complies with all applicable regulations.
6. 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 Farm Labor Housing unit, driveway, and associated utilities.
7. 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 \$2,266.25 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.

8. **Mitigation Measure 1:**

- a. Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.
- b. The FLH unit shall be painted a color that will match and blend with the existing vegetation on the site.

9. **Mitigation Measure 2:** 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 3:** The following avoidance and minimization measures are recommended to avoid impacts to California red-legged frog (CRLF) and the San Francisco garter snake (SFGS) and their habitat:
- a. All work will occur during the dry season (May 1 – September 31).
 - b. Tightly woven fiber netting or similar material should be used for erosion control or other purposes at the Project to ensure that the CRLF and SFGS do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material should not be used because CRLF, SFGS, and other species may become entangled or trapped in it.
 - c. Because dusk and dawn are often the times when CRLF are most actively moving and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour after sunrise.
 - d. No work shall occur during rain events (defined as greater than 0.25-inch within a 24- hour period) when either species is most likely to disperse.
 - e. If work occurs outside of the dry season, a qualified biologist will conduct a preconstruction survey within 24 hours prior to initiation of ground disturbing activities and within 24 hours prior to re-starting work following a rain event. If vegetation within the work area is sufficiently dense such that absence of either species cannot be determined, a qualified biologist will monitor vegetation removal and initial ground disturbance for CRLF and SFGS. If either species is observed during preconstruction surveys or monitoring, work will be halted and the individual(s) will be allowed to leave the work area on its own.
11. **Mitigation Measure 4:** The following avoidance and minimization measures are recommended to avoid impacts to the San Francisco dusky-footed woodrat:
- a. A pre-construction survey within the project area will be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.
 - b. Woodrat houses which cannot be avoided will be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian, woodland, scrub) that will not be impacted.

12. **Mitigation Measure 5:** 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).
13. **Mitigation Measure 6:** 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.
- m. No erosion or sediment control measures will be placed in vegetated areas
- n. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- o. Control of fuels and other hazardous materials, spills, and litter during construction
- p. Preserve existing vegetation whenever feasible.

- 14. **Mitigation Measure 8:** 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.

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.

Department of Public Works

- 16. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Environmental Health Division

- 17. The applicant shall meet all requirements from the San Mateo County Environmental Health Division

Coastside County Fire Protection District

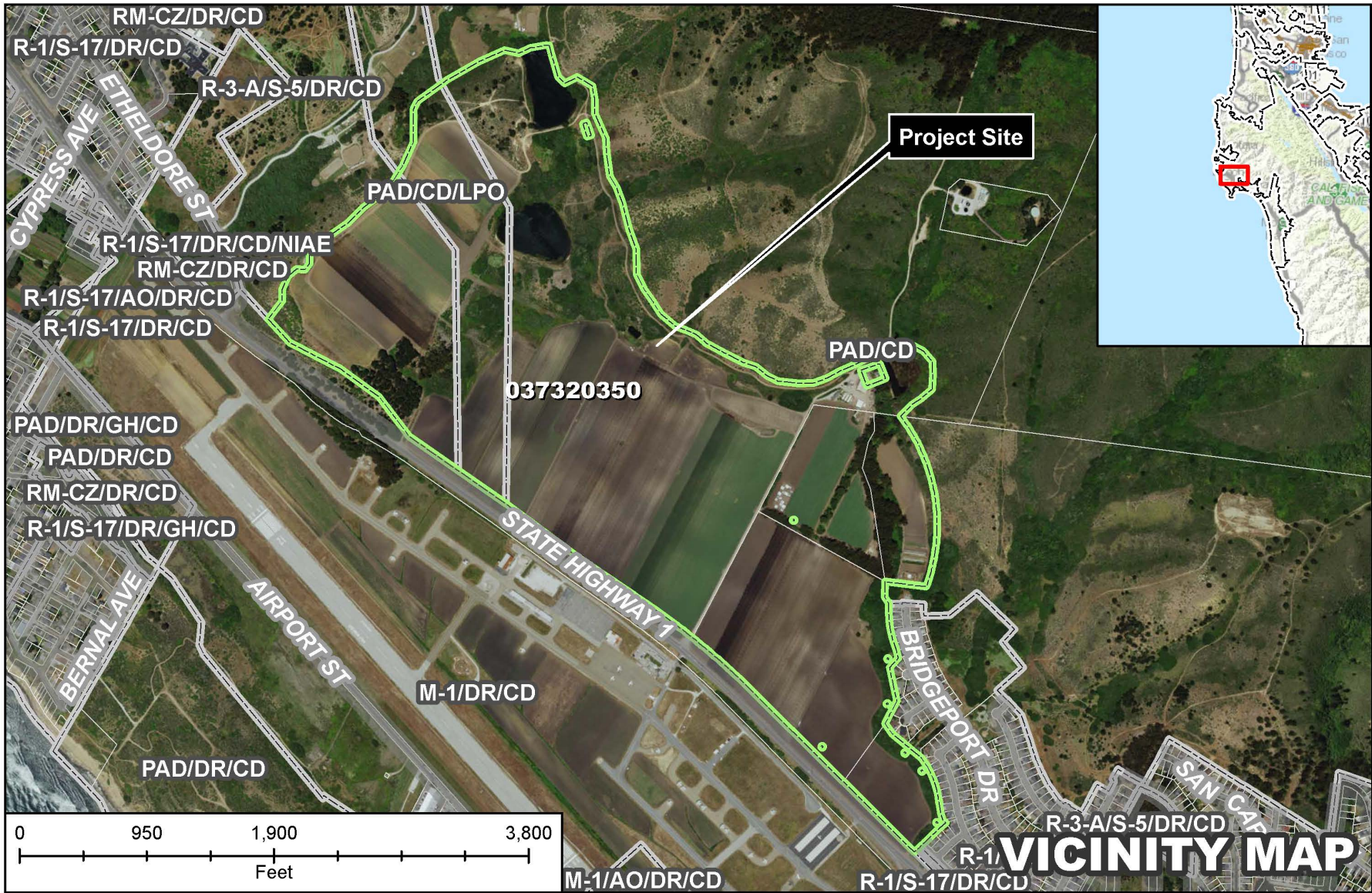
- 18. **Mitigation Measure 7:**
 - a. The project shall meet vegetation management requirements, including the creation of a fuel break of defensible spaces around the perimeter of all structures of not less than 30 feet and may be required to a distance of 100 feet or two the property line. Trees located within the defensible space shall be pruned to remove dead and dying portions.
 - b. The buildings are in Very High Fire Hazard Severity Zone and will require a Class B roof.
 - c. Smoke detectors shall be hard wired, interconnected, and have battery backup.

- d. Fire access roads shall be an approved all weather surface.
- e. A wet draft fire hydrant with a 4.5-inch National Hose Thread outlet with valve shall be mounted not less than two feet above ground level and within 5 feet of the main access road, and less than 50 feet from any portion of any building, nor more than 150 from all buildings. Piping layout shall be shown on Building plan sets.
- f. Each residence shall require a proper address as assigned by the San Mateo County Building Inspection Section.
- g. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 feet allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished still height shall be not more than 44 inches above the finished grade.

Coastside County Water District

- 19. Submit documentation to the Coastside Water District regarding water usage for the new unit prior to the issuance of a building permit. All Building permits for this project shall be reviewed by Coastside County Water District.

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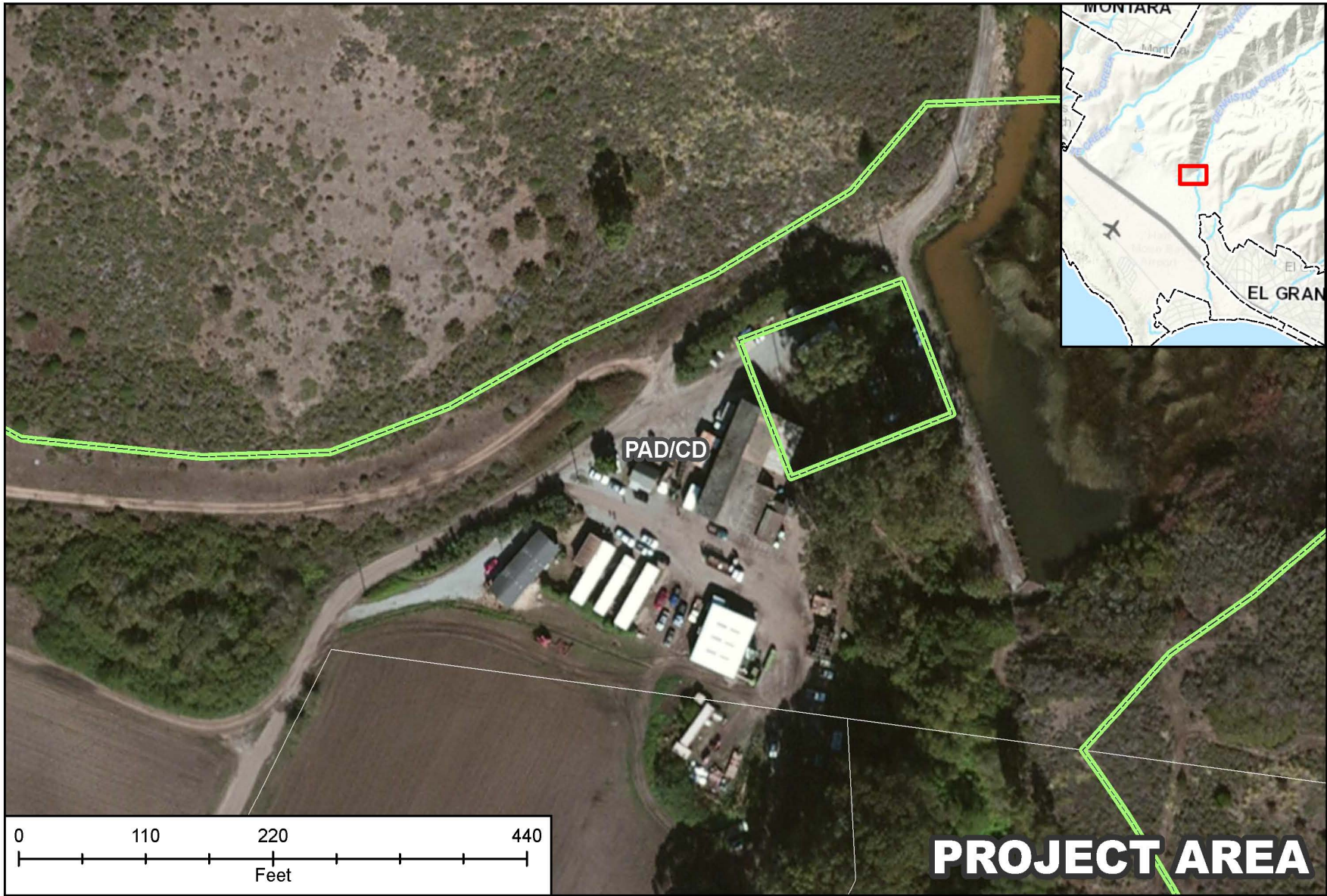


