COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: June 14, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit and Planned Agricultural District Permit and adoption of a Mitigated Negative Declaration for the construction of four (4) new Farm Labor Housing units, associated septic system, a domestic well, construction of three (3) new non-soil dependent greenhouses, and the legalization of one (1) permanent farm stand. The property is located at 950 La Honda Road in the unincorporated San Gregorio area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00495 and PLN 2016-00496 (POST)

PROPOSAL

The applicant is proposing to construct four (4) new Farm Labor Housing (FLH) units, each 850 sq. ft. in size with three bedrooms, with an associated septic system and domestic well (PLN 2016-00495) and three (3) new non-soil dependent greenhouses, each 3,600 sq. ft. in size, and to legalize one permanent farm stand (PLN 2016-00496). The construction of the new FLH units, septic system, greenhouses, and farm stand will be located in the disturbed area around the existing farm center on the property. The proposed domestic well on the property will be located in close proximity to an existing farm road. Three potential well locations are proposed as part of the project.

RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Coastal Development Permit and Planned Agricultural District Permit, County File Numbers PLN 2016-00495 and PLN 2016-00496, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The Farm Labor Housing units, non-soil dependent greenhouses, farm stand, domestic well, and associated utilities, as proposed and conditioned, will comply with the applicable policies and standards of the General Plan, Local Coastal Program, and Zoning Regulations. An Initial Study (IS)/Mitigated Negative Declaration (MND) were

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 project is located at 950 La Honda Road, a 74-acre parcel. The majority of the parcel is utilized for row crops. The proposed area of development is a relatively flat area of the property. A new septic system and domestic well are proposed as part of this project.

The project complies with the General Plan Policies regarding Vegetative, Water, Fish and Wildlife Resources, Soil Resources, and Visual Quality, as well as General Plan Policies relating to agriculture, land use, and water supply. The submitted biologist report noted that there is no riparian vegetation within the project area and the closest riparian corridor is located 50 feet to the north of the project area. No riparian vegetation will be removed as part of this project. Visual resources also will be minimally impacted, as the FLH units will be conditioned to employ natural colors to blend with the surrounding vegetation and the greenhouses and FLH units will be screened by vegetation.

The project also meets the Local Coastal Program (LCP) Policies for Visual Resources, Sensitive Habitats, and Land Use in that the development proposed by the project 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 units, non-soil dependent greenhouses, farm stand, well, and associated utilities are located in areas 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.

Further, the project complies 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.

RB:pac - RJBBB0258_WPU.DOCX

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: June 14, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of an Coastal Development Permit and Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, and adoption of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act for the construction of four (4) new Farm Labor Housing units, associated septic system, a domestic well, construction of three (3) new non-soil dependent greenhouses, and the legalization of one (1) permanent farm stand. The property is located at 950 La Honda Road in the unincorporated San Gregorio area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Numbers: PLN 2016-00495 and PLN 2016-00496
Peninsula Open Space Trust

PROPOSAL

The applicant is proposing to construct four (4) new Farm Labor Housing (FLH) units, each 850 sq. ft. in size with three bedrooms, with an associated septic system and domestic well (PLN 2016-00495) and three (3) new non-soil dependent greenhouses, each 3,600 sq. ft. in size, and to legalize one permanent farm stand (PLN 2016-00496). The construction of the new FLH units, septic system, greenhouses, and farm stand will be located in the disturbed area around the existing farm center on the property. The proposed domestic well on the property will be located in close proximity to an existing farm road. Three potential well locations are proposed as part of the project.

RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Coastal Development Permit and Planned Agricultural District Permit County File Numbers PLN 2016-00495 and PLN 2016-00496, 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: Lisa Grote

Owner: Peninsula Open Space Trust

Location: 950 La Honda Road, San Gregorio

APN: 081-250-020

Parcel Size: 74 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: Row crops, agricultural pond, farm center with a farmhouse, shed, trailer, farm stand, and deer fence.

Water Supply: The applicant is proposing a new domestic well on the property to use for the FLH units.

Sewage Disposal: The existing septic system on the site has been decommissioned and demolished as the system was no longer useable. A new septic system to serve the four FLH units is proposed as part of this project.

Flood Zone: Zone X (area of minimal flooding); FEMA FIRM Panel 06081C0360E; effective October 16, 2012.

Environmental Evaluation: Initial Study and Mitigated Negative Declaration issued with a public review period from May 24, 2017 through June 13, 2017 for the new Farm Labor Housing units, greenhouses, well, septic system, and farm stand.

Setting: The project parcel is accessed via a driveway located off of La Honda Road. The property has a developed area that consists of a farm center, which includes a farm stand, farmhouse, farm sheds and parking area. Fifty eight (58) acres of the property are used for mixed row crops including Brussel sprouts, strawberries, beans, squash, pumpkins, broccoli, cauliflower, artichokes, onions, leeks, pears, cabbage and cover crops. San Gregorio Creek runs along portions of the eastern and southern edges of the property. A drainage ditch runs along the portion of the property that abuts La Honda Road. The parcels adjacent to the subject property are used for agriculture uses.

DISCUSSION

A. KEY ISSUES

1. Conformity with the General Plan

Staff has reviewed and determined that the project complies with all 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 units, greenhouses, farm stand, well, and septic system will be located on an existing disturbed portion of the parcel. The area for the proposed FLH units, greenhouses, farm stand, and septic system 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 well locations are adjacent to the existing farm road on the property.

Per the biological report submitted by the applicant, riparian vegetation is present on the site. San Gregorio Creek abuts the southern property line of the parcel. San Gregorio Creek meets the County definition of a riparian corridor based upon the existing vegetation associated with the Creek. Per the biological report, an ephemeral drainage channel located in proximity to the farm center contains willow dominated riparian habitat. While the drainage ditch is dry most of the year, the channel could provide a movement corridor between the existing agricultural pond on the property and San Gregorio Creek.

The proposed well locations will be located approximately 126 feet to the north of the San Gregorio Creek and habitat area. An existing agricultural field separates the well locations from the riparian habitat.

The FLH units are located approximately 20 feet beyond the required 30-foot riparian buffer of the ephemeral drainage channel along the northwest property line. The subject property (including the project site) is not located within any established native resident or migratory wildlife corridors or any native wildlife nursery.

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 is located on a portion of the parcel that is already highly disturbed and lacks riparian vegetation.

To ensure that there are no impacts to wildlife species such as the San Francisco garter snake and California red-legged frog, Condition No. 12 has been incorporated into the approval of the project. This condition requires installation of exclusion fencing during project construction, a biological monitor on-site during the project construction, and installation of specific erosion control measures that will not impact wildlife.

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 and is fallow. There is an existing farm road and driveway which will provide access to the new FLH units, greenhouses, and farm stand. The locations proposed for the one domestic well are adjacent to an existing farm road. A sediment and erosion control plan is recommended as a mitigation measure in the Initial Study to contain disturbance to the farm center and to ensure that sediment does not impact the riparian vegetation on the site and has also been included as a condition of approval in Attachment A (Condition No. 14).

Some minor vegetation clearing and grading will occur for the installation of the Farm Labor Housing units, greenhouses, well, and septic system, 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 (Condition No. 14), which includes the installation of fiber rolls and an equipment staging area, will be implemented at the time of construction.

Policy 2.20 (*Regulate Location and Design of Development in Areas with Productive Soil Resources*) calls for the protection 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 Class II (non-irrigated) rating. On the 74-acre parcel, approximately 64 acres are prime soils. The area that is proposed for conversion to the Farm Labor Housing units, greenhouses, septic system, and farm stand 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 and an existing deer fence. 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 units are proposed has not historically been under agricultural production. No additional impacts to prime soils are anticipated.

The area that is proposed for conversion to development totals 0.25 acres in the existing farm center. The new Farm Labor Housing units will be located in a disturbed and fallow area within the farm center where agricultural activities are not present. The greenhouses will be non-soil dependent and will be used for growing transplant agricultural products in containers before they are planted in the fields on the property.

The farm roads and deer fences surrounding the farm center provide for a clearly defined buffer between agricultural uses and the proposed Farm Labor Housing units, greenhouses, and farm stand. The septic system for the FLH units will be located within the farm center and will not impact the surrounding agricultural fields. The proposed locations for the domestic well abut an existing farm road. While the well will be located in the agricultural field, only 25 sq. ft. of land will be converted. 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 proposed FLH units will be visible from the public right-of-way, as the applicant is proposing native vegetation screening that will partially screen the units. The greenhouses and farm stand will be visible from Highway 84. The greenhouses, farm stand, and FLH units are proposed to be clustered within the existing farm center and will blend in with the existing development on the site. The greenhouses will be setback 63 feet from the front property line, the FLH units will be as closes as 30 feet to the property line, and the farm stand will be located 61 feet from the front property line. The potential well locations are over 700 feet from Highway 84.

Permit conditions require the FLH units to be painted a natural color to match the existing vegetation, as well as the installation of native vegetation to screen the development from public view. The new FLH units, greenhouses, and farm stand 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 greenhouses and FLH units will be approximately 14 feet in height. The proposed utilities to the new FLH units will be undergrounded. The proposed well location will have minimal visual impact.

Two information signs will be visible from La Honda Road. These signs will be informational, stating that the agricultural uses and the riparian corridor is protected by Peninsula Open Space Trust (POST). The signs will comply with the sign criteria for scenic corridors. The proposed project site is indistinguishable from the development on the property and is typical of development in the rural areas of San Mateo County. However, to further reduce any potential impact Conditions of Approval Nos. 9 and 10 have been placed on the project, which require vegetative screening, painting the FLH units to match existing vegetation, and require exterior lighting to be designed in a way to prevent glare and directing light on the property.

d. 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 units will be served by a new private septic system and will not have any impacts on wastewater treatment capacities. The septic systems will be located over 900 feet from the edge of the riparian corridor on the property. The Environmental Health Division has conditionally approved the proposed septic plan.

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 units, greenhouses, farm stand, well and associated utilities will have a minimal impact on coastal resources including sensitive wildlife species, riparian corridors, and scenic views. The Farm Labor Housing units, greenhouse, farm stand 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. Agriculture Component

Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) conditionally allows farm labor housing, non-soil dependent greenhouses, permanent farm stands, and domestic wells, provided the following criteria in Policy 5.8 (*Conversion of Prime Agricultural Land Designated as Agriculture*) are met:

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

The proposed location for the FLH units, greenhouses, and associated utilities, is within an existing farm center area. The farm center has not historically been farmed and is comprised of already disturbed soils. The project property contains approximately 71 acres of prime soils, out of the 74-acre parcel. The majority of the 3 acres that are not prime soils are riparian vegetation located near San Gregorio Creek and a drainage area adjacent to La Honda Road. Location of the project on other areas of the property would impact the ongoing agriculture operations on the site.

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

The applicant has stated that they will maintain a 5-foot buffer between the FLH units and the existing deer fence on the property as well as keep an 11-foot buffer between the greenhouses and the cover crops. Existing farm roads also separate the farm center and the agricultural uses on the property. The existing location of the row crops will not be impacted.

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

The property is separated from adjacent parcels where agricultural operations are occurring by fences, a creek, and La Honda Road. The proposed FLH units and greenhouses will not substantially increase the amount of vehicle trips to the site. The farm stand that is to be legalized is already in operation. Parking for the farm stand is located on the property within the farm center. The farm stand is proposed to be open from 10:00 a.m. to 5:00 p.m. on Saturdays and Sundays from April through November and will sell products that are grown on the parcel. There is no past evidence that the use of the farm stand has negatively impacted the use of the adjacent farm land. It is not anticipated that the use of the farm stand will impact adjacent agricultural land due to the limited nature of the facility. The proposed development on the site will not impact the use of adjacent lands for agriculture.

(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 units and greenhouses do not require public service or facility expansion. Water will be provided by a new domestic well on the parcel and the project parcel contains soils that can safely accommodate a septic system. La Honda Road will not require significant improvement to accommodate the proposed FLH units and greenhouses. The development 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.

c. Sensitive Habitats Component

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

As stated in Vegetative, Water, Fish and Wildlife Resources Section above, riparian vegetation is present on the site; however, the proposed well locations will be located approximately 126 feet to the north of San Gregorio Creek and its habitat area. An existing agricultural field separates the well locations from the riparian habitat. All proposed uses as part of this project are located outside of riparian buffer zones.

The FLH units are located approximately 20 feet from the required 30-foot riparian buffer of the ephemeral drainage channel along the northwest property line.