San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

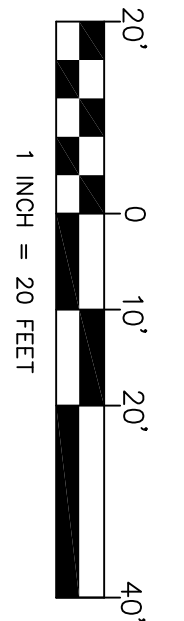
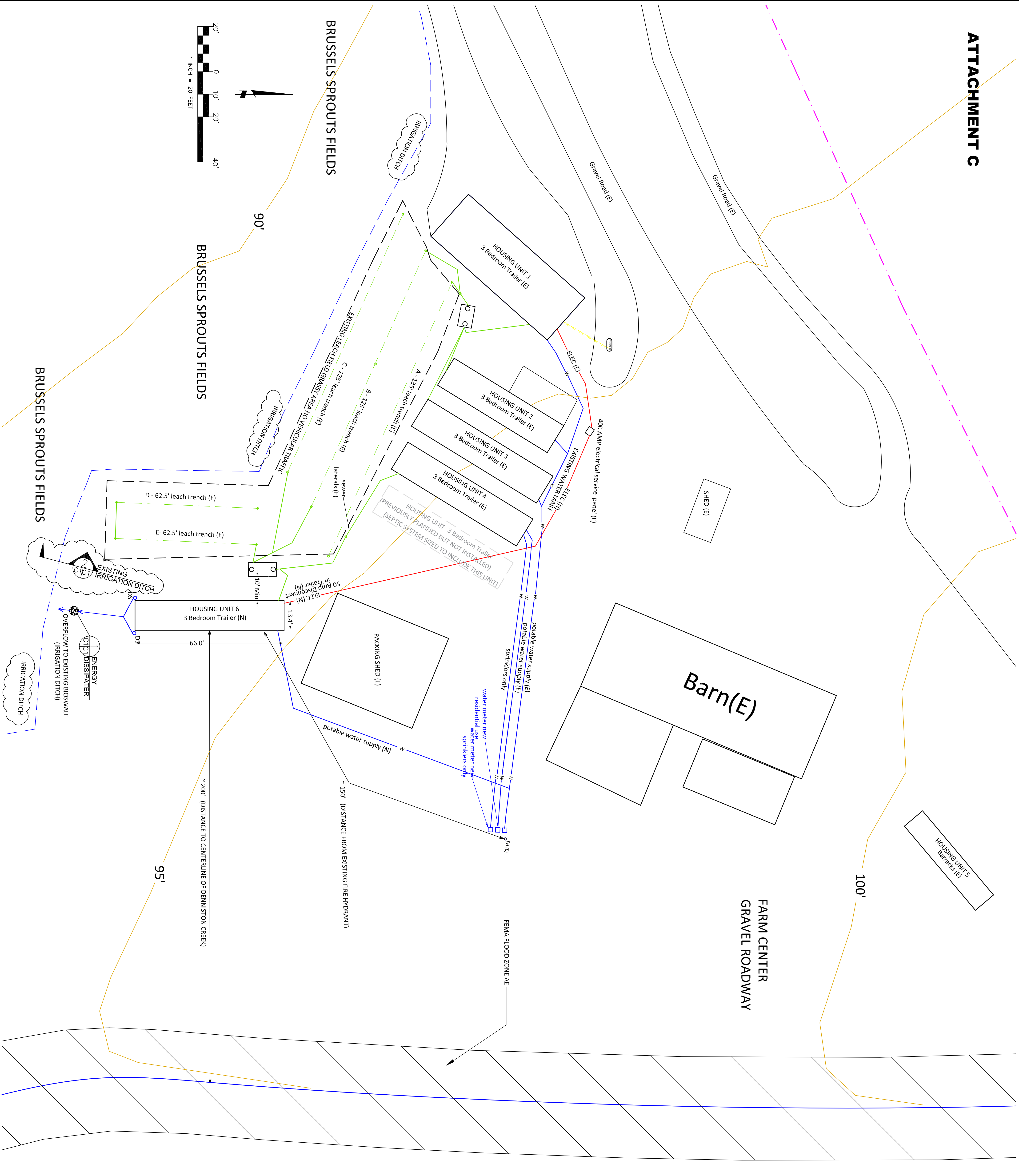


San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



LEGEND

- DS DOWN SPOUT
- E EXISTING
- FH FIRE HYDRANT
- N NEW OR PROPOSED
- W WATER

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: DAVID LEA, OWNER
2. SITE PLAN GENERATED FROM AERIAL PHOTOGRAPHY AND INFORMATION FROM SMCOS GIS SYSTEM AND FEMA.
3. THIS IS NOT A BOUNDARY SURVEY.

GRADING NOTES

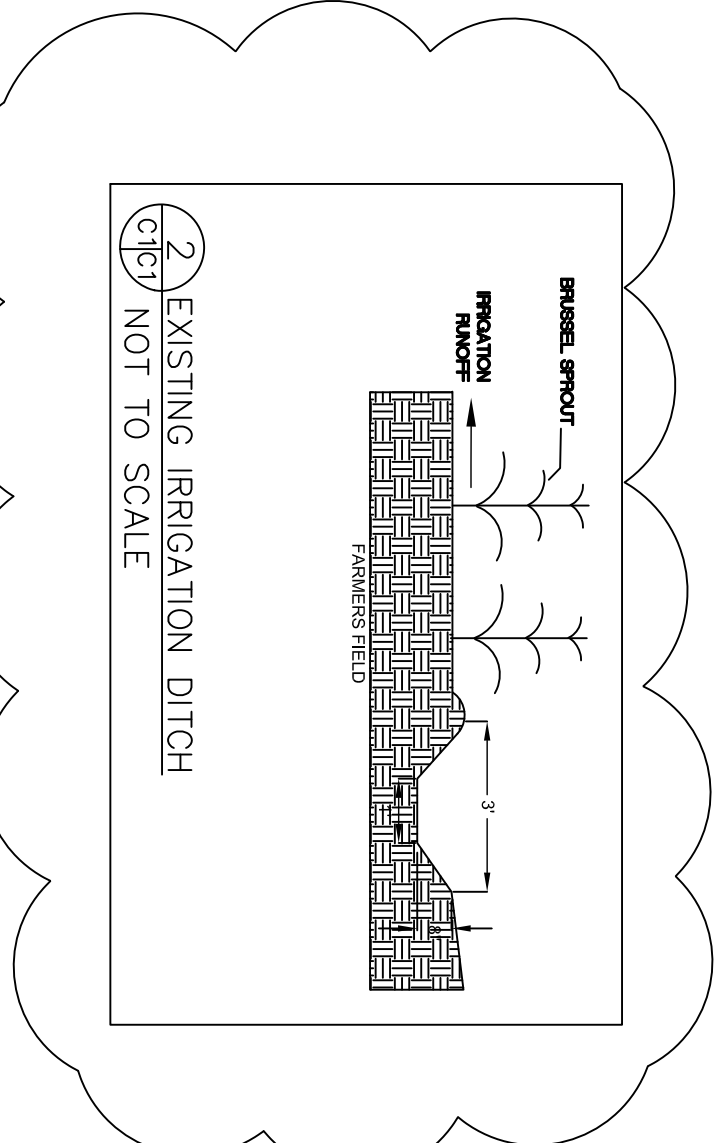
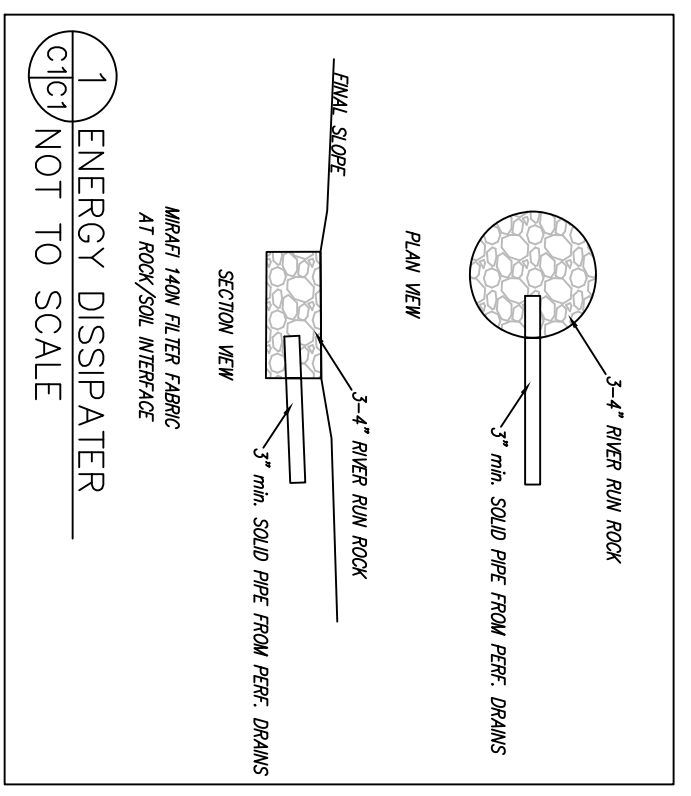
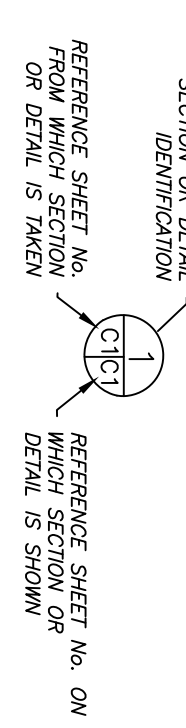
NO GRADING WILL BE NECESSARY

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

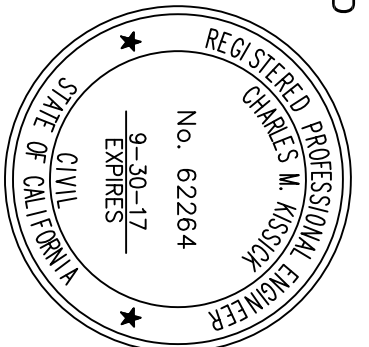
DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION.
2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO ENERGY DISSIPATOR, AS SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE MINIMUM 3" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.

SECTION AND DETAIL CONVENTION



DATE: 9-14-16	<p>Sigma Prime Geosciences, Inc. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3590 FAX 728-3593</p>
DRAWN BY: AZG	
CHECKED BY: CMK	
REV. DATE: 2-16-17	
REV. DATE: 3/31/17	
REV. DATE:	



SITE PLAN
FARM WORKER HOUSING
CABRILLO FARMS
CABRILLO HIGHWAY
MOSS BEACH, CALIFORNIA
APN: 037-320-350

ATTACHMENT D

PLN 2007-00059

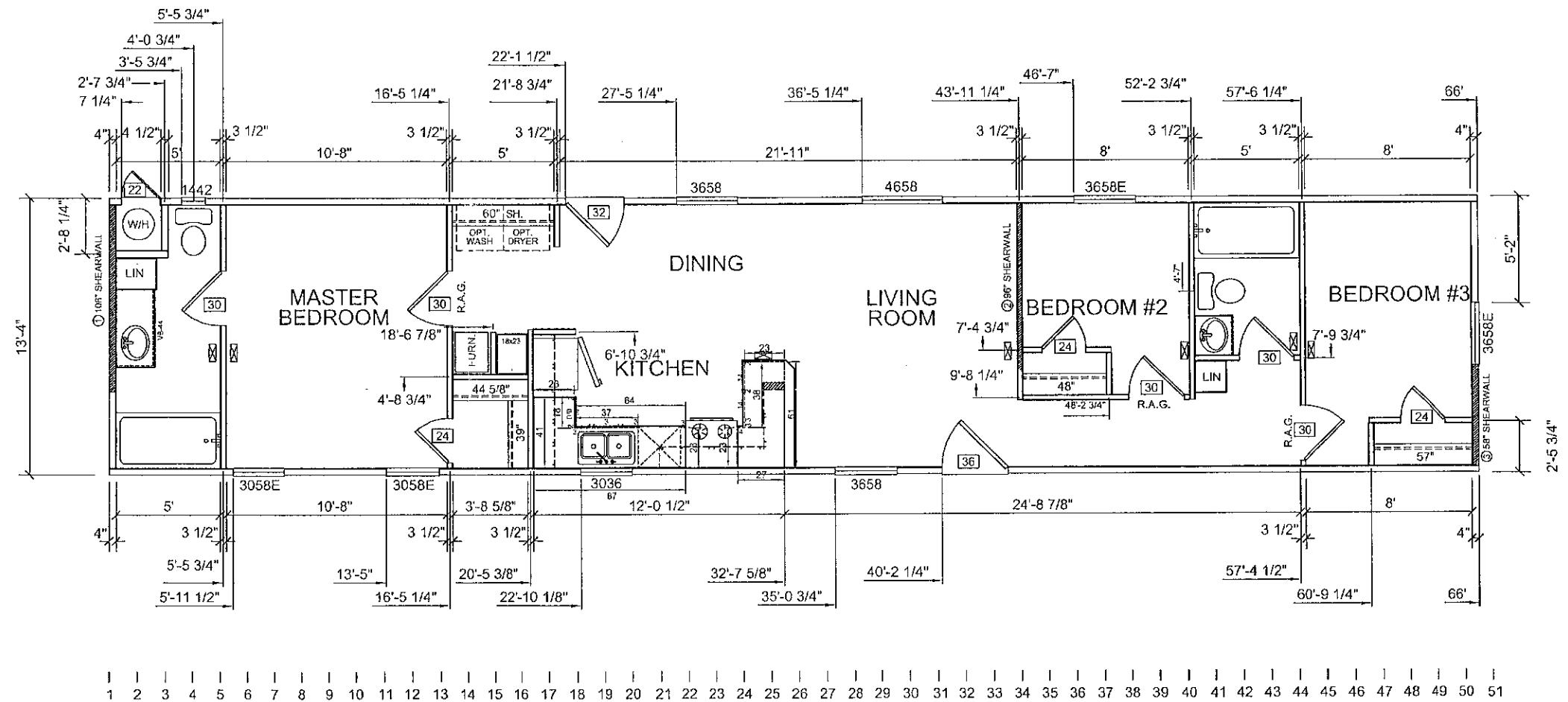
LIGHT & VENT SCHEDULE			
ROOM	AREA	REQ'D LIGHT	REQ'D VENT
BEDROOM #2	63.8	5.1	2.6
BEDROOM #3	89.2	7.1	3.6
DINING	64.1	5.1	2.6
LIVING ROOM	141.3	11.3	5.7
MASTER BEDROOM	135.1	10.8	5.4

APPLICABLE MODEL #

RECEIVED

SEP 16 2016

San Mateo County
Planning and Building Department



CHAMPION

840 PALM AVE. P.O. BOX 429 LINDSAY, CA 93247

DAPIA SEAL

MODIFICATIONS

MODEL: 09-CM-2602B
CEI-TYPICAL

TITLE: SPRIN. QT# 14284, 14319

DRAWN BY: J.SERPAS

DATE: 1/5/12

SCALE: 1/8" = 1'-0"

SHEET:

AP-101

PROPRIETARY AND CONFIDENTIAL
THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL,
PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION.
COPYRIGHT © 1976-2005 BY CHAMPION

AN2007-00049

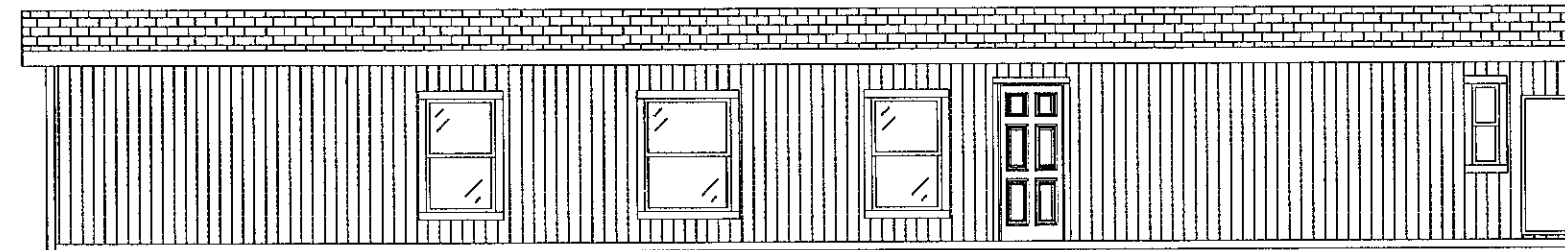
DRAFT # 1
QT # 16738

APPLICABLE MODEL #

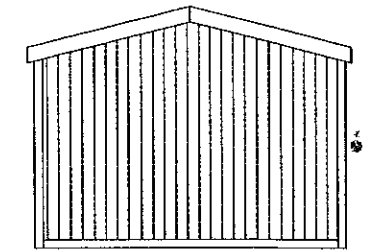
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SEP 16 2016

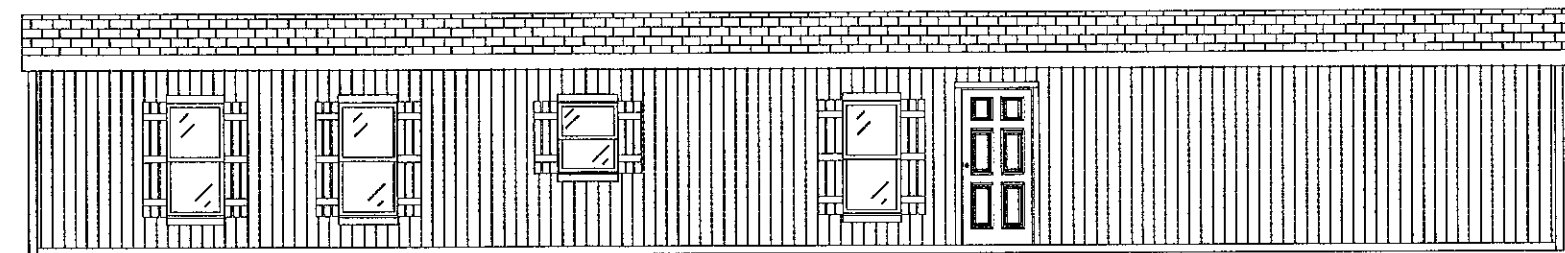
San Mateo County
Planning and Building Department