To ensure that there are no impacts to wildlife species such as the SFGS and CRLF, Condition of No. 12 (Mitigation Measure No. 4) have been incorporated into the approval of the project.

d. Visual Resources Component

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development: (1) is least visible from State Scenic Roads; (2) is least likely to impact views from public view points; and (3) best preserves the visual and open space qualities of the parcel overall.

As stated above in the Visual Quality Section, the project site is located in the Cabrillo Highway/Highway 1 County Scenic Corridor. The proposed Farm Labor Housing (FLH) units will be partially visible from the public right-of-way, as the applicant is proposing native

vegetation screen. The greenhouses and farm stand will be visible from Highway 84. The greenhouses, farm stand, and FLH units are proposed to be clustered within the existing farm center.

Permit conditions require the FLH units to be painted a natural color to match the existing vegetation, as well as the installation of native vegetation to screen the development from public view. The utilities to the new FLH units will be undergrounded, and the well will have minimal visual impact. In order to avoid impacts posed by the minor vegetation clearing and grading that will occur during installation of the project, Conditions of Approval Nos. 11 through 14 have been placed on the project to require an erosion control plan, archaeological protection and, biological protection for the site.

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.

San Gregorio Creek is located approximately 126 feet to the south of the nearest well location, and over 1,200 feet from the farm center. 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. Policy 8.24 (*Large Agricultural Structures*) requires that large agricultural structures, such as greenhouses, employ either landscape to screen the structures or have the structure painted or constructed with materials that blend with the natural vegetation on the site.

The project area is relatively flat. The FLH units are one-story modular units and will have wood exterior walls and have been conditioned to be natural vegetation color. Surrounding natural vegetation partially screen the developed area on the property from Highway 84. The project has also been conditioned to plant native vegetation between Highway 84 and the greenhouses and the FLH units and Highway 84. 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.

Policy 8.31 (*Regulations of Scenic Corridors in Rural Areas*), applies the Scenic Road Element of the County General Plan, the Rural Design Policies of the LCP, and the Resource Management Scenic Resources Area Criteria. These require, among other things, a minimum setback of 100 feet from the right-of-way line, and greater where possible. However, a 50-foot setback may be permitted when sufficient screening is provided to shield the structure from public view.

The proposed greenhouses are located approximately 60 feet from the front property line along Highway 84. The greenhouses have been conditioned to be screened from Highway 84 via landscaping. The proposed FLH units are approximately 30 feet from the front property line. While the units comply with the setback requirement of the PAD Zoning District, the location conflicts with Policy 8.31. Per LCP Policy 8.5 (*Location of Development*), when conflicts in complying with the regulations of the Visual Resources Component occur, the policy allows for the conflict to be resolved in a manner which, on balance, most protects significant coastal resources on the parcel consistence with the Coastal Act.

If the FLH units were required to be located 20 feet further away from the property line abutting Highway 84, the units, and possibly their associated utilities, would be located within an area that is under agricultural production on the site and would directly impact ongoing agricultural operations on the property. The farm center is located on prime soils, but has not been under active agricultural production and is separated from ongoing agricultural operations on the property. Increasing the proposed setback to 50 feet from Highway 84 would convert prime soils that are under current cultivation. As stated in the San Mateo County Zoning Code, the purpose of the PAD Zoning District is to preserve and foster existing and potential agricultural operations in San Mateo County, as well as to keep the maximum amount of prime agricultural land and other lands suitable for agriculture in production. The location of the FLH units and the proposed development on the property is typical of development in the rural areas of San Mateo County. The protection of the prime soils is the most significant coastal resource on the parcel. Accordingly, approval of a 30-foot setback is appropriate in this instance.

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	14 feet
Minimum Front Yard Setback	30 feet	30 feet
Minimum Side Yard Setbacks	20 feet	Approximately 450 feet (left side); 1,450 feet (right side)
Minimum Rear Yard Setback	20 feet	Approximately 126 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 is proposing one new domestic well on the property. The three potential well locations are located approximately 126 feet to the north of San Gregorio Creek adjacent to an existing farm road. No riparian vegetation would be removed to accommodate the drilling. There are no nearby wells that would be impacted by the installation of this domestic well. The farm relies on water from San Gregorio Creek, an adjudicated water source. The new FLH units require their own individual water source. Per San Mateo County Environmental Health Division regulations, the domestic water source for the FLH units shall be from a well or a spring. Only existing domestic uses that draw from existing surface water source can continue to use that source. Also, as the creek is adjudicated, it may not be able to meet the demand of both the domestic and agricultural uses on the property. The well locations have been conditionally approved by the Environmental Health Division. The project will be conditioned to meet Environmental Health Division standards for water quality and quantity.

(2) Criteria for the Conversion of Prime Agriculture Lands

Conversion of Prime Agricultural Lands to a use not principally permitted is allowed when: (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 existing agricultural activities on lands on the property or the surrounding area. The FLH units, greenhouses, farm stand, domestic well, and septic system are located in an already disturbed area on the property, and will not impact the ongoing agricultural uses on the property. If the new FLH units, greenhouses, farm stand, or septic system was required to be placed on non-Prime lands, it would directly impact the ongoing agricultural uses on the property or impact riparian habitat on the site. The proposed project will not impact the existing agricultural activities on the property. The overall area of disturbance is limited to just the area around the existing farm center and farm road 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 March 13, 2017 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 ongoing 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 units 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 twenty-four (24)

proposed farm laborers will be active in the agricultural operations on the property.

Further, as conditioned, the proposed units comply 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 requirements, and Environmental Health Division code requirements.

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 May 24, 2017 and ended on June 13, 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
Cal-Fire
Environmental Health Division
California Coastal Commission
Agricultural Advisory Committee

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Site Plan
D. Project Description from Applicant
E Floor Plan, Elevations, Pictures
F. Biological Report
G. Mitigated Negative Declaration

RB:pac - RJBBB0259_WPU.DOCX

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Numbers: PLN 2016-00495 and PLN 2016-00496 Hearing Date: June 14, 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, 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 applicable 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 PAD permit, Find:

7. That the proposed 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 operation and location of the Farm Labor Housing units, non-soil dependent greenhouses, and farm stand are consistent with applicable requirements of the Planned Agricultural District regulations.

10. That the project, as described and conditioned, conforms to 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 units, greenhouse, farm stand, and associated utilities are located in an already disturbed area on the property. Conversion of other Prime land not will result in significant impact to the ongoing agricultural uses on the property. If the elements of the project were required to be placed on non-Prime lands, it would directly impact the ongoing agricultural uses on the property. The overall area of disturbance is limited to just the area around the proposed units, greenhouses, farm stand, and utilities which keeps the remaining portion of the parcel 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 June 14, 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. PLN 2016-00495 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 Farm Labor Housing 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 units cease, 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 apply 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.

6. PLN 2016-00496 shall be valid for one (1) year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees.

7. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal. Only the minimum vegetation necessary shall be removed to accommodate the Farm Labor Housing unit, driveway, and associated utilities.

8. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of $2,216.25, as required under Department of Fish and Game Code Section 711.4, plus a $50.00 recording fee. Thus, the applicant shall submit a check in the total amount of $2,266.25, made payable to "San Mateo County Clerk," to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year

(i.e., January 1, 2017). The fee amount due is based on the date of payment of the fees.

9. **Mitigation Measure 1:**

   a. The Farm Labor Housing (FLH) units shall be painted a color that will match and blend with the existing vegetation on the site.

   b. Native vegetation will be planted between the greenhouses and Highway 84 and the FLH units and Highway 84 to screen the structures. A vegetation planting plan shall be submitted to the San Mateo County Planning Department prior to Planning approval for the building permit for this project.

10. **Mitigation Measure 2:** 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.

11. **Mitigation Measure 3:** 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.

12. **Mitigation Measure 4:** The following avoidance and minimization measures are recommended to avoid impacts to California red-legged frog (CRLF) and San Francisco garter snake (SFGS) and their habitat:

a. Maintain the fallowed fields via discing to keep the habitat within the farm center footprint from developing further complexity, which might attract various wildlife species and increase the probability of biological impacts during construction.

b. Install exclusion fencing along the drainage ditch/road berm prior to construction. This corridor is a potential movement between the pond and San Gregorio Creek. While the drainage ditch is generally dry and very densely vegetated, installing fencing that would keep any potential amphibians and reptiles moving along that corridor out of the work area would reduce any potential for impacts to the CRLF and SFGS or other wildlife using the cover for movement or foraging.

c. 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.

d. Have a qualified biological monitor on-site to inspect the work area prior to any construction activities and during any clearing or grubbing to reduce the potential for any impacts to wildlife species.

e. 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.

f. If a listed specifics is encountered, the monitor or Peninsula Open Space Trust (POST) staff will submit the occurrence data to the California Natural Diversity Database. If a species is encountered and cannot be avoided, the biological monitor will contract both California Department of Fish and Game and U.S. Fish and Wildlife Service staff.

g. 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.

13. **Mitigation Measure 5:** In the event that cultural, paleontological or archaeological resources should 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).

14. **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.

15. **Mitigation Measure 7:** 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

16. 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

17. 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

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

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

Cal-Fire

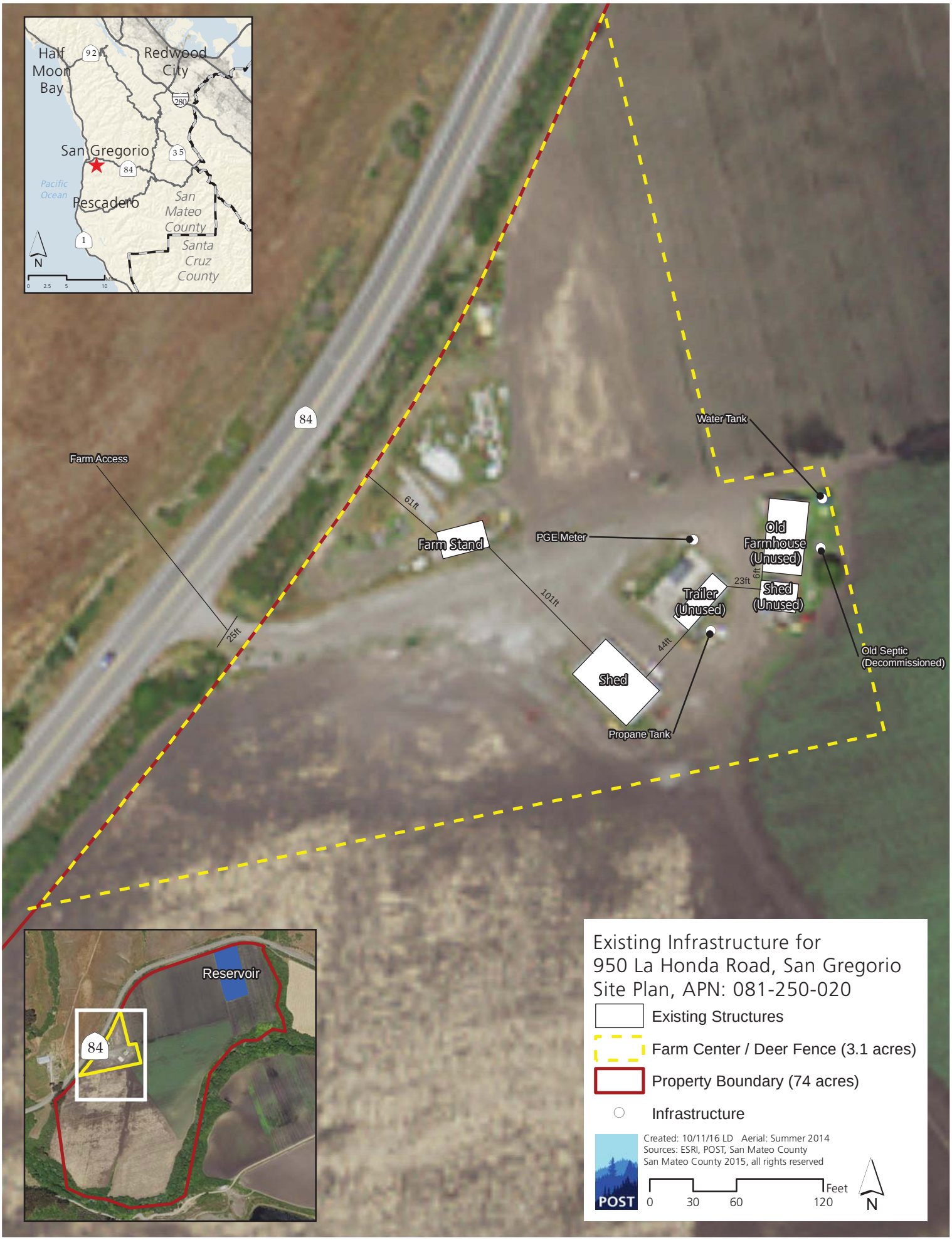
20. The applicant shall meet all requirements from Cal-Fire at the building permit stage.