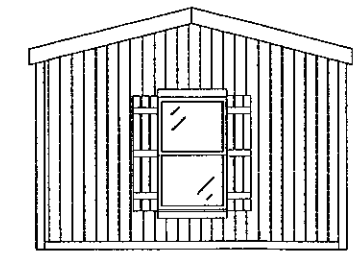
BACK ELEVATION



REAR ELEVATION



FRONT ELEVATION



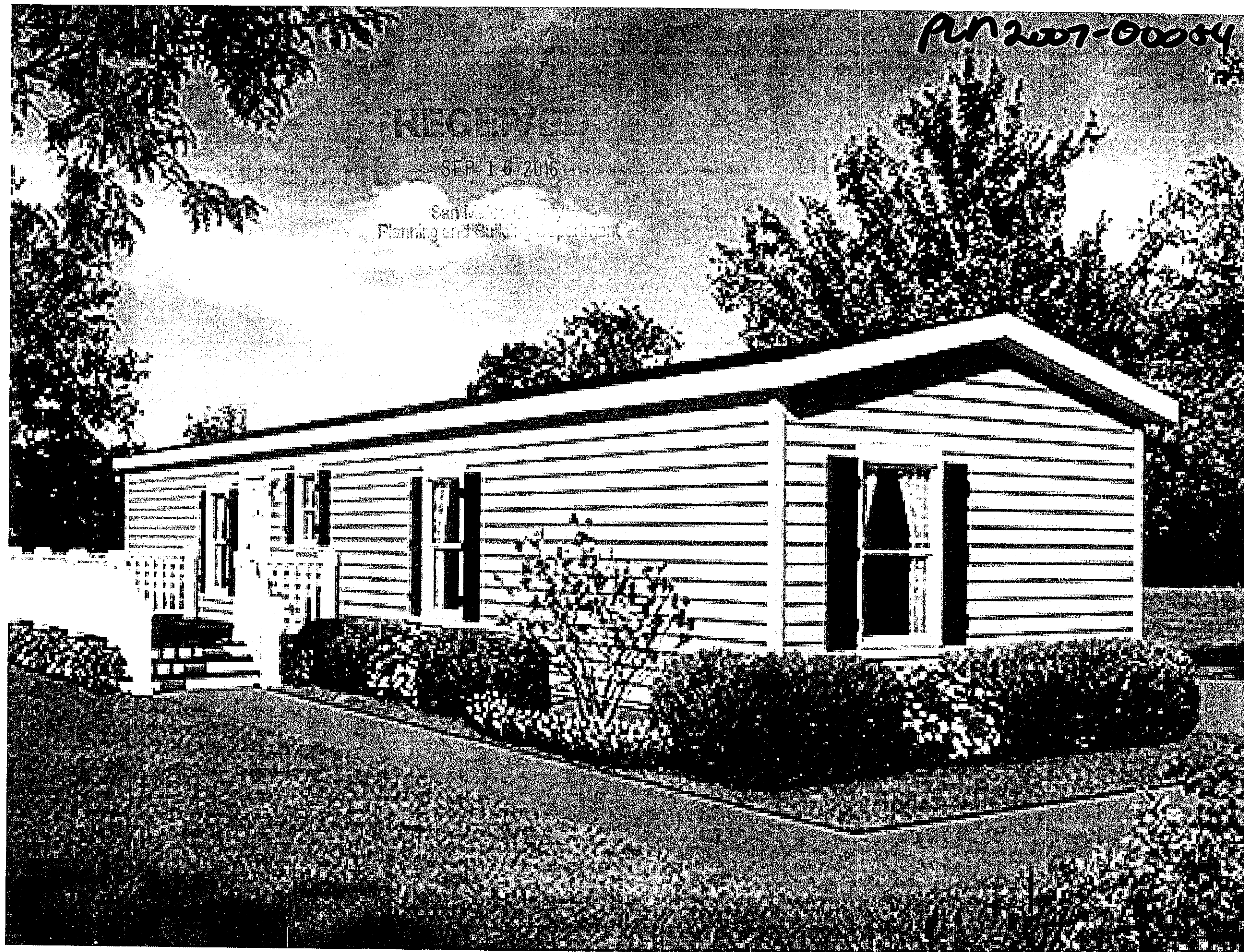
HITCH END ELEVATION

PN 2007-00054

RECEIVED

SEP 16 2016

San Diego
Planning and Building Department



ATTACHMENT E

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

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

FILE NO.: PLN 2007-00054

BESZ DE LA VEGA

POSTING
ONLY

MAR 22 2017

OWNER/APPLICANT: David Lea

ASSESSOR'S PARCEL NO.: 037-320-350

LOCATION: 9851 Cabrillo Highway, Moss Beach

PROJECT DESCRIPTION: The applicant proposes to amend and renew an approved farm labor housing permit for five units. The applicant is proposing to construct one additional new Farm Labor Housing unit, 850 square feet in size, on a developed area of the parcel to support ongoing agricultural activities on the site.

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:

- a. Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.
- b. The FLH unit shall be painted a color that will match and blend with the existing vegetation on the site.

Mitigation Measure 2: 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.

Mitigation Measure 3: The following avoidance and minimization measures are recommended to avoid impacts to the CRLF and the SFGS, and their habitat:

- a. All work will occur during the dry season (May 1 - September 31).
- b. Tightly woven fiber netting or similar material should be used for erosion control or other purposes at the Project site to ensure that the CRLF and the SFGS do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products, or similar material should not be used because the CRLF, the SFGS, and other species may become entangled or trapped in it.

- c. Because dusk and dawn are often the times when the CRLF are most actively moving and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour after sunrise.
- d. No work shall occur during rain events (defined as greater than 0.25 inches within a 24-hour period) when either species is most likely to disperse.
- e. If work occurs outside of the dry season, a qualified biologist will conduct a pre-construction survey within 24 hours prior to initiation of ground disturbing activities and within 24 hours prior to re-starting work following a rain event. If vegetation within the work area is sufficiently dense such that absence of either species cannot be determined, a qualified biologist will monitor vegetation removal and initial ground disturbance for the CRLF and the SFGS. If either species is observed during pre-construction surveys or monitoring, work will be halted and the individual(s) will be allowed to leave the work area on its own.

Mitigation Measure 4: The following avoidance and minimization measures are recommended to avoid impacts to the San Francisco dusky-footed woodrat:

- a. A pre-construction survey within the project area will be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.
- b. Woodrat houses which cannot be avoided will be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian, woodland, scrub) that will not be impacted.

Mitigation Measure 5: In the event 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 6: 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. No erosion or sediment control measures will be placed in vegetated areas.
- m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- n. Control of fuels and other hazardous materials, spills, and litter during construction.
- o. Preserve existing vegetation whenever feasible.

Mitigation Measure 7:

- a. The project shall meet vegetation management requirements, including the creation of a fuel break of defensible spaces around the perimeter of all structures of not less than 30 feet and may be required to a distance of 100 feet or to the property line. Trees located within the defensible space shall be pruned to remove dead and dying portions.

- b. The buildings are in Very High Fire Hazard Severity Zone and will require a Class B roof.
- c. Smoke detectors shall be hard wired, interconnected, and have battery backup.
- d. Fire access roads shall be an approved all weather surface.
- e. A wet draft fire hydrant with a 4 1/2" National Hose Thread outlet with valve shall be mounted not less than two feet above ground level and within 5 feet of the main access road, and less than 50 feet from any portion of any building, nor more than 150 feet from all buildings. Piping layout shall be shown on Building plan sets.
- f. Each residence shall require a proper address as assigned by the San Mateo County Building Inspection Section.
- g. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 feet allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished grade.

Mitigation Measure 8: 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: None.

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

REVIEW PERIOD: March 22, 2017 to April 11, 2017

All comments regarding the correctness, completeness, or adequacy of this Mitigated Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than 5:00 p.m., April 11, 2017.

CONTACT PERSON:

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



Rob Bartoli, Project Planner

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County of San Mateo
Planning and Building Department

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

1. **Project Title:** Farm Labor Housing
2. **County File Number:** PLN 2007-00054
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:** 9851 Cabrillo Highway, east of Highway 1, unincorporated Moss Beach
6. **Assessor's Parcel Number and Size of Parcel:** 037-320-350 (275 acres)
7. **Project Sponsor's Name and Address:**

David Lea
P.O. Box 355
Moss Beach, CA 94038
8. **General Plan Designation:** Agricultural Rural
9. **Zoning:** PAD/CD (Planned Agricultural District/Coastal Development)
10. **Description of the Project:** The applicant proposes to amend and renew an approved farm labor housing permit for five units. The applicant is proposing to construct one additional new Farm Labor Housing unit, 850 square feet in size, on a developed area of the parcel to support ongoing agricultural activities on the site.
11. **Surrounding Land Uses and Setting:** The project site is located on a 275-acre parcel (APN 037-320-350). The project parcel is accessed via a private road located off of Highway 1. Denniston Creek is located along the east property line. The proposed area of development is developed with a packing shed, a barn, and five Farm Labor Housing units. The western, eastern, and southern portions of the property consist of row crops. The property is adjacent to agricultural use and open space on all sides. Across Highway 1 from the property is the Half Moon Bay Airport.
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.

X	Aesthetics	X	Climate Change	Population/Housing
	Agricultural and Forest Resources		Hazards and Hazardous Materials	Public Services
X	Air Quality		Hydrology/Water Quality	Recreation
	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 proposed Farm Labor Housing (FLH) unit will be partially visible from the public right-of-way. The subject property is located approximately 2,000 feet from Cabrillo Highway. The proposed location for the new FLH is located within an existing farm center on the property that is developed with a packing shed, a barn, and five Farm Labor Housing units. The project will be conditioned to be painted a natural color to match the existing vegetation and other FLH units on the site. The new FLH unit will be located in a way that will not require the alteration of the existing topography of the site and will be located at a similar elevation as the surrounding development. The farm center is also screened by a row of existing mature trees.</p> <p>The proposed utilities to the new FLH unit will be underground. The proposed project site is indistinguishable to the development on the property. 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 are no rock outcroppings to be disturbed nor are there any trees proposed for removal. There are no historic structures located on the property. The project is not within a State-designated Scenic Corridor.</p> <p>Source: County Maps, Project Plans.</p>					
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
<p>Discussion: See the discussion provided to question 1.a. above.</p> <p>Source: Site Plans.</p>					
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?		X		
<p>Discussion: The proposed FLH units will not create a new source of significant light or glare. The units will be screened by development and trees from neighboring properties, so any light produced from the habitation of these units will be lessened by the screening. However, to further reduce any potential impact, the following mitigation measure is recommended:</p> <p>Mitigation Measure 1:</p> <p>a. Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.</p> <p>b. The FLH unit shall be painted a color that will match and blend with the existing vegetation on the site.</p> <p>Source: Project Description, Project Plans.</p>					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p>Discussion: The project site is located within Cabrillo Highway/Highway 1 County Scenic Corridor. The proposed FLH unit will be located over 2,000 feet east of Highway 1 in an existing developed farm center area. See the discussion provided to Question 1.a. above.</p> <p>Source: County Maps.</p>					
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 and does not conflict with applicable General Plan or Zoning Ordinance provisions.

Source: County Maps.

1.g. Visually intrude into an area having natural scenic qualities?				X
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Discussion: See the discussion provided to question 1.a. above.

Source: County Maps.

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Discussion: The 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.

Source: County Maps.

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X	
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Discussion: The site is not in an agricultural zone preserve. The property is not under a Williamson Act Contract or Open Space Easement. The project will reserve a large area of the property for agricultural activities. The area that is proposed to be converted for the Farm Labor Housing unit is prime soils, but has never been used for agricultural uses and is part of the farm center on the property. The area is already disturbed and is separated from the agricultural activities on the property by farm roads. The area for the project is in close proximity to the road and will not impact the farming operation on the property. The existing agricultural activities on the property include Brussel sprouts, peas, beans, artichokes, and pumpkins.

Source: Zoning Maps, Williamson Act Index, NRCS Soil Survey.

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	
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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 subject area proposed for the new FLH unit does not meet the definition of forestland and no trees are proposed for removal as part of this project. The project site is considered to be Prime Agricultural Land under the San Mateo County General Plan, as soils in the project area have a Storie Index rating of Grade 1 (where Grade 1 is prime). The area that is proposed to be converted to development totals 0.01 acres. The area where the Farm Labor Housing unit is proposed has not historically been under agricultural production and is located in a disturbed area within the existing farm center on the property. There are no proposed alterations to the existing FLH units on the property. The farm center is separated from the agriculture operations by farm roads and developed areas. Therefore, while the project would result in the conversion of Farmland (containing prime soils), the area is small, is in close proximity to the developed farm center, has clear delineation from the agricultural operations, and would not impact the ongoing agricultural operations on the property. Therefore, Staff has determined that this is a less than significant impact.

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	
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Discussion: The subject parcel is located within the Coastal Zone. The Natural Resources Conservation Service has classified the project site as containing soils that have a Grade 1 rating on the California Storie Index (non-irrigated) soils. On the 275-acre parcel, approximately 215 acres are prime soils. The area that is proposed to be converted for the Farm Labor Housing unit has never been used for agricultural uses and is part of the farm center on the property. The area is already disturbed and is separated from the agricultural activities on the property by farm roads. The area for the project is in close proximity to the road and will not impact the farming operation on the property. The area of where the Farm Labor Housing unit is proposed has not historically been under agricultural production. The area that is proposed to be converted to development totals 0.1 acres in the existing farm center. The new Farm Labor Housing unit will be located in a disturbed area within the farm center where agricultural activities are not present. The farm roads surrounding the farm center provide for a clearly defined buffer between agricultural uses and the proposed Farm Labor Housing unit. The project will reserve the bulk of the acreage of the property 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	
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Discussion: The project site is considered to be Prime Agricultural Land under the San Mateo County General Plan as soils in the project area have a Storie Index rating of Grade 1 (where Grade 1 is prime). The area that is proposed to be converted to development totals 0.01 acres of the 275 acre property. The Farm Labor Housing unit will be located in a disturbed area where agricultural activities are not present. The farm roads on the property provide for a clearly defined buffer between agricultural uses and the proposed Farm Labor Housing unit. The new FLH will be clustered with the exiting development on the property. There is no expectation that the FLH unit would result in any damage to soil capability or loss of agricultural land outside of the area proposed to be converted for the new FLH unit.

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

<p>2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
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Discussion: The 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 FLH 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.

<p>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:</p>				
	<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 2: 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.

Please also see the discussion to question 7.1. (*Climate Change; Greenhouse Gas Emissions*), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

Source: BAAQMD, Sustainable San Mateo Indicators Project.

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 one new FLH unit 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	
<p>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.</p> <p>Source: Project Description.</p>				

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		
<p>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.</p> <p>Source: BAAQMD.</p>				

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	
<p>Discussion: The proposed Farm Labor Housing unit will be located on an existing disturbed portion of the parcel. Denniston Creek is located approximately 200 feet to the southeast of the project location. The proposed FLH unit will be located within the existing farm center on a portion of the property that is already disturbed. The area for the proposed unit is located in an area that has not been farmed and, instead, has been used as a parking and staging area for the ongoing agriculture operations on the site.</p> <p>The subject parcel is mapped for critical habitat for the California red-legged frog (CRLF) and the San Francisco garter snake (SFGS). The proposed project will be located in a highly disturbed area and lacks riparian vegetation. An existing farm road separates the proposed project location and the existing farm center from Denniston Creek and the riparian vegetation on the site.</p> <p>To ensure that there are no impacts to wildlife species, such as the San Francisco garter snake, the California red-legged frog, and the San Francisco dusky-footed woodrat, Mitigation Measures 3 and 4 will be incorporated into the approval of the project:</p> <p>Mitigation Measure 3: The following avoidance and minimization measures are recommended to avoid impacts to the CRLF and the SFGS, and their habitat:</p> <ol style="list-style-type: none"> All work will occur during the dry season (May 1 - September 31). Tightly woven fiber netting or similar material should be used for erosion control or other purposes at the Project site to ensure that the CRLF and the SFGS do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products, or similar material should not be used because the CRLF, the SFGS, and other species may become entangled or trapped 				

in it.

- c. Because dusk and dawn are often the times when the CRLF are most actively moving and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour after sunrise.
- d. No work shall occur during rain events (defined as greater than 0.25 inches within a 24-hour period) when either species is most likely to disperse.
- e. If work occurs outside of the dry season, a qualified biologist will conduct a pre-construction survey within 24 hours prior to initiation of ground disturbing activities and within 24 hours prior to re-starting work following a rain event. If vegetation within the work area is sufficiently dense such that absence of either species cannot be determined, a qualified biologist will monitor vegetation removal and initial ground disturbance for the CRLF and the SFGS. If either species is observed during pre-construction surveys or monitoring, work will be halted and the individual(s) will be allowed to leave the work area on its own.

Mitigation Measure 4: The following avoidance and minimization measures are recommended to avoid impacts to the San Francisco dusky-footed woodrat:

- a. A pre-construction survey within the project area will be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.
- b. Woodrat houses which cannot be avoided will be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian, woodland, scrub) that will not be impacted.

Source: California Natural Diversity Database, California Department of Fish and Game, U.S. Fish and Wildlife Service.

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 project parcel does include riparian habitat; however, the proposed project will be located approximately 200 feet to the southeast of the creek and habitat area. An existing all-weather road separates the project area from the top of the bank of the creek. 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
<p>Discussion: The site does not contain any wetlands.</p> <p>Source: County Maps.</p>				
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 4.a. 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 5: In the event 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 5 (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 6 miles from the project site. In case of accidental discovery, Mitigation Measure 5 is recommended.</p> <p>Source: Site Plan.</p>					

<p>6. GEOLOGY AND SOILS. Would the project:</p>					
		<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:				
	<p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault?</p> <p><i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i></p>				X
<p>Discussion: A portion of the property is located within the Alquist-Priolo Earthquake Fault Zoning Map, however, the location of the proposed new FLH unit and the existing FLH units are located approximately 1,000 feet outside of the Alquist-Priolo Earthquake Fault Zone.</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 Violent shaking scenario for a high intensity (Modified Mercalli Intensity (MMI) > 9) 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, the new FLH units will be designed and constructed to meet or exceed relevant standards and codes. 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: The property has been determined by the Association of Bay Area Governments (ABAG) to be at moderate risk for liquefaction during a seismic event.</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?				X
<p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p>				
<p>Discussion: The site is not on a coastal bluff or cliff. The project site is located approximately 1.18 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 6: 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</p>				

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. No erosion or sediment control measures will be placed in vegetated areas.
- m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- n. Control of fuels and other hazardous materials, spills, and litter during construction.
- o. Preserve existing vegetation whenever feasible.

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
<p>Discussion: The site is not located in an identified landslide or liquefaction risk area. All construction will be reviewed by the County Geologist.</p> <p>Source: ABAG Maps.</p>				
6.d. Be located on expansive soil, as noted in the 2016 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 project will require a connection to a septic system for the new FLH unit. An existing septic system on the site will be utilized for the new FLH unit. The Environmental Health Division has previously approved the installation of the septic system that will be used by the new FLH unit. Therefore, there will be no impact.</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 new FLH unit would involve some vehicles during construction and residents in vehicles traveling to and from the units.</p> <p>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 that 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 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 1.18 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

Discussion: The project site is approximately 95 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.

Source: Project Description, FEMA Flood Maps. *Global Sea Level Rise Scenarios for the United States National Climate Assessment*, December 6, 2012; Accessed March 12, 2014, http://cpo.noaa.gov/sites/cpo/Reports/2012/NOAA_SLR_r3.pdf.

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

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.

Source: FEMA Community FIRM Panel 06081C0138E, effective October 16, 2012.

7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?

X

Discussion: The site is not within a floodway. See discussion in Section 7.f. above.

Source: FEMA Community FIRM Panel 06081C0138E, effective October 16, 2012.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
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

Discussion: The project does not entail the routine transport, use, or disposal of toxic or other hazardous materials.