21. While fire sprinklers are not required for mobile homes, the Cal-Fire Fire Marshal recommends the installation of fire sprinklers in all new mobile and manufactured homes.

RB:pac - RJBBB0259_WPU.DOCX

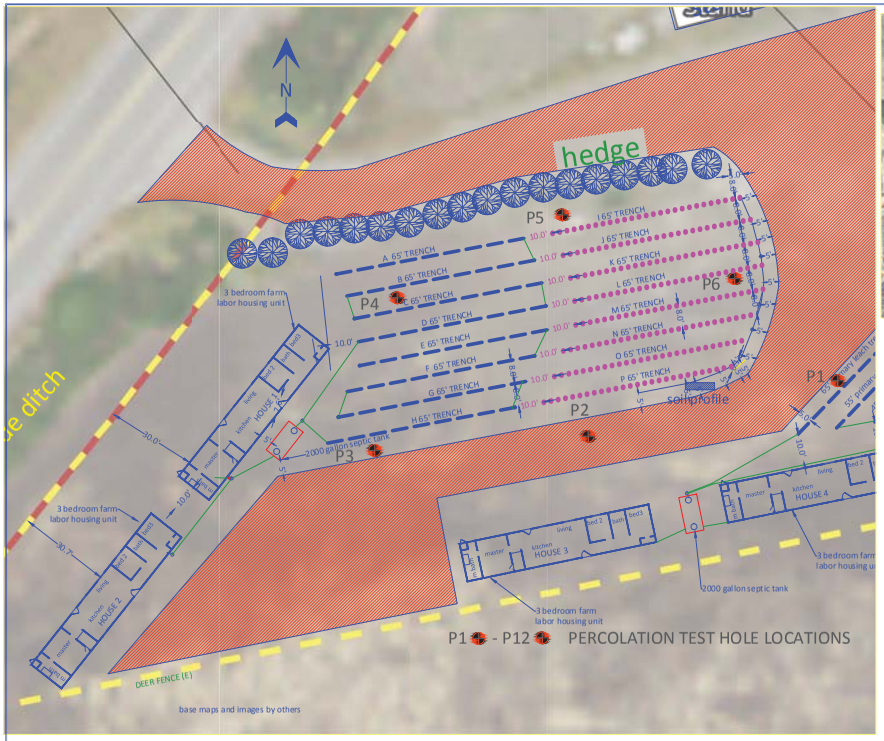
ATTACHMENT B

ATTACHMENT C

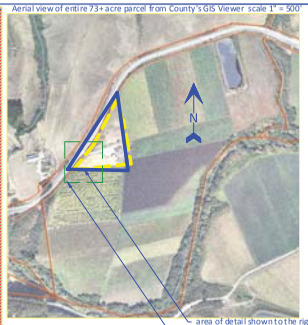



Half Moon Bay
Redwood City
San Gregorio
Pescadero
Pacific Ocean
Santa Clara County
San Mateo County
Santa Cruz County
N
0 2.5 5 10 Miles
84
Farm Access
Farm Stand
Greenhouse 1
Greenhouse 2
Greenhouse 3
PG&E Meter
Old Septic (Decommissioned)
Tractor Shed
Barn (on existing pad)
Shed
Propane Tank
Hedge Row
Trailer
Trailer
Parking
Water Tank
Water Tank
Domestic Water Tank (5000g)
Fire Hydrant (Meets NFPA 1142 Water Supply Standards)
Alternate 2
Power Pole
Alternate 1
Primary
Well Pad (Pump Submerged)
5 ft
5 ft
0 5 10 20 Feet
San Gregorio Creek
Domestic Water Well Site Plan for 950 La Honda Road, San Gregorio APN: 081-250-020
Domestic Water Line (Underground)
Electrical Extension to Power Water Pump (Underground)
Electrical Extension to Power Well Pump (Underground)
Proposed Structures
Farm Center / Deer Fence (3.1 acres)
Property Boundary (74 acres)
Proposed Infrastructure
Infrastructure
Potential Well Sites
Primary: 126' from riparian corridor
Alternate 1: 276' from riparian corridor
Alternate 2: 478' from riparian corridor
POST
0 50 100 200 Feet
N


Half Moon Bay
Redwood City
San Gregorio
Santa Clara County
Pacific Ocean
Pescadero
San Mateo County
Santa Cruz County
N
Miles
0 2.5 5 10
Reservoir
Existing Water Line (Underground)
84
Farm Access
Greenhouse
Greenhouse
Greenhouse
PG&E Meter
Old Septic (Decommissioned)
Farm Stand
120' Hammerhead Turnaround
Barn (on existing pad)
Tractor Shed
Hedge Row
Shed
Propane Tank
Trailer
Parking
Trailer
Trailer
Trailer
Domestic Water Tank (5000g)
Fire Hydrant (Meets NFPA 1142 Water Supply Standards)
San Gregorio Creek
CalFire Site Plan for
950 La Honda Road, San Gregorio
APN: 081-250-020
Existing Water Line (Underground)
Proposed Structures
Farm Center / Deer Fence (3.1 acres)
Property Boundary (74 acres)
Proposed Infrastructure
Infrastructure
Created: 11/17/16 LD Aerial: Summer 2014
Sources: ESRI, POST, San Mateo County
Derived from data that is copyright
San Mateo County 2015, all rights reserved
Scale: 1:1,075
0 50 100 200 Feet
N



Aerial view of entire 73+ acre parcel from County's GIS Viewer scale 1" = 500'

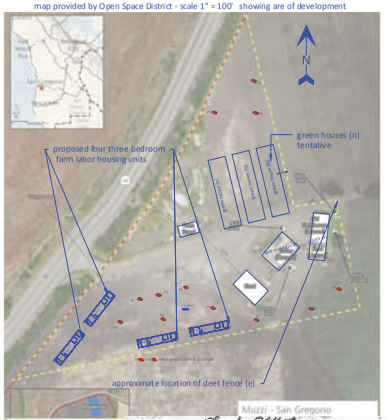


San Mateo County septic system setbacks

LEACH FIELD LAYOUT FOR HOUSES 1 AND 2

TRENCH	LENGTH'	P1	P2	E1	E2
A	65	65			
B	65	65			
C	65	65			
D	65	65			
E	65		65		
F	65		65		
G	65		65		
H	65		65		
I	65			65	
J	65			65	
K	65			65	
L	65			65	
M	65				65
N	65				65
O	65				65
P	65				65
TOTALS	1040	260	260	260	260

map provided by Open Space District - scale 1" = 100' showing are of development



PROJECT DISCUSSION

This property was recently purchased by the Peninsula Open Space Trust (Trust). The Trust plans on installing some farm labor housing on this property (four three bedroom trailers). Two septic systems are planned, one to serve two of the houses and the other to serve the other two houses.

Percolation testing was performed which produced an "A" rate. At this rate each system will need 2000 septic tank and four leach fields each with 130 feet of leach trench (70' feet for the first three bedrooms and 20' more for each of the three additional bedrooms = 130').

In this case I have chosen to use High Capacity Quick Four Infiltrator Chambers. The County requires twice the length of trench when Infiltrator cambers are used, Four leach field of 260 linear feet of trench as shown for each system. Only the primary leach fields are to be installed. The area where expansion trenches are shown is to be reserved so they can be installed in the future if needed.

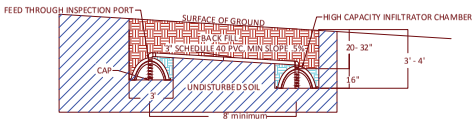
Since the leach field trenches are not to exceed 4' in depth the minimum separation of trenches used here is 8' on center (twice the total depth of the trench).

Note contours are not shown here as the site has negligible slope. The only issue is that the expansion area for the second two trailers is slightly uphill and a pump system may be necessary if it is ever installed.

open space contact:

Laura O'Leary
Senior Stewardship Project Manager
Peninsula Open Space Trust
222 High Street
Palo Alto, CA 94301
(650) 854-7696 x339
loleary@openspacetrust.org

TRENCH DETAIL - SHOWING CONNECTION BETWEEN TRENCHES



SCOPE OF WORK

The following work will be done under permits issued by the County of San Mateo.

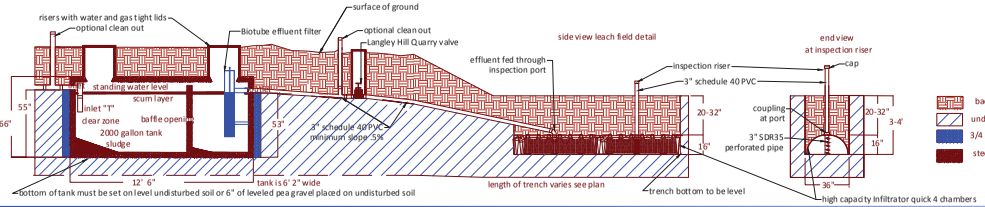
1. Install two 2000 gallon Selvage Septic Tanks as shown.
2. Install two Langley Hill Quarry Two Way Valves as shown.
3. Install tight line from the tanks as specified to the new valves and from the valves to the leach trenches as needed.
4. Install new primary leach trenches as shown (see page two for trench layout for houses 3 & 4).
5. Connect new septic tanks to new sewer laterals and as shown.
6. [illegible]

All material and methods shall comply with San Mateo County regulations and policies. All work must be inspected and approved before it is covered.

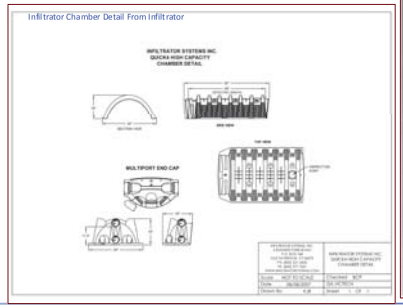
These systems were designed to handle a limited amount of wastewater. Since any additional water could cause the systems to fail, all water leaks need to be repaired as soon as possible and all surface and other storm water drainage features should be designed to direct said water away from the leach field trench area. Irrigation in leach field areas should not exceed the evapotranspiration capacity of the vegetation in question.

Nothing herein should be considered to be a warranty or guarantee of any kind and the designer liability shall be limited to $500 or the fee paid for the design whichever is less.

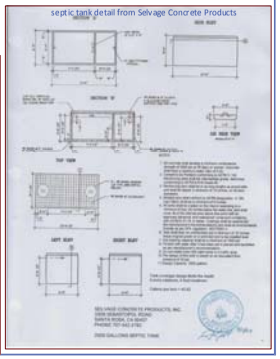
SEPTIC TANK DETAIL



Infiltrator Chamber Detail From Infiltrator



septic tank detail from Selvage Concrete Products



S.R. HARTSELL, R.E.H.S.
P.O. BOX 342
PACIFICA, CA 94044
srhartsell@gmail.com (650) 888-2419

SEPTIC TANK DETAILS
LEACH TRENCH DETAILS
SYSTEM LAYOUT
HOUSES 1 & 2

PENINSULA OPEN SPACE TRUST PROPERTY
950 SAN GREGORIO ROAD
SAN GREGORIO, CA 95074
APN 081-250-020

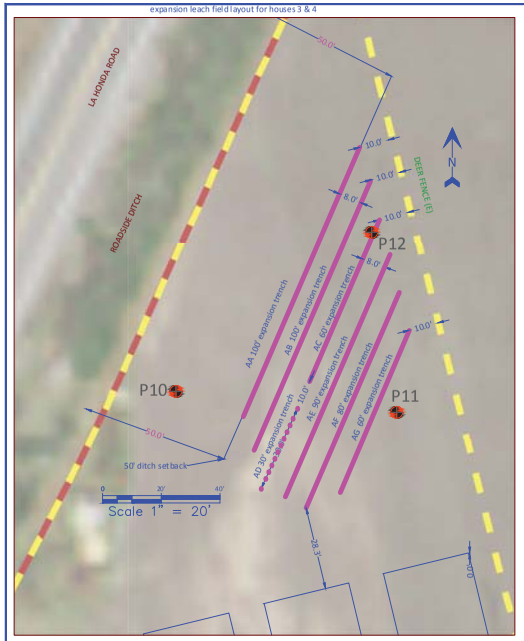
OCTOBER 10, 2016

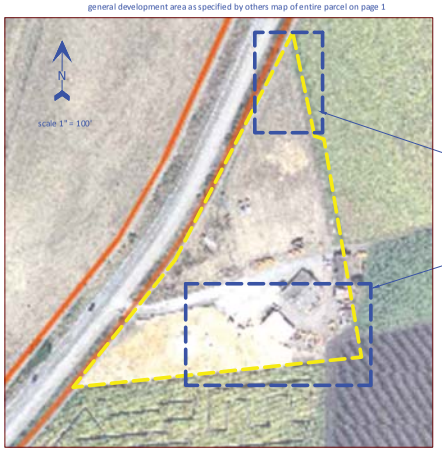
SCALE AS NOTED

BY SRH

PAGE

SEPTIC 1



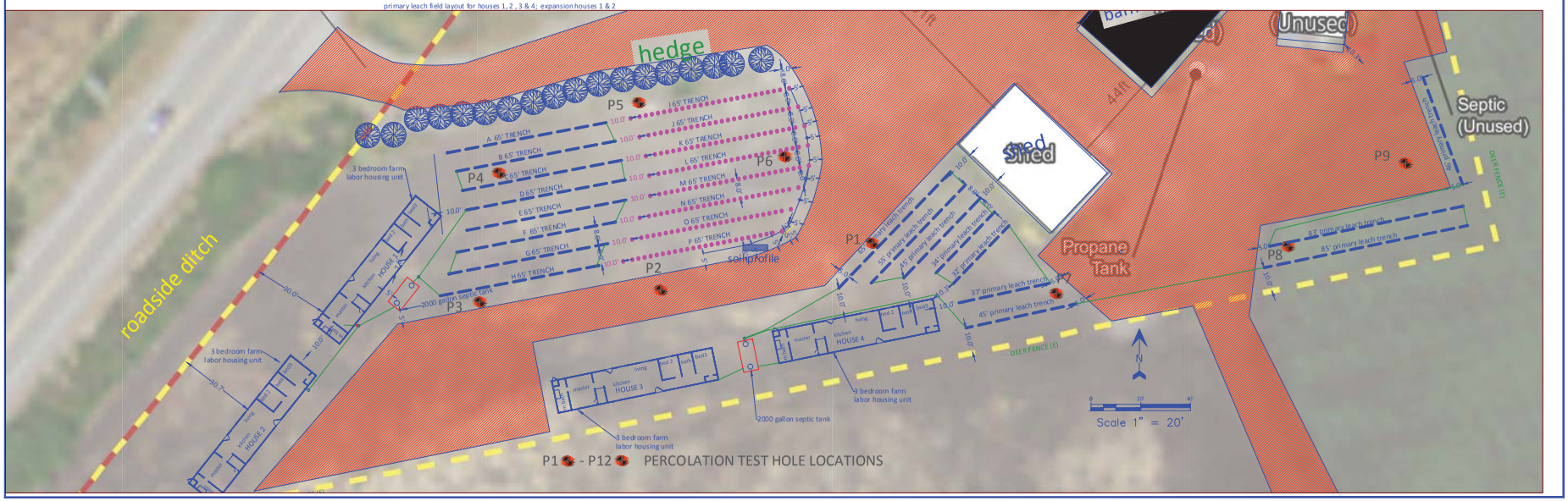


SEE PAGE ON FOR DETAILS, SCOPE OF WORK, SOIL TEST DATA, AND PROJECT DISCUSSION

LEACH TRENCH LAYOUT HOUSES 3 & 4

LEACH FIELD LAYOUT FOR HOUSES 2 AND 3

TRENCH	LENGTH'	P1	P2	E1	E2
Q	65	65			
R	55	55			
S	45	45			
T	34	34			
U	32	32			
V	37	37			
W	45		45		
X	85		85		
Y	83		83		
Z	46		46		
AA	100			100	
AB	100			100	
AC	60			60	
AD					30
AE					90
AF					80
AG					60
TOTALS	787	268	259	260	260



S.R. HARTSELL, R.E.H.S.
P.O. BOX 342
PACIFICA, CA 94044
srhartsell@gmail.com (650) 888-2419

SEPTIC SYSTEM
LAYOUT FOR HOUSES 3 & 4

PENINSULA OPEN SPACE TRUST PROPERTY
950 SAN GREGORIO ROAD
SAN GREGORIO, CA 95074
APN 081-250-020

OCTOBER 10, 2016

SCALE AS NOTED

BY SRH

PAGE
SEPTIC 2
2 OF 2

ATTACHMENT D

PLN.2016-00495

POST – Supplemental Statement for CDP/PAD Application at 950 La Honda Road

Background:

The purpose of these two applications for Coastal Development Permits (CDP) and Planned Agricultural District (PAD) permits is twofold: 1) to review and approve four Farm Labor Housing (FLH) units and associated infrastructure as described below; and 2) review and approve three greenhouses and a farmstand on a 74-acre property located at 950 La Honda Road in the unincorporated area of San Gregorio in San Mateo County (APN 081-250-020) (Attachment A – Location Map and Existing Site Plan). The site has been actively farmed since the early nineteen hundreds and continues in active farm use today. The mixed row crops currently grown on the site include approximately: four acres of brussel sprouts, three acres of strawberries, five acres of beans, five acres of squash, six acres of pumpkins, three acres of broccoli, three acres of cauliflower, four acres of artichokes, four acres of onions, one acre each of leeks, peas, and cabbage, and eighteen acres of cover crop. In addition to the 58 acres of crops, there is a three-acre farm center on the site, a two-acre irrigation storage reservoir, seven acres of riparian corridor, and four acres dispersed throughout the site that are used for general access between uses. The site has also been used for U-pick activities with accompanying parking located in the farm center.

The majority of the three-acre farm center has never been used to grow crops and has traditionally been used for agriculturally related structures and uses such as a farmstand, main farmhouse, two farm sheds, a trailer, and outdoor parking for farm equipment and U-pick activities. The location of the existing farm center was selected to allow clustering of the agriculturally-related structures, situated on previously disturbed areas, thereby minimizing the impact on the agricultural resources on the majority of the site and to allow efficient access via an existing driveway to the site from Highway 84 (La Honda Road). Small areas in the northern and southwestern portions of the farm center were disked to control weeds without herbicide. The existing farm center will remain in its current location to continue the efficient use of the site and minimize the impact on agricultural resources.

The site is located within the California Coastal Zone, has a County General Plan designation of "Agriculture", is zoned "Planned Agricultural District"/"Coastal Development" (PAD/CD), and is located within a County Scenic Corridor. San Gregorio Creek runs along portions of the eastern and southern edges of the site.

The San Mateo County "Prime Soils Map" designates the majority of the site as "Prime" agricultural soils in accordance with Local Coastal Program Policy 5.1(a) (Attachment B – San Mateo County Prime Soils Map). Additional information about the specific types of soil found on the site is provided by the California Revised Storie Index Maps for San Mateo County prepared by the Natural Resources Conservation Service (Attachment C – Natural Resources Conservation Service (NRCS) California Revised Storie Index materials), and the Biological Assessment prepared specifically for the site by Jim Robins, Senior Ecologist/Principal, with Alnus Ecological (Attachment D – Biological Assessment). The NRCS based its analysis on a 71.8-acre site and found approximately 3.7 acres of riparian corridor (mixed alluvial land) on-site while the biological report prepared for the 74-acre site, which is the subject of this

application, determined that there are 7 acres of riparian corridor on-site based upon the vegetation and biological resources found on the site. All four of the proposed farm labor housing units, associated parking, domestic well, and three greenhouses would be located outside of both the 3.7 and 7.0 acres of riparian corridor as explained in further detail below.

Project Description:

The primary components of the proposed project would be contained within the existing three acre farm center and include: demolishing three existing dilapidated buildings (the original farmhouse, small shed, and trailer); placing four farm labor housing units of approximately 884.4 square feet each in the southwestern portion of the farm center; locating the accompanying septic system with leach fields and expansion lines in the farm center; placing three approximately 30' x 120' non-soil dependent greenhouses in the northeastern portion of the farm center; digging a domestic well approximately 126 feet from the edge of the riparian corridor (not in the existing farm center area); and placing two informational signs, up to a maximum of 17 square feet, on the site indicating that the site is protected in perpetuity by POST (Attachment E – Proposed Infrastructure Site Plan (1 sheet), Water Well Plan (1 sheet), CalFire Fire Suppression Plan (1 sheet), Septic System Layout (2 sheets), and Grading and Drainage Plans (2 sheets)).

Each project component is discussed in more detail below.

Farm Labor Housing (FLH) Units:

The four FLH units are proposed to be located in the southwestern portion of the farm center. Two would be approximately five feet from the deer fence and approximately twenty feet from the edge of the row crops, and two would run parallel to, and 30' from, the front property line, as shown on the proposed site plan. There would be approximately ten feet between the trailers within each set of two. The FLH is proposed in an area distinct from the operational functions of the farm center, which are located in the eastern portion, so that a quieter environment more conducive to residential living can be created. The units will be approximately 12 feet tall, 13'4" wide, and 66' long, with three bedrooms, full kitchen/dining area, two baths, and a living room. Each would be a neutral earth tone with a cement based siding (Attachment F – elevations, floor plans, and specifications). Parking for the farm labor units would be located between the two sets of trailers as shown on the proposed site plan.

Although the four farm labor units are proposed on land that is mapped as prime soils, portions of this area have been used in the past as outdoor parking for farm equipment and vehicles. The need to use this southwestern location for the four farm labor units is reinforced by the eventual demolition of the original farmhouse, small utility shed, and trailer on the eastern side of the farm center, as shown on the site plan, and replacement of those dilapidated buildings with a new barn and tractor shed. Although both the new barn and tractor shed will be considered exempt from the need for a Coastal Development Permit because they are agricultural buildings, they are referenced in this CDP/PAD application because their eventual location in the operational portion of the farm center would preclude the farm labor units from being placed where development currently exists. Thus, the proposed site plan for this CDP/PAD application shows the intended location of the barn and tractor shed so that the full use of the farm

center can be seen. Placing the farm labor housing units on the southwestern portion of the farm center and the operational uses on the eastern portion allows for a separation of the residential and production related farm uses. This will improve the residential environment for those living on the site and increase the efficiency of the production related uses. It will also prevent any reduction in the current acreage used for growing crops.

Septic System:

An old unusable septic system on the site has been decommissioned and demolished. A new septic system is proposed on site with two leach fields and expansion trenches to serve the four trailers. Each leach field would be located approximately 900 feet from the edge of the riparian corridor, well beyond the 600-foot minimum distance required by the Environmental Health Division, as shown on the attached septic system plan (Attachment E).

The required perc tests have been completed with appropriate permits and the location of the proposed farm labor housing units, parking, and other structures have been sited to accommodate the location of the necessary leach fields and expansion trenches.

Fire Suppression Requirements:

In compliance with Cal Fire requirements, all development and fire suppression facilities shall be installed in accordance with NFPA 1142 water supply standards. The on-site agricultural water retention pond will be connected to an on-site hydrant to provide water for fire suppression. The retention pond holds up to 4.5 million gallons (14 acre feet) of water, far more than the 60,000 gallons required by Cal Fire. The applicant will continue to coordinate with the County Fire Marshal on the location of the on-site hydrant although a possible location has been identified on the proposed CalFire Fire Suppression Plan (Attachment E).

Site Access and Parking:

The site is accessed from Highway 84 by an existing 25' wide drive that consists of an all-weather surface of decaying pavement and compacted soil with gravel. The farm center includes an area with enough room to accommodate a 120' hammerhead turnaround that can be used for fire and emergency vehicles, as shown on the proposed infrastructure site plan. Although there is no on-site parking requirement for FLH, there is an area allocated for four vehicles for the units, as shown on the site plan, which would be located between the two sets of trailers away from the other agricultural related uses in the farm center.

Non-soil Dependent Greenhouses (Cold Frame):

The three non-soil dependent greenhouses would be located in the northeastern portion of the farm center, as shown on the proposed site plan. Each greenhouse would be approximately 3,600 square feet (30' x 120'), 14' feet tall, and would be covered with standard heavy translucent plastic called Poly Film. None of the greenhouses would have electrical service or heating. The greenhouse foundations consist of augured posts as explained and diagramed in the attached manufacturing and assembly details

(Attachment G). The greenhouse nearest the front property line would be approximately 48' from that property line, exceeding the 30' minimum required front setback. The greenhouse closest to the cover crop on the eastern side of the farm center would be approximately 11' from the cover crop and the distance between each greenhouse would be approximately seven feet as shown on the proposed site plan. The greenhouses would be used for growing transplants for planting in the fields.