Source: Project Description

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 shows 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 located 0.5 miles away from the Half Moon Bay Airport and within the Half Moon Bay Airport Land Use Plan. The property is located within the Airport Influence Area (AIA). Per the plan, the AIA is a zone for all other portions of regular aircraft traffic and has been determined that the aircraft accident risk level is considered low. The AIA zone does not have a limit of dwelling units per acre. The new FLH unit will be approximately 12 feet in height. Within the AIA, residential and agricultural uses are permitted. Airport discourse notices are required for anyone purchasing a home in the AIA, but as the FLH unit is a single-family home and the unit will not be purchased by the tenant, no notification is required. Thus, the project poses no impact.</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 located within a wildlands area and a Very High State Response Area. However, the following mitigation measure is recommended to ensure that the impact is less than significant from the Coastside Fire Protection District:</p> <p>Mitigation Measure 7:</p> <ul style="list-style-type: none"> a. The project shall meet vegetation management requirements, including the creation of a fuel break of defensible spaces around the perimeter of all structures of not less than 30 feet and may be required to a distance of 100 feet or to the property line. Trees located within the defensible space shall be pruned to remove dead and dying portions. b. The buildings are in a Very High Fire Hazard Severity Zone and will require a Class B roof. c. Smoke detectors shall be hard wired, interconnected, and have battery backup. d. Fire access roads shall be an approved all weather surface. e. A wet draft fire hydrant with a 4 1/2" National Hose Thread outlet with valve shall be mounted not less than two feet above ground level and within 5 feet of the main access road, and less than 50 feet from any portion of any building, nor more than 150 feet from all buildings. Piping layout shall be shown on Building plan sets. f. Each residence shall require a proper address as assigned by the San Mateo County Building Inspection Section. g. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 feet allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height 				

shall be not more than 44 inches above the finished grade.				
Source: Aerial Photography, California Department of Forestry and Fire Protection.				
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
Discussion: The project site is not in a flood hazard area.				
Source: FEMA Community FIRM Panel 06081C0465E, effective October 16, 2012.				
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?			X
Discussion: The project is not in a floodway. Thus, the project poses no impact.				
Source: FEMA Community FIRM Panel 06081C0138E, effective October 16, 2012, Project Scope.				
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	
Discussion: Denniston Reservoir is located 300 feet northeast of the proposed project location. The reservoir is maintained by Coastside County Water District (CCWD). Removal of sediment from the reservoir and the continued maintenance of the facility, as proposed in the CCWD EIR for the Denniston/San Vicente Water Supply Project, could potentially improve flood control for the reservoir. This ongoing maintenance will allow the reservoir to remain in operation and lessen the risk of a significant failure of the reservoir. No dam inundation area has been created for this reservoir.				
Source: Contour Maps, FEMA Community FIRM Panel 06081C0138E, effective October 16, 2012, Final Environmental Impact Report for the Denniston/San Vicente Water Supply Project, San Mateo County, CA (February 2015).				
8.l.	Inundation by seiche, tsunami, or mudflow?			X
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.				
Source: Flood Insurance Rate Map, Landslide Map.				

9. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
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: The project is required to treat all runoff on-site. A preliminary drainage analysis of the proposed project has been submitted and conditionally approved by the Department of Public Works.</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 subject property has an existing Coastside County Water District connection that is proposed to be used for the project. The project will not entail the creation of impermeable surfaces 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	

Discussion: The project is not within a watercourse. The project improvements (884 sq. ft. of impervious surface for the new FLH unit) will not significantly alter the existing drainage pattern on the site. New development on the site will include drainage features approved by the Department of Public Works (DPW). Relative to the potential impacts during project construction, the mitigation measure (No. 4) added under the discussion to Question 6.b. will ensure that, all issues taken together, the project will represent a less than significant impact.

Source: County Maps, Project Description.

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
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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. The Department of Public Works has reviewed and conditionally approved the conceptual drainage plans and will review the site's drainage plan.

Source: Project Description.

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
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Discussion: See the discussion provided to question 9.d. above.

Source: Project Description.

9.f. Significantly degrade surface or ground-water water quality?				X
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Discussion: See the discussion provided to question 9.d. above.

Source: Project Description.

9.g. Result in increased impervious surfaces and associated increased runoff?				X
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Discussion: See the discussion provided to question 9.d. above.

Source: Project Description.

10. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
10.a. Physically divide an established community?				X
<p>Discussion: The project is located within an established community. It is located on a property that is currently developed with five FLH units and a number of agricultural buildings. 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 speaks to conformance with applicable and respective LCP "Visual Resources," "Agriculture," and "Sensitive Habitats" 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 speaks to conformance with applicable and respective General Plan's "Visual Quality," "Soil Resources," "Vegetative, Water, Fish and Wildlife Resources," "Historical and Archaeological Resources," and "Water Supply" Elements 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 of intensity of surrounding developed areas. The FLH unit will utilize an existing septic system and an existing domestic water connection from CCWD. 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: The project is meeting a demand for housing for farm labors at the property. Thus, the project poses no impact.</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

<p>Discussion: According to the review of the San Mateo County General Plan Mineral Resources Map, there are no known mineral resources on the project site.</p> <p>Source: Project Description, County General Plan Mineral Resources Map.</p>					
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
<p>Discussion: See staff's discussion in Section 11.a.</p> <p>Source: Project Description, County General Plan Mineral Resources Map.</p>					

<p>12. NOISE. Would the project result in:</p>					
		<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		
<p>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 quietness at their properties. The following mitigation measure is recommended to ameliorate this impact to a less than significant level:</p> <p>Mitigation Measure 8: 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.</p> <p>Source: Project Plans, County Noise Ordinance.</p>					
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 FLH unit 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 FLH unit will be subject to the County Noise Ordinance, which prohibits the generation of disruptive noise in the same way that the existing surrounding houses 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: While the project is located within the Half Moon Bay Airport Land Use Compatibility Plan, the site is located outside of the adopted noise contours for the airport. While the project is located in an area with the possibility of regular aircraft traffic patterns, the noise generated by this traffic will be less than 60 decibels and will not expose people, residing in the future residences at the property, to excessive noise levels. Thus, the project poses a less than significant 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: The population growth will not be significant due to the construction of one FLH unit. The average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons. Thus, the project poses no impact. All of the 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: The project will create one housing unit for farm laborers. No units will be removed and no residences will be displaced.</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: The result of the project will be one Farm Labor Housing unit in an area characterized by agricultural uses, single-family houses, and FLH units. This addition is marginal and will not require the construction of any new facilities. The project will not disrupt acceptable service ratios, response times, or performance objectives of fire (Coastside Fire Protection District has reviewed and approved plans), police, schools, parks, or any other public facilities or energy supply systems. Thus, the project poses no impact.

Source: Coastside Fire Protection District.

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	
Discussion: The project will create one new dwelling unit. The impact of use would be less than significant.				
Source: Project Description.				
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
Discussion: The project does not include the construction or expansion of recreational facilities.				
Source: Project Scope.				

16. TRANSPORTATION/TRAFFIC. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
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 freeways, pedestrian and bicycle paths, and mass transit?				X
<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 daily trips that will be generated, 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 westbound or eastbound vehicles on Denniston Creek Road), 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: The project would not increase hazards to a design feature or incompatible uses.</p> <p>Source: Project Description.</p>				
16.e. Result in inadequate emergency access?				X
<p>Discussion: In addition to the discussion provided to Question 16.a. above, the Coastside Fire Protection District has reviewed and approved the proposed access to the project site. Thus, the project poses no impact.</p> <p>Source: Coastside Fire Protection District.</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 average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons. The addition of two to four people to the area's walkways will not result in their congestion. 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 project site has adequate parking and turnaround capacity for residents of the new FLH unit. The site will have adequate space to accommodate the temporary parking for vehicles associated with the construction of the FLH unit.</p> <p>Source: Project Plans.</p>				

17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p>Discussion: The project will utilize an existing and approved septic system for the new Farm Labor Housing unit. The project will not exceed any requirements from the Regional Water Quality Control Board.</p> <p>Source: Project Description, San Mateo County Environmental Health Division.</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
<p>Discussion: The project will utilize an existing and approved septic system for the new Farm Labor Housing unit. Thus, the project poses no impact.</p> <p>Source: Project Description.</p>				
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
<p>Discussion: The proposed project does not require the installation of stormwater drainage facilities given the project scope.</p> <p>Source: Project Scope.</p>				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<p>Discussion: The project site currently has a water connection from Coastside County Water District which will be used to serve the new FLH unit. Thus, the project poses no impact.</p> <p>Source: Project Description.</p>				

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
<p>Discussion: The FLH unit will be served by a private septic system and would not have any impacts on wastewater treatment capacities. Thus, the project poses no impact.</p> <p>Source: Project Description.</p>				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
<p>Discussion: While the FLH unit would create a slight increase in demand on the solid waste disposal service already serving the parcel, 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 Green Building Ordinance requires the use of water conserving fixtures, effective insulation, and other features that reduce water use and increase energy efficiency of residential buildings.</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 animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
<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>				
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.)			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 FLH project would result in broader regional impacts, and there are no known approved projects or future projects expected for the project parcel. This type of development is consistent with County Zoning Regulations. This project does not introduce any significant impacts that cannot be avoided through mitigation.</p> <p>Source: Project Plan.</p>				

18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
<p>Discussion: As discussed previously, the project will add one new Farm Labor Housing unit. The construction will be regulated by State Codes. Visual impacts will be mitigated by Mitigation Measure 1. Construction air quality impacts will be mitigated by Mitigation Measure 2. Construction traffic impacts will be mitigated by Mitigation Measure 6. Construction noise impacts will be mitigated by Mitigation Measure 8.</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:		X	

<u>MITIGATION MEASURES</u>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	
<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><u>Mitigation Measure 1:</u></p> <p>a. Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.</p> <p>b. The FLH unit shall be painted a color that will match and blend with the existing vegetation on the site.</p> <p><u>Mitigation Measure 2:</u> The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:</p> <p>a. Water all active construction areas at least twice daily.</p> <p>b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.</p> <p>c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.</p> <p>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.</p> <p>e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.</p> <p>f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).</p> <p>g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.</p> <p>h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.</p> <p>i. Replant vegetation in disturbed areas as quickly as possible.</p> <p><u>Mitigation Measure 3:</u> The following avoidance and minimization measures are recommended to avoid impacts to the CRLF and the SFGS, and their habitat:</p> <p>a. All work will occur during the dry season (May 1 - September 31).</p> <p>b. Tightly woven fiber netting or similar material should be used for erosion control or other purposes at the Project site to ensure that the CRLF and the SFGS do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products, or similar material should not be</p>		

used because the CRLF, the SFGS, and other species may become entangled or trapped in it.

- c. Because dusk and dawn are often the times when the CRLF are most actively moving and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour after sunrise.
- d. No work shall occur during rain events (defined as greater than 0.25 inches within a 24-hour period) when either species is most likely to disperse.
- e. If work occurs outside of the dry season, a qualified biologist will conduct a pre-construction survey within 24 hours prior to initiation of ground disturbing activities and within 24 hours prior to re-starting work following a rain event. If vegetation within the work area is sufficiently dense such that absence of either species cannot be determined, a qualified biologist will monitor vegetation removal and initial ground disturbance for the CRLF and the SFGS. If either species is observed during pre-construction surveys or monitoring, work will be halted and the individual(s) will be allowed to leave the work area on its own.