Existing Temporary Farmstand:

There is an existing temporary farmstand located in the farm center approximately 61' from the front property line adjacent to the driveway into the site from Highway 84. As shown in the attached photographs and described in the attached Operational Statement, the farmstand is approximately 144 square feet in size and 8'6" tall (Attachment H). It was constructed in 2009 and was used as a place to sell farm-grown strawberries. Blue House Farm began using the farmstand in spring 2016 to sell fresh, Certified Organic produce, grown on the site. Parking for the farmstand is located on an all-weather surface of decaying pavement with compacted soil and gravel. The small structure sits on 4' x 6' wooden skids as a foundation and can be easily moved with a forklift or tractor. It is open from 10:00 a.m. to 5:00 p.m. on Saturdays and Sundays from April through November and is closed during the winter months of December through March.

Although the temporary farmstand could qualify for a Coastal Development Exemption, the applicant is including it in this CDP/PAD application because it contributes to the full understanding of how the site is used.

Domestic Well and Biological Report:

As stated above, a biological assessment of the site was prepared by Jim Robins, Senior Ecologist, at Alnus Ecological (Attachment D). The assessment analyzed three potential well sites within the existing agricultural fields along with the proposed location of the four farm labor units within the existing farm center to determine whether any of the proposed development sites are within the County's established riparian buffers and if any impacts to rare or protected species could result from construction activities. The assessment used both field analysis and desktop analysis.

The assessment found that of the three potential sites analyzed for a domestic well, the primary, or first choice, would be approximately 126 feet from the edge of the riparian corridor along San Gregorio Creek, significantly beyond the required 50' buffer, and would not have any significant impacts on the riparian corridor or protected species. The two alternative well sites were even further from the edge of the corridor, approximately 276' and 478', respectively (Attachment E – Water Well Plan).

Similarly, the assessment found that the location of the four farm labor units would be far removed from the riparian corridor along San Gregorio Creek. It did, however, indicate that there is an ephemeral drainage channel adjacent to the farm center that is partially willow dominated in one small section and therefore subject to a 30' riparian buffer as required by County regulations. This 30' buffer overlaps the very southwestern corner of the farm center, and as a result, all proposed development has been located outside of this buffer as shown on the proposed site plan.

In conclusion, the biological assessment states that it is unlikely that any protected or endangered species would be significantly impacted by the proposed development on the site. The assessment does, however, include several recommendations to further minimize any potential impacts to the San Francisco garter snake and California red-legged frog prior to and during construction which can be found on pages 6 and 7 of the attached assessment.

Grading and Drainage:

The site is essentially flat with a 1 – 2% slope. The estimated amount of grading is approximately 140 cubic yards as shown on the attached preliminary Grading Plan (Attachment E). The site drains essentially in a southerly direction and the drainage and erosion control measures are shown on the preliminary Drainage Plan (Attachment E).

Informational Signs:

The intent of the two proposed signs is to inform the general public that the agricultural uses and riparian corridor on the site are protected forever by POST. Both signs are designed to harmonize with the surrounding scenic corridor, as required by Zoning Ordinance Section 6325.1(j), by using a fire resistant treated wood with earth tones (brown and white) including a small blue and white POST logo inset into the top left side of the sign. Each sign would be visible from Highway 84. The signs would be informational only and would not be used for advertising products grown or sold on the site.

Compliance with Zoning Regulations:

Applicants proposing development on sites within the County's Planned Agricultural District are required to address the Substantive Criteria for a Planned Agricultural Permit (Sections 6350, 6355 and applicable portions of Chapter 20A.2 of the County Zoning Ordinance), and on sites over twenty acres, the criteria for an Agricultural Land Management Plan must also be addressed (Section 6364(c) of the County Zoning Ordinance). These criteria are addressed below.

Substantive Criteria – General Criteria (Sections 6355A.1-2 and 6350 of the County Ordinance):

The FLH, domestic well, and non-soil dependent greenhouses proposed on this site further the purpose of the Planned Agricultural District (PAD) because the development would not encroach upon or reduce the agricultural resources on the site (Section 6350). The FLH and greenhouses are proposed within a well-established and clearly defined three-acre farm center that allows clustering of the operational and FLH functions and therefore minimizes the impacts on the productivity of the area used to grow crops. The clustering of operational and FLH also facilitates efficient access to the site from Highway 84 and minimizes the amount of roadway that is required to access the farm center.

The proposal is consistent with the General Criteria found in Section 6355.A.1-2 of the County Zoning Ordinance in that, as stated above, the encroachment on prime agricultural land is minimized and 60 acres of the 74-acre site remain available and are used for growing crops and providing an irrigation storage reservoir (Section 6355.A.1). The proposed uses are clustered within the small three-acre farm

center immediately adjacent to Highway 84 for efficient access to the center which further reduces potential impacts on the site by minimizing the area used for vehicles (Section 6355.A.2).

Substantive Criteria – Section 6355.A.3:

General Criteria Section 6355.A.3 requires every project to conform to the applicable Development Criteria found in Chapter 20A.2 of the County Zoning Ordinance.

Chapter 20A.2 – Applicable Development Review Criteria:

The Development Review Criteria that specifically apply to this proposal are found in the following Sections of Chapter 20A.2: Section 6324.1, Environmental Quality Criteria; 6324.2, Site Design Criteria; 6324.3, Utilities; 6324.4, Water Resources; 6325.1, Primary Scenic Resources; and 6325.3, Primary Agricultural Resources.

Environmental Quality Criteria – Section 6324.1:

The proposed development complies with the environmental quality criteria stated in Section 6324.1(a-i) of the County Zoning Ordinance in that the farm labor trailers would be clustered within the existing three-acre farm center to reduce paving, grading and runoff, and would meet all standards for emission of air pollutants. The proposed farm labor units, greenhouses, and domestic well will not introduce significant levels of noxious odors into the environment and because much of the farming that is done on the site is certified organic, pesticides and other chemicals used will not have significant or persistent adverse effects on the environment or interrupt or destroy the primary biological network or threaten endangered species as is documented in the biological assessment prepared by Jim Robins, Senior Ecologist, with Alnus Ecological. An extensive change in vegetative cover is not proposed and the minimal amount of soil disturbance that would occur because of the farm labor units would have minimal impact on wildlife and riparian corridors as documented in the biological assessment.

Site Design Criteria – Section 6324.2:

The proposed development complies with the site design criteria stated in Section 6324.2(a-m) in that the four trailers have been sited in the southwestern portion of the farm center and in such a manner that they would be subordinate to the primary agricultural uses on the site, including the production uses and buildings in the eastern portion of the farm center, and would be screened from Highway 84 by vegetation. The three non-soil dependent greenhouses would be located in the eastern portion of the farm center adjacent to other existing agricultural buildings. They would be covered with standard translucent heavy plastic consistent with other greenhouses in the area. They would be approximately 48' from Highway 84 and would be compatible with the agricultural uses found on the site. The existing access road on the site fits the natural topography of the site and minimizes the amount of grading that would be needed to access the farm labor units and existing farm center. The parking area associated with the farm labor units would be located on an all-weather surface of compacted soil with gravel and would be small and distinct from the parking area used for farm equipment thereby reducing its impact. The trailers would have foundations that minimize the amount of grading on the site and will be painted

a neutral earth tone which will blend in with the surrounding soil and vegetation. Exterior lighting is not proposed on the site and significant trees and vegetation are not proposed for removal. The proposed development will not adversely impact any riparian habitat or the creek on the site as documented in the biological assessment prepared by Jim Robins, Senior Ecologist, Alnus Ecological. The informational signs which would be visible from Highway 84 have been designed to be compatible with the surrounding environment by being minimal in bulk and height and using a simple uncluttered format with earth tones of dark brown, blue and white.

Utilities Criteria – Section 6324.3:

The proposed project meets the utilities criteria stated in Section 6324.3(a-d) in that the farm labor units would be served by a domestic well on-site, which would be located approximately 126' from the edge of the riparian corridor, significantly further away from the edge of the corridor than the 50' minimum buffer required by County regulations. A septic system with required leach fields and expansion trenches will be installed and will have sufficient capacity to serve the proposed development.

Water Resources Criteria – Section 6324.4:

The project complies with the water resources criteria stated in Section 6324.4(a-i) in that no solid or liquid waste discharge or disposal is proposed or will occur on the site as a result of the project. Grading is proposed to be kept to a minimum by placing the trailers on foundations located in a primarily flat existing area. No significant vegetation is proposed to be removed and the proposal will not have a significant environmental impact on the riparian corridor as documented in the biological report prepared by Jim Robins, Senior Ecologist, Alnus Ecological. All applicable C.3 and C.6 requirements shall be met.

Primary Scenic Resources Criteria – Section 6325.1:

The proposed project complies with the primary scenic resources criteria stated in Section 6325.1(a-n) in that, as stated above in the Site Design Criteria section, the farm labor units have been sited in the southwestern portion of the farm center and in such a location that they would be subordinate to the primary agricultural uses on the site, including the production uses and buildings in the eastern portion of the farm center, and would be screened from Highway 84 with vegetation. The three non-soil dependent greenhouses would be located in the eastern portion of the farm center adjacent to other existing agricultural buildings. They would be covered with standard translucent heavy plastic consistent with other greenhouses in the area. They would be approximately 48' from Highway 84 and would be compatible with the agricultural uses found on the site. The existing access road on the site fits the natural topography of the site and minimizes the amount of grading that would be needed to access the farm labor units and existing farm center. The parking area associated with the farm labor units would be located on an all-weather surface of compacted soil with gravel and would be small and distinct from the parking area used for farm equipment thereby reducing its impact. The trailers would have foundations designed to minimize the amount of grading on the site and will be painted a neutral earth tone which will blend in with the surrounding soil and vegetation. Exterior lighting is not proposed on the site and significant trees and vegetation are not proposed for removal. The proposed development

will not adversely impact any riparian habitat or the creek on the site as documented in the biological assessment prepared by Jim Robins, Senior Ecologist, Alnus Ecological. The informational signs which would be visible from Highway 84 have been designed to be compatible with the surrounding environment by being minimal in bulk and height and using a simple uncluttered format with earth tones of dark brown, blue and white.

Primary Agricultural Resources Criteria – Section 6325.3:

The proposed project complies with the primary agricultural resources criteria as stated in Section 6325.3(a-c) in that the proposed farm labor units and greenhouses will promote and enhance the existing agricultural uses on the site. Clustering the farm labor units and the greenhouses in the existing three-acre farm center prevents those uses from encroaching on the existing acreage currently in row crop production. There are no alternative locations for the proposed farm labor units and greenhouses because the entire site is mapped as Prime Soils and therefore any other location would have an adverse impact on land currently used for crops. The proposed location within the existing three-acre farm center prevents any adverse impacts on currently active agricultural uses.

Substantive Criteria – Water Supply (Section 6355.B.1-3):

The proposal is consistent with the water supply criteria found in Section 6355.B.1-2 of the County Zoning Ordinance in that a domestic well will be located on-site to provide potable water for the FLH units. The applicant understands that demonstrating the adequacy of a potable well water source will be a condition of project approval and that the FLH units cannot be located on the site without meeting this requirement (Section 6355.B.1.(a)).

Adequate and sufficient water supplies for agricultural production and sensitive habitat protection will not be reduced by the project proposal because the water used for existing and future agricultural production comes from San Gregorio Creek and adjudicated water rights allowing use of that water for agricultural purposes. The domestic well will draw ground water and will not interfere or conflict with San Gregorio Creek or the riparian corridor (Section 6355.B.2).

Section 6355.B.3 does not apply as the proposal does not include creating a new non-agricultural parcel.

Substantive Criteria – Conversion of Prime Agricultural Lands (Section 6355.D.1.a-d):

The Criteria for the Conversion of Prime Agricultural Lands has been met (Section 6355.D.1.a-d) in that no on-site alternative exists for the proposed uses because the entire site is mapped as prime agricultural land and locating the FLH units, greenhouses, and domestic well anywhere else on the site would have a greater adverse impact on those prime soils and agricultural resources. Locating the proposed uses on land that is in current crop production and other agricultural uses would result in those uses being disrupted and diminished whereas locating the proposed uses in the existing farm center prevents the crop land from being diminished (Section 6533.D.1.a&c). Clearly defined buffers of five feet are provided between the proposed FLH units and the deer fence and of 11' feet between the greenhouses and cover crops (Section 6355.D.1.b). These boundaries will be maintained at all times

because once the structures have been put in place, they will not be moved. The proposed uses will not impair agricultural viability on the site, but will rather increase that viability by providing better water quality for people working and living on the site and will keep the vast majority of the site (60 of 74 acres) in active agricultural production (Section 6533.D.1.d).