Mitigation Measure 4: The following avoidance and minimization measures are recommended to avoid impacts to the San Francisco dusky-footed woodrat:

- a. A pre-construction survey within the project area will be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.
- b. Woodrat houses which cannot be avoided will be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian, woodland, scrub) that will not be impacted.

Mitigation Measure 5: In the event 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 6: 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. No erosion or sediment control measures will be placed in vegetated areas.
- m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- n. Control of fuels and other hazardous materials, spills, and litter during construction.
- o. Preserve existing vegetation whenever feasible.

Mitigation Measure 7:

- a. The project shall meet vegetation management requirements, including the creation of a fuel break of defensible spaces around the perimeter of all structures of not less than 30 feet and may be required to a distance of 100 feet or to the property line. Trees located within the defensible space shall be pruned to remove dead and dying portions.

- b. The buildings are in Very High Fire Hazard Severity Zone and will require a Class B roof.
- c. Smoke detectors shall be hard wired, interconnected, and have battery backup.
- d. Fire access roads shall be an approved all weather surface.
- e. A wet draft fire hydrant with a 4 1/2" National Hose Thread outlet with valve shall be mounted not less than two feet above ground level and within 5 feet of the main access road, and less than 50 feet from any portion of any building, nor more than 150 feet from all buildings. Piping layout shall be shown on Building plan sets.
- f. Each residence shall require a proper address as assigned by the San Mateo County Building Inspection Section.
- g. Escape or rescue windows shall have a minimum net clear openable area of 5.7 sq. ft., 5.0 feet allowed at grade. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished grade.

Mitigation Measure 8: 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.

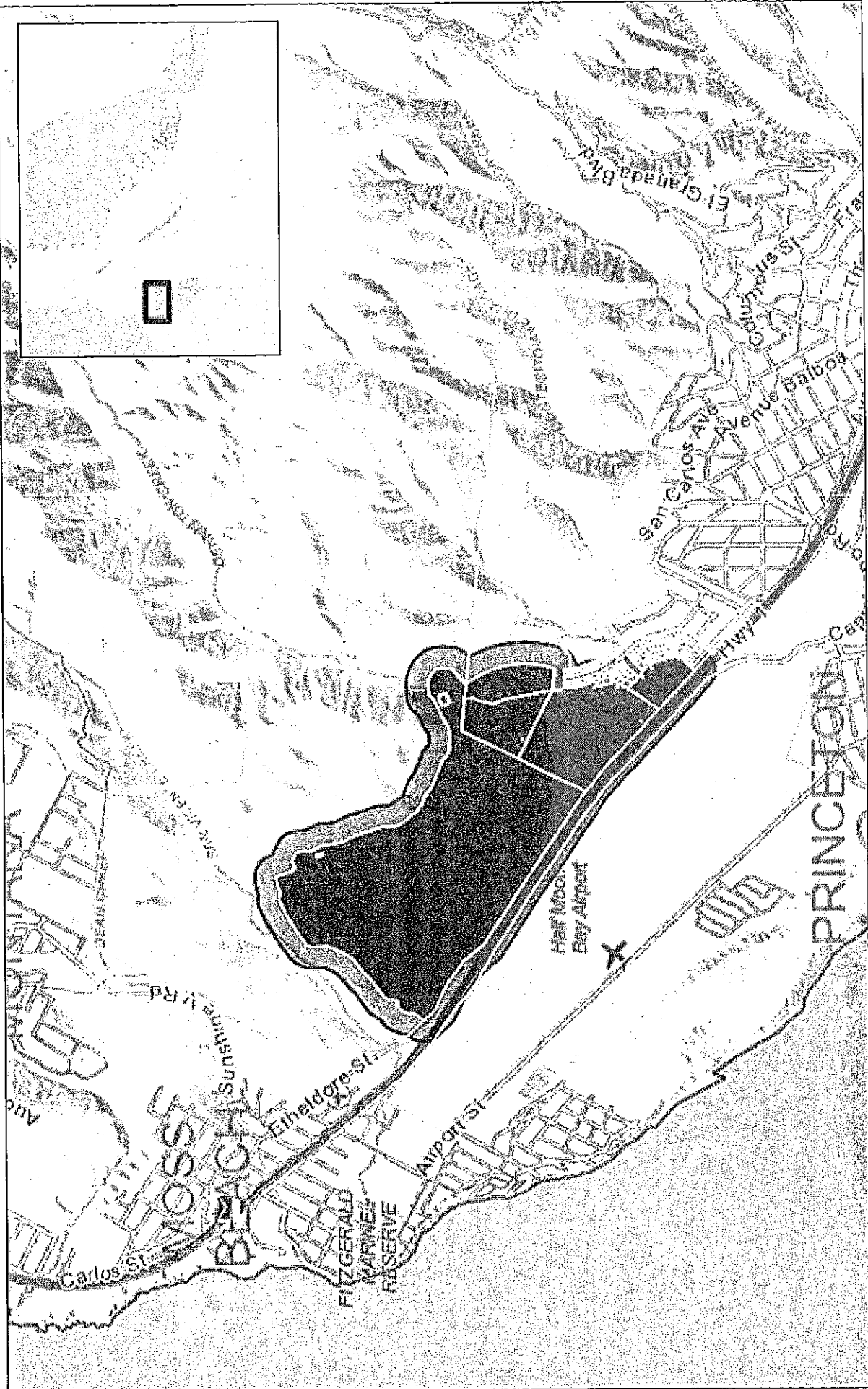
Robert J. Batten
 (Signature)

Planner III
 (Title)

3/22/17
 Date

ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Elevations

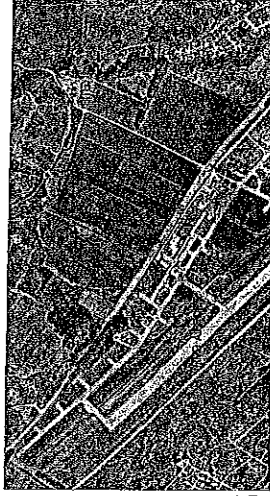


WGS_1984_Web_Mercator_Auxiliary_Sphere
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 THIS MAP IS NOT TO BE USED FOR NAVIGATION



SITE LOCATION MAP NOT TO SCALE

LEGEND
 DS DOWN SPOUT
 E EXISTING
 N NEW OR PROPOSED
 W WATER

GENERAL NOTES
 1. PLANS PREPARED AT THE REQUEST OF:
 2. SITE PLAN GENERATED FROM AERIAL PHOTOGRAPHY
 AND INFORMATION FROM SMO GIS SYSTEM AND FEMA
 3. THIS IS NOT A BOUNDARY SURVEY.

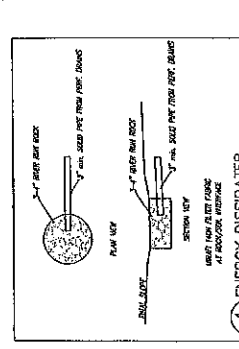
GRADING NOTES
 NO GRADING WILL BE NECESSARY
 ALL TRENCHES WITHIN TRAVELWAYS SHALL BE BACKFILLED TO SUBGRADE
 ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES
 ARE TO BE LEFT OPEN, THEY SHALL BE BACKFILLED WITH COMPACTED
 APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED
 GRADE AND THEN FILLED WITH HAND TAMPED SOIL.

DRAINAGE NOTES
 1. DOWNSPOUT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF
 RUNOFF TO SAFE LOCATION
 2. ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO ENERGY DISSIPATOR, AS SHOWN.
 3. ALL ROOF DRAINAGE PIPES SHALL BE MINIMUM 3" DIAMETER SOLID PPE SLOPED AT
 1% MINIMUM.

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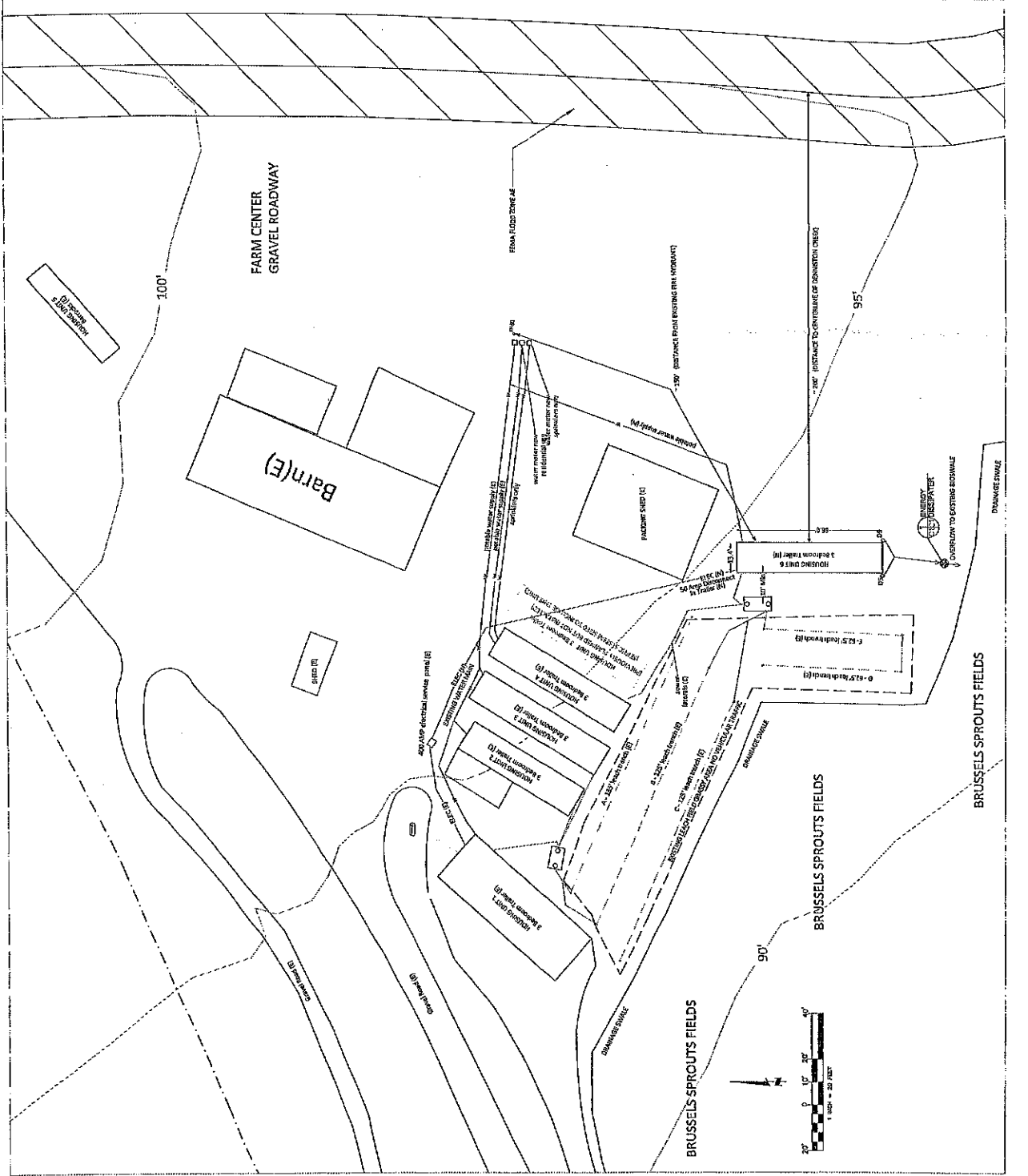
SECTION AND DETAIL CONVENTION
 SECTION OF WORK
 REFERENCE SHEET NO. OR
 REFERENCE SHEET NO. OR
 REFERENCE SHEET NO. OR