Agricultural Land Management Plan - (Section 6364.C of the County Zoning Ordinance):

An Agricultural Land Management Plan is required for all PAD parcels of 20 acres or more prior to conversion. Although this proposal is not converting prime agricultural land that had been used for agricultural purposes to non-agricultural use, it is using land that is mapped as prime soils for new FLH and greenhouses, because as explained above, there is no alternative location for these uses on the site. Therefore, Section 6364.C of the County Ordinance is applicable and an Agricultural Land Management Plan is required.

The County Ordinance requires this type of plan to demonstrate how agricultural productivity will be fostered and preserved in accordance with the requirements of Sections 6350 and 6355 of the County Ordinance. These sections of the ordinance are those which have been discussed extensively above. The Agricultural Land Management Plan for this site is therefore to adhere to the project as described and discussed above. Locating the FLH units and greenhouses within the well-defined on-site farm center will foster agricultural productivity on the site by clustering operational and FLH in a small area (three of seventy-four acres) with easy access to Highway 84. Clustering uses in this manner minimizes access ways needed on the site and allows 58 acres to be used for growing crops, two acres to be used for the agricultural retention pond, seven acres to be preserved within the riparian corridor and four acres used to access crops.

Mixed row crops will continue to be grown on the site either as currently described including: four acres of brussel sprouts, three acres of strawberries, five acres of beans, five acres of squash, six acres of pumpkins, three acres of broccoli, three acres of cauliflower, four acres of artichokes, four acres of onions, one acre each of leeks, peas, and cabbage, and eighteen acres of cover crop, or in some other combination that is suitable for the highest and best agricultural use of the site.

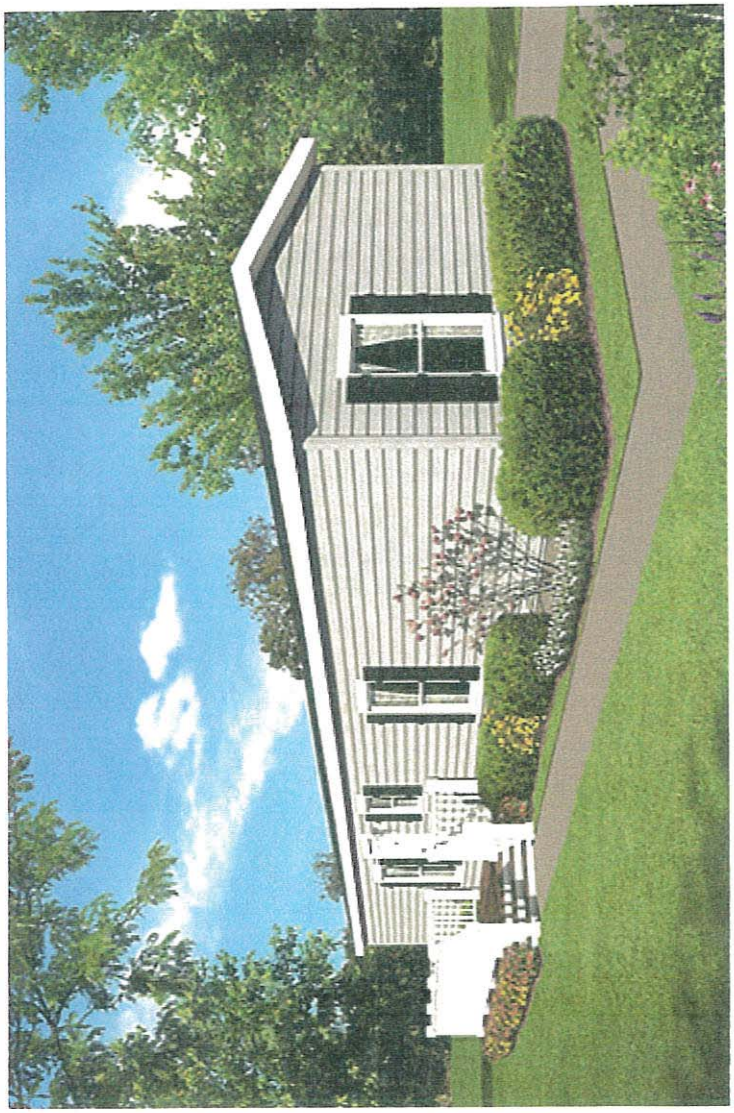
POST currently owns the site and leases the land with an option to purchase to Ryan Casey of Blue House Farm, L. L. C. Upon sale, an affirmative agricultural easement will be placed on the land to ensure that it is kept in agricultural production in perpetuity.

Attachments:

A) Location Map and Existing Site Plan
B) San Mateo County Prime Soils Map
C) Natural Resources Conservation Service California Revised Storie Index Maps
D) Biological Assessment, prepared by Jim Robbins, Principal, Alnus Ecological
E) Proposed Infrastructure Site Plan, Water Well Plan, CalFire Fire Suppression Plan, Septic System Layout, Grading Plan, Drainage Plan
F) Trailer Elevations, Floor Plans, and Specifications
G) Greenhouse (Cold Frame) Specifications
H) Photographs of Existing Farmstand and Operational Statement

ATTACHMENT E

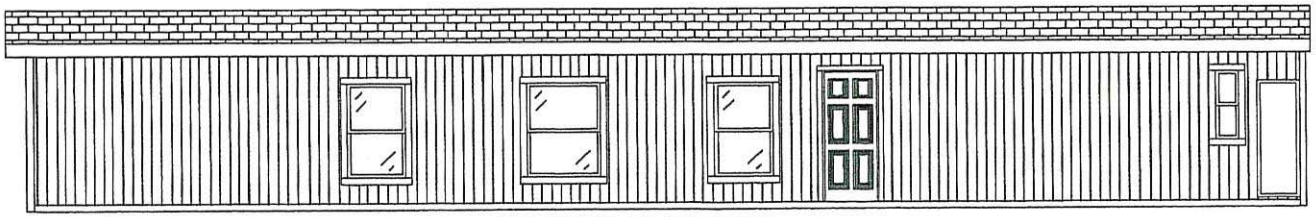
PLN2016-00495



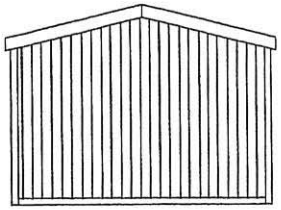
DRAFT # 1

QT # 16738

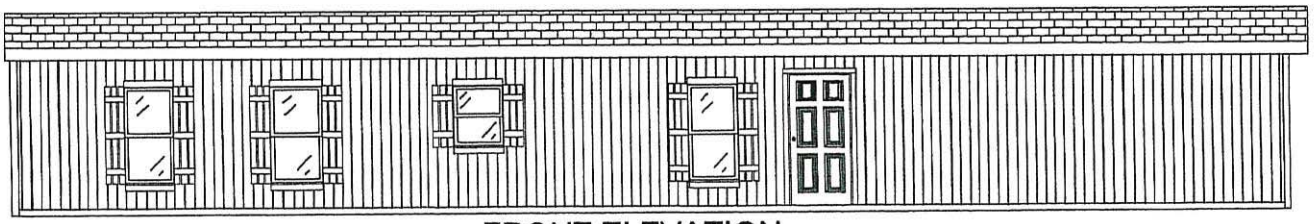
APPLICABLE MODEL #



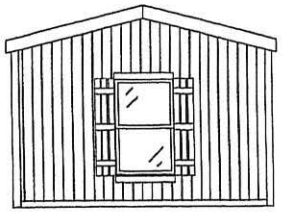
BACK ELEVATION



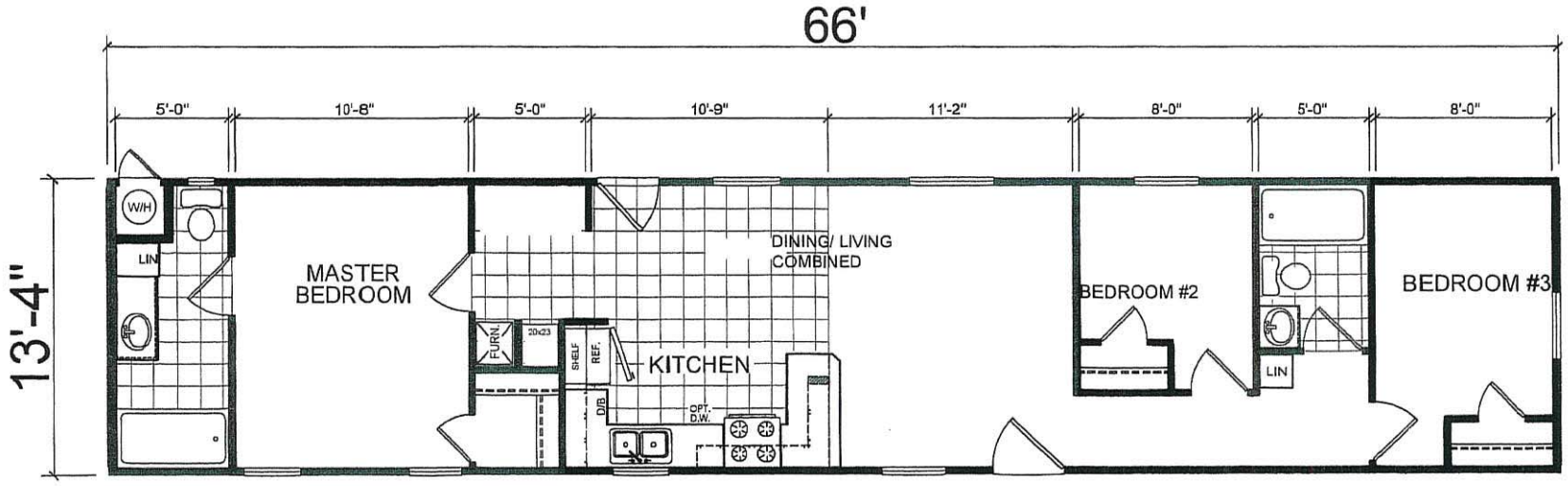
REAR ELEVATION



FRONT ELEVATION



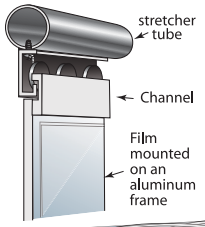
HITCH END ELEVATION


66'
5'-0"
10'-8"
5'-0"
10'-9"
11'-2"
8'-0"
5'-0"
8'-0"
13'-4"
W/H
LIN
MASTER
BEDROOM
FURN.
20x23
SHELF
REF.
KITCHEN
D/B
OPT.
D.W.
DINING/ LIVING
COMBINED
BEDROOM #2
LIN
BEDROOM #3

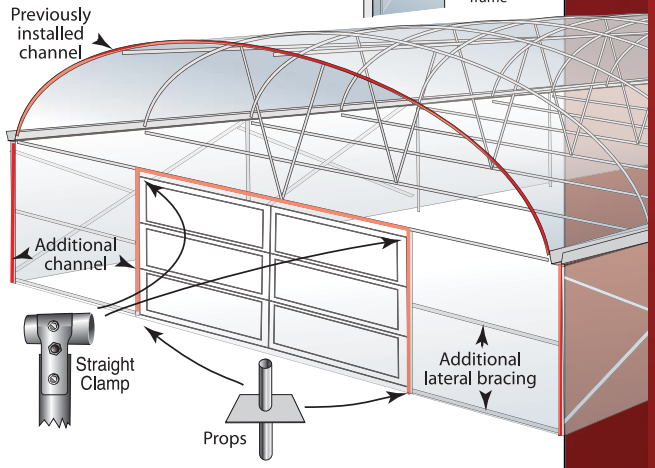
Door and End Installation

Sliding Door

For a more secure and controllable environment, a sliding door for each end of the high tunnel is available. For each structure, four aluminum frames, 7′ 2″ tall by 7′ 8″ wide, and mounted with wheels are supplied complete and ready to be mounted with film, tarp, shade cloth or screen. The doors are hung from a channel mounted to the first hoop stretcher tube. When open, the doors allow for an opening at each end of the cold frame 7′ 2″ high by 15′ 6″ wide.



Finishing the End of the Cold Frame



Drop a plumbline down from the stretcher on both sides of the door. Set a prop into the ground at both spots. Mount a tube into each prop and trim the tube just below the stretcher. Connect the tubes to the first hoop stretcher on each side with straight clamps. Then add additional lateral bracing from the platforms at the front of the structure to the newly installed verticals.

Attach wiggle wire channel to the stretcher-across the top of the door, the two vertical tubes and to the front platforms (shown in red in the illustration).

Cover the side with film and secure with wiggle wire. Do not remove the wiggle wire from the channel that is already securing the film over the top of the cold frame, install a second wiggle wire over the exisiting wiggle wire. Trim the film close to the vertical tubes and the stretcher.

QUIEDAN COMPANY

QUIEDAN COMPANY

Quiedan Poly Film

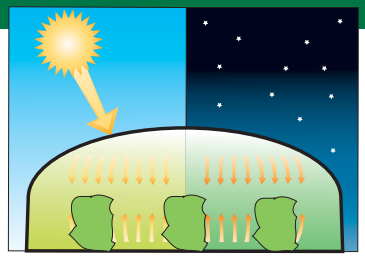
IR Rated Tunnel & Greenhouse Film

Increased Light Transmission

Increased UV Transmission

Increased Nighttime Temperature Retention

Superior Resistance to Wind



Quiedan delivers multi-layer - IR Films with high mechanical strength, optimum light transmission and extended service life.

A Strong Film Last Longer - Mechanical strength contributes to extended service life by enabling the film to better survive high winds. Customer trials in areas subjected to Santa Ana winds have consistently proven Quiedan's Premium films superior performance. The new "Super Premium Film" is the strongest film that Quiedan has brought to market. It outperforms the competition without sacrificing transmission properties.

Why IR Rated Film?: IR rated film helps retain heat that is stored in the ground and in the plants from "radiating" back to the atmosphere. IR Rated film increase growth and earliness by providing superior cold protection for plants. Growers report better fruit set with less burn.

Quality of Light: The quality of light can have a significant effect on the growing canopy. Quiedan's formulation allows excellent light transmission while our UV protection allows more beneficial UV light to pass through to the canopy and offers a higher tolerance to sulfur.

Value is getting the best product for your money. Quiedan Film provides the greatest value; it's the highest quality film at an affordable price.

Beware of cost comparisons based on dollars/thousand square feet. They can only be useful if you know that all comparison samples weigh the same. An underweight sample produces a lower dollars per thousand square feet which is misleading.

Options include anti condensate, clear vs. diffused; and 2, 3 or 4 year service life. Film thickness 2.7 mil to 8 mil (0.0027" – 0.008").

Learn more about film: Visit www.quiedan.com

Now available in 1 Ton rolls!

Quiedan Poly Film is now available in master rolls of 2000 feet long to help with irregular or very large installations.

Quiedan 3000 Series Cold Frame

Our largest enclosed growing space

Where an enclosed growing environment requiring maximum head room, a full 8 feet of head room from one side of the space to the other and easy access for the use machinery, the Quiedan 3000 Series Cold Frame is the answer. The 3000 gives the grower an enclosed unobstructed space that is 30 feet wide by 120 feet long and 8 feet high - with up to 6 1/2 feet more space above the lateral trusses. In addition, the 3000 can be constructed in sets allowing for vast areas to be enclosed and protected. The structure also features a sliding door at each end that open an access 15 feet wide by 8 feet high. This cold frame offers a remarkably spacious protected agricultural work space.

Much of what can be done with this cold frame model is due to the design and development of a two part steel plate platform top which straddles and is bolted to the installed platform post.

A sturdy sheet steel, interlocking gutter system is mounted directly on top of the platforms and is strong enough to walk in. Film mounting channels on both sides of the top of the gutter allow for a nearly seamless continuous roof over the growing area.

Table of Contents

QUIEDAN COMPANY
15400 MERIDIAN RD., SALINAS, CA 93907
P.O. BOX 4873, CARMEL, CA 93921
(831) 663-0770 FAX (831) 663-0777

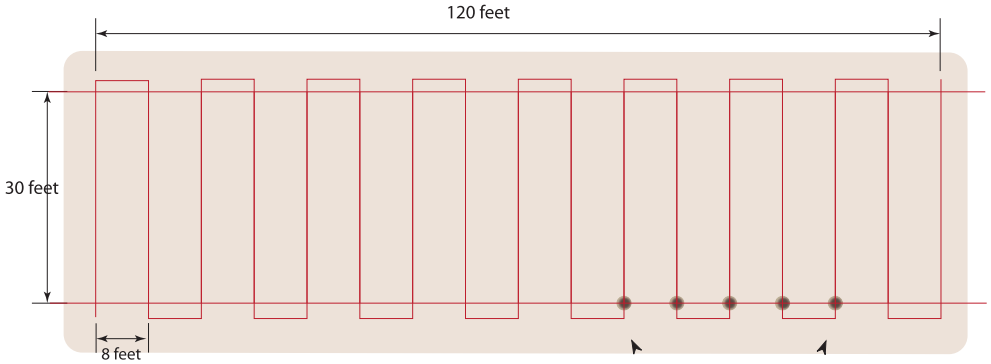
Getting Started

Each cold frame will take about 3600 square feet (30'X 120") and as they are designed to be set up in sets, a large area should be smoothed and graded for proper drainage before actual construction begins.

Locating the Platforms

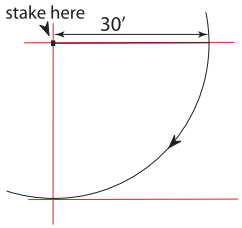
Stake out a line 130 feet long squared off to nearby structures or fences if desired. Lay a second 130 foot long line parallel to the first and 30 feet away.

At one end of the structure, at right angles to the parallel lines, stake out a line that crosses the other two. This line will represent the front of the cold frame. It is important that the lines crossing the long lines are laid out at right angles to the long lines.



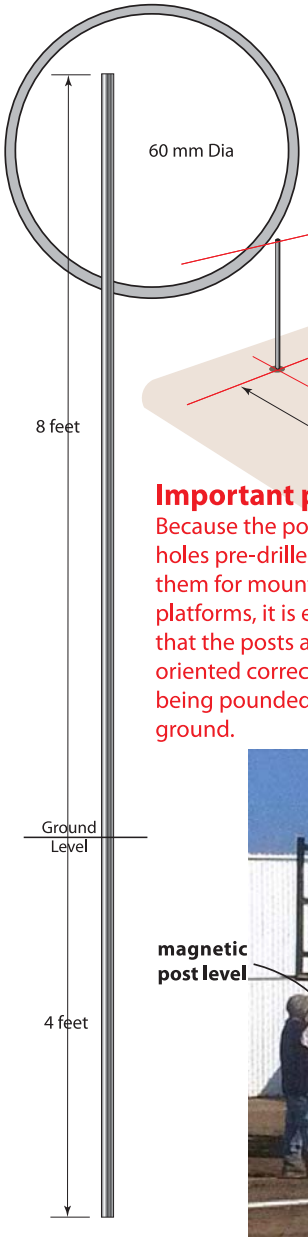
Run a line across the width of the structure footprint from each stake to the corresponding stake on the other side of the other lateral line. This can be done with a single continuous line as shown above.

A simple way to check your right angles is to anchor one end of a line at the corner of the crossed twines, measure 30 feet back along the long line, then rotate in a circle to the opposite parallel line. The arch will touch the opposite line at 90°.

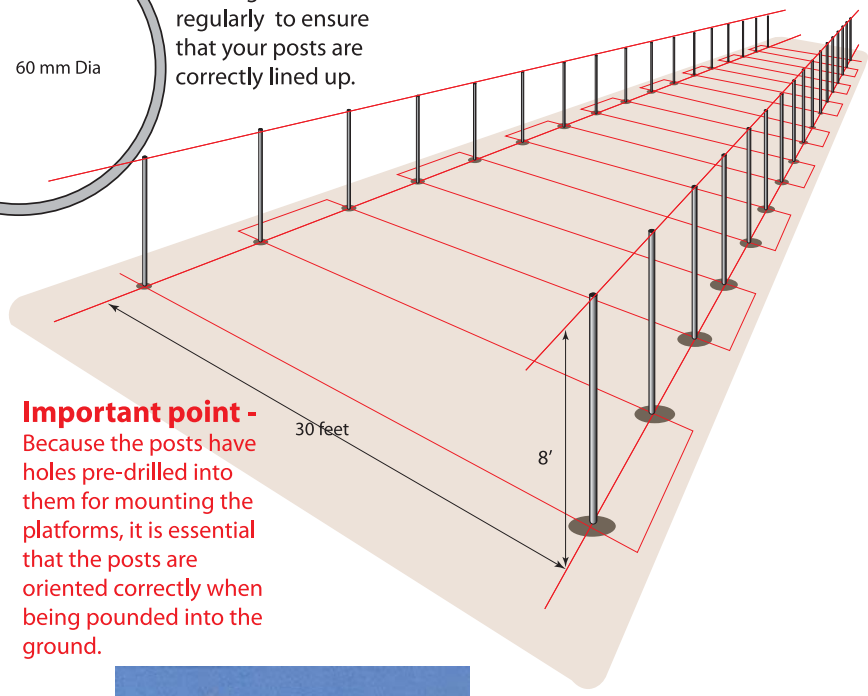


One foot outside the two staked out lines drive a stake and then another every 8 feet. When complete, there will be 17 stakes in a straight line every 8 feet. Repeat this on the outside of the of the other staked 130 foot long line.

The point that each width line crosses one of the lateral lines represents a post location. Set a pilot hole about 1 to 1 1/2 feet deep with a post hole digger or auger at each intersection. This will greatly aid in properly setting the posts and stabilizing them while driving them the remaining 2 1/2 to 3 feet.



Be sure to site down the length of lines regularly to ensure that your posts are correctly lined up.



Important point -
Because the posts have holes pre-drilled into them for mounting the platforms, it is essential that the posts are oriented correctly when being pounded into the ground.

Setting the posts

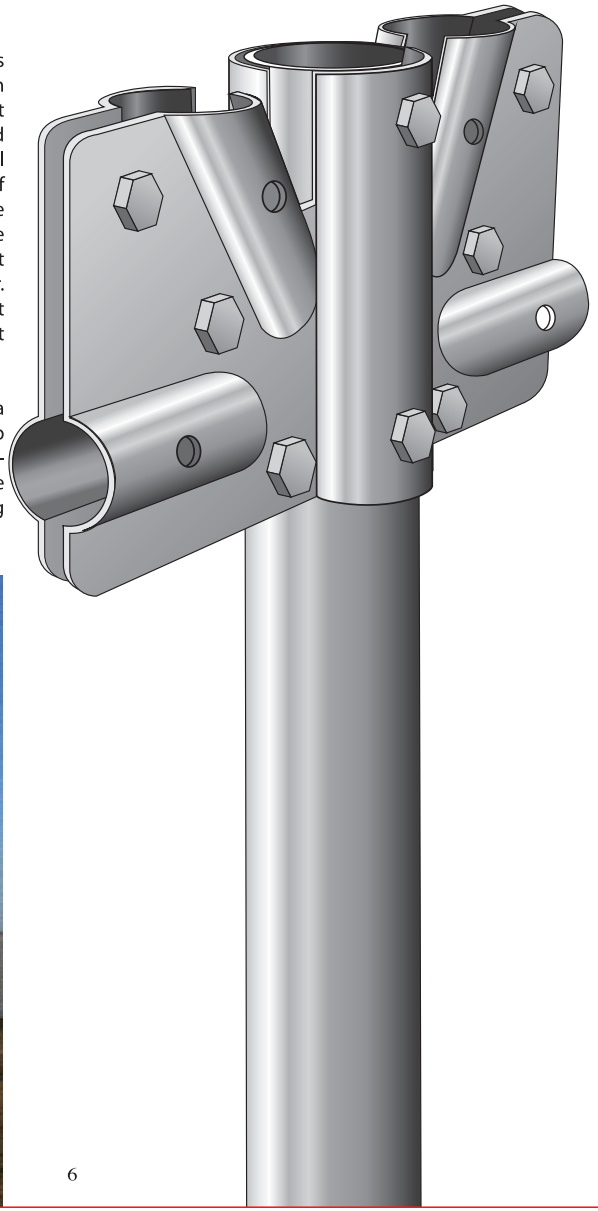
A fork lift with a man cage is preferred equipment for pounding the posts. Posts are set into the predug pilot holes and pounded with an air compressor operated air hammer. A second installer holds a magnetic post level against the post to assure that the post is vertical. Because the posts have holes pre-drilled into them for mounting the platforms, it is essential that the posts are oriented correctly when being pounded into the ground.

Setting up the Main Structure

Installing the Platforms

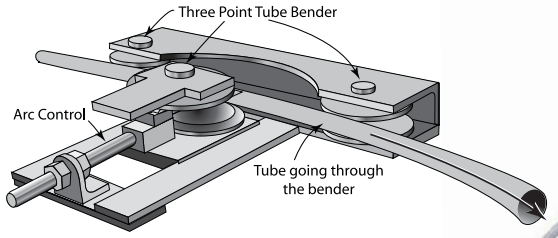
It is the strength of this platform that allows a house this large to be built. The platform is made of two identical molded plates that enclose around the post in the center and has pockets for the hoops and for the lateral supports. The installer lines up the top of the platform with the top of the post. Pre drilled holes in the post will line up with the holes in the center of the platform. Insert and tighten the two bolts in the center. Next assemble the six bolts in the holes that are on the flat part of the plate. Do not tighten these completely.