DATE: 9-16-05
PROJECT: FARM WORKER HOUSING
CLIENT: CABRILLO FARMS
ADDRESS: CABRILLO HIGHWAY
CITY: MOSS BEACH, CALIFORNIA
PHONE: 097-320-350
FAX: 728-2853

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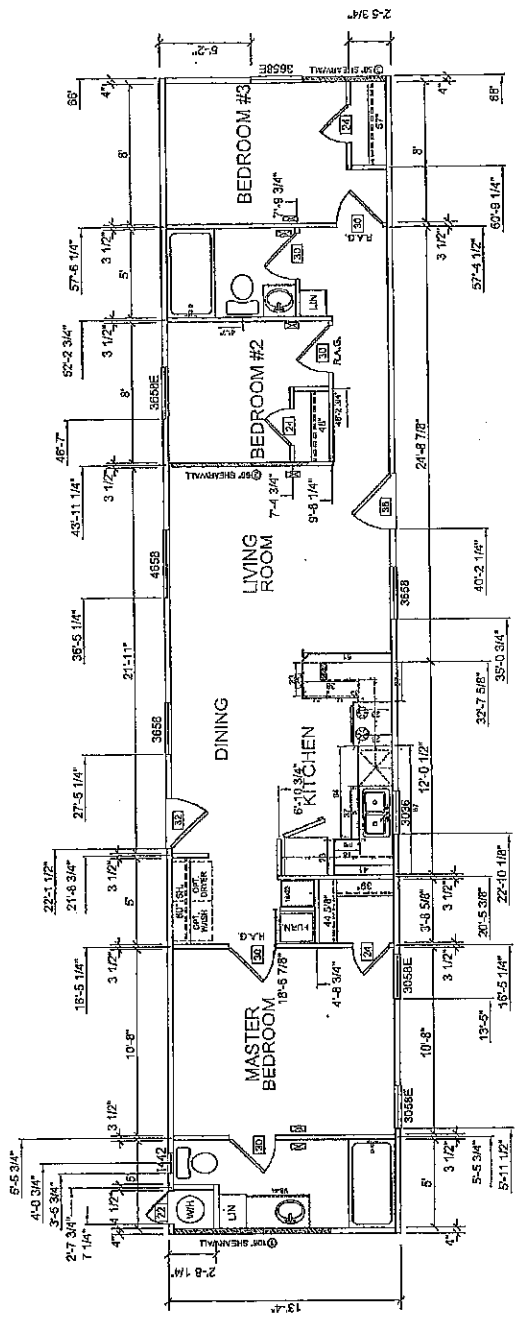
APPLICABLE MODEL #

LIGHT & VENT SCHEDULE	
ROOM	REQD REQD AREA LIGHT VENT
BEDROOM #2	63.8 7.1 5.6
BEDROOM #3	64.1 5.1 2.8
LIVING ROOM	141.3 11.3 5.7
MASTER BEDROOM	135.1 10.8 5.4

REVISED

SEP 16 2015

San Mateo County
Planning and Building Department



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340 PALM AVE. P.O. BOX 428 LINDSAY, CA 93247

DAPRA SEAL

MODIFICATIONS

MODEL: 09-CM-2602B
DES-TYPICAL

SHEET:

AP-101

TITLE: SPRIN. QT# 14284, 14319

DRAWN BY: JSERRAS DATE: 1/6/12
SCALE: 1/8" = 1'-0"

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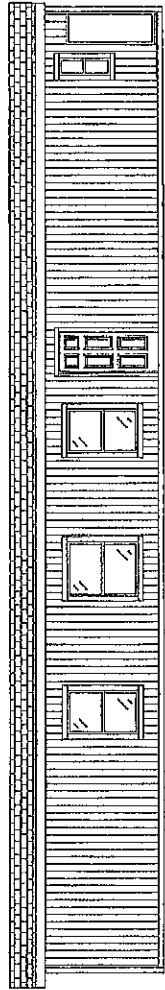
APPLICABLE MODEL #

DRAFT # 1
OT# 16738

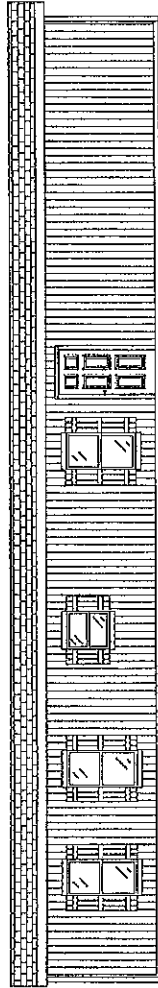
RECEIVED

SEP 16 2016

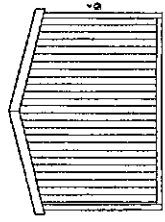
San Mateo County
Planning and Building Department



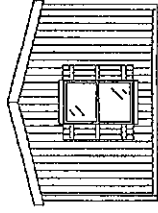
BACK ELEVATION



FRONT ELEVATION

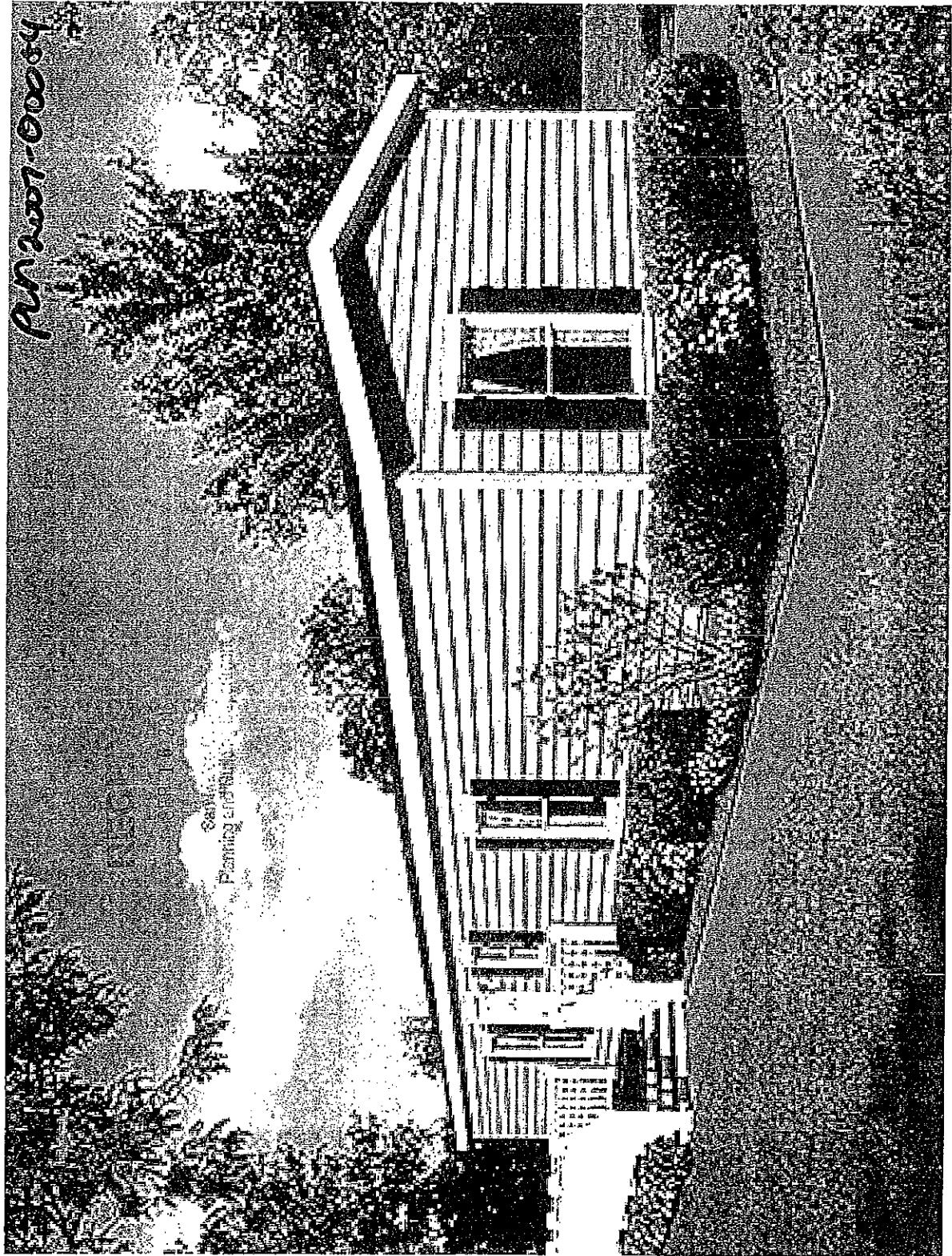


REAR ELEVATION



HITCH END ELEVATION

PH 2001-0004



Center for Planning and Urban Development