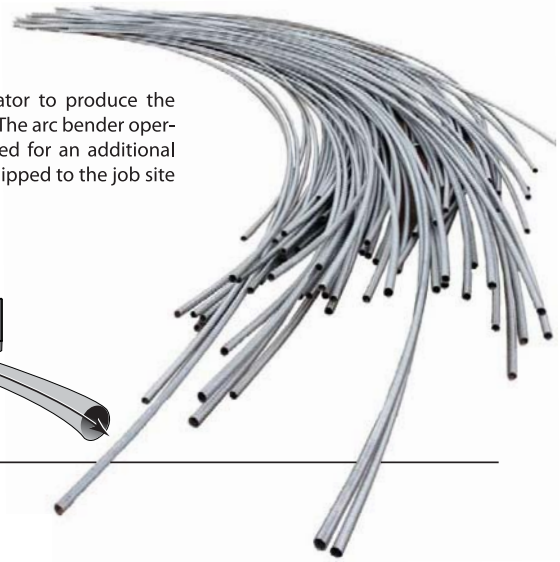
The platform shown to the right is a bi-directional platform used for setting up cold frames in series. A uni-directional platform is to be used when a single stand alone cold frame structure is to be built or along the outside of a set of structures.



3 Point Arc Former

The fully adjustable arc bender allows a fabricator to produce the desired consistent curve from the straight tubing. The arc bender operates off of a tractor with PTO and can be provided for an additional charge. Tubes may also be also be ordered and shipped to the job site pre bent to desired specifications.



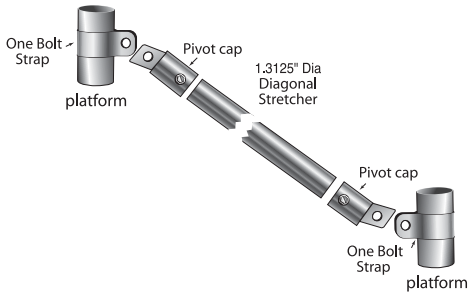


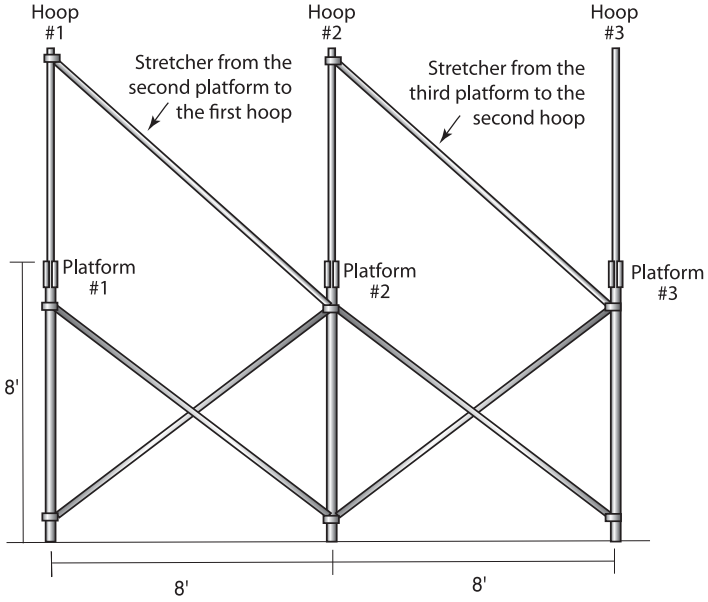
Mounting the Arcs

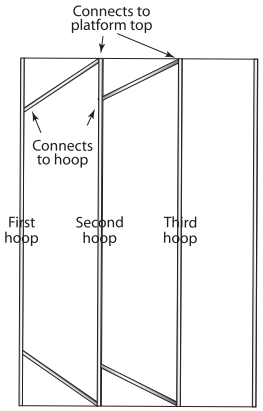
Apply each arc to the angeled pocket in the top of the platform and to the corresponding platform on the opposite side of the structure. Drill a hole through the arc corresponding to the predrilled holes in the platform bolt and tighten down.

End Bracing

At the first three platforms at each end of the cold frame, crisscrossed tube bracing and multiple hoop to hoop prop bracing give the structure maximum support and resistance to wind. Assembly includes the combination of pivot caps and one bolt straps.



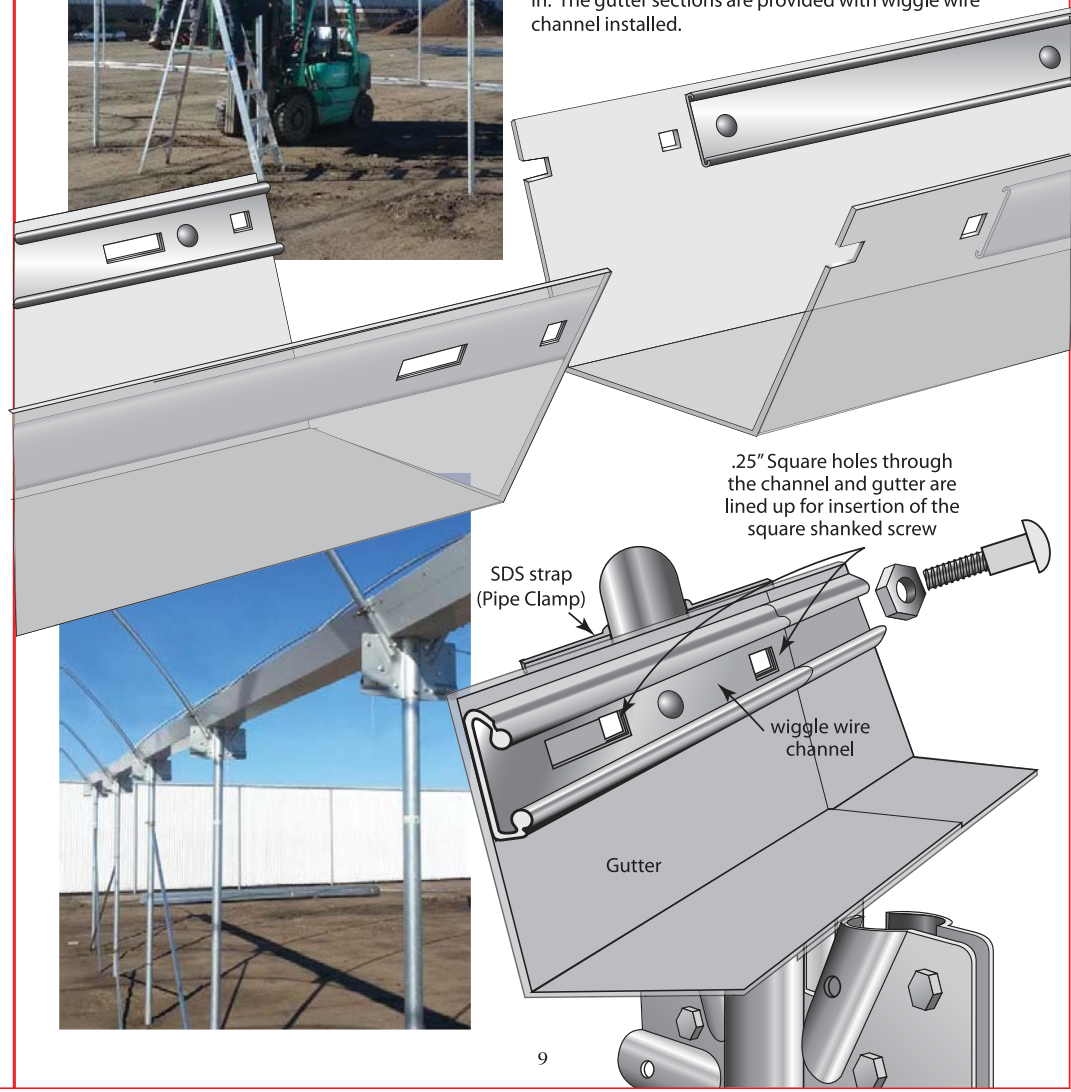




Top view of prop bracing

Installing the Gutter

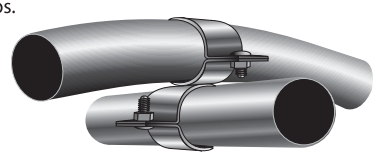
5" deep and 6 1/2 " wide gutter sections are provided in 99" lengths including a 3" overlap. Each gutter section extends from one platform to the next and is connected to the next section directly on top of the platforms making a channel strong enough to walk in. The gutter sections are provided with wiggle wire channel installed.



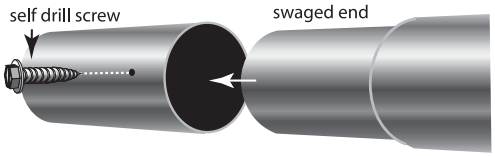
Internal Bracing

Installing the purlins

Three purlins are next mounted to the underside of the platform mounted hoops using welded double one bolt straps.



Mount the center purlin first checking regularly from the side to ensure that the hoop is vertical. Purlin sections are mounted one section at a time inserting the swaged end of the next tube into the installed tube and secured with a self drill screw.

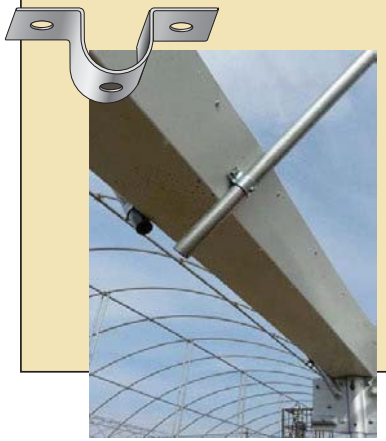


When mounting the strap to the hoop it is important that the screw should be pointed downward to reduce potential damage to the film when it is later installed.

Two additional purlins are installed 8 feet to either side of the center purlin.

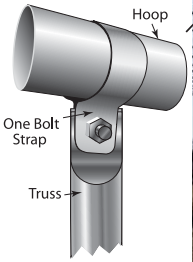
Intermediate Hoops

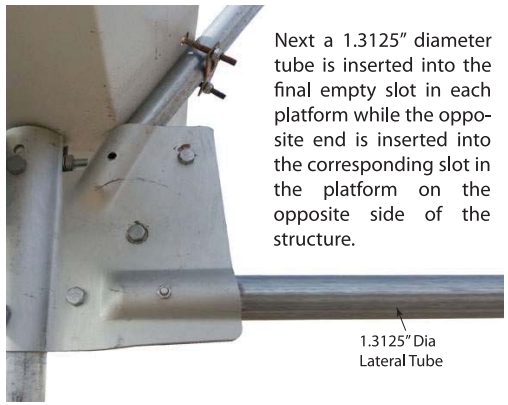
With the pulins installed, the intermediate hoops can be installed. They are placed between the platform mounted hoops, over the purlins and mounted directly to the gutter using a 8156 SDS strap. Connect the intermediate hoops to the purlins using welded double one bolt straps.



Installing the Trusses

The trusses are hung in the center of the top of each platform mounted hoop on either side of the center purlin. They're connected with a loosely tightened bolt on a one bolt strap and allowed to hang.



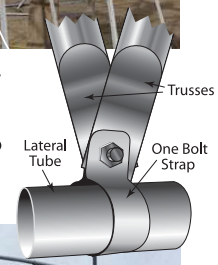


Next a 1.3125" diameter tube is inserted into the final empty slot in each platform while the opposite end is inserted into the corresponding slot in the platform on the opposite side of the structure.

Use a tensioning strap to hold the two platforms together before drilling and bolting the lateral tube in place

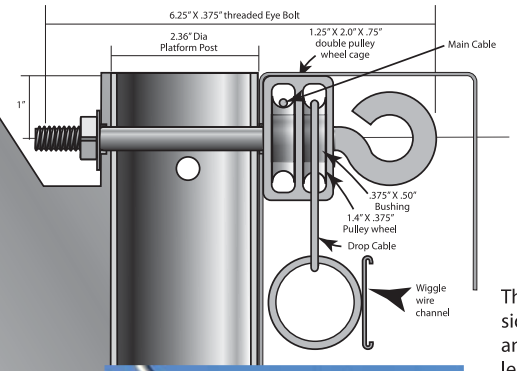
The tops of the trusses are repositioned pushing them about 3 feet away from the center purlin on each side.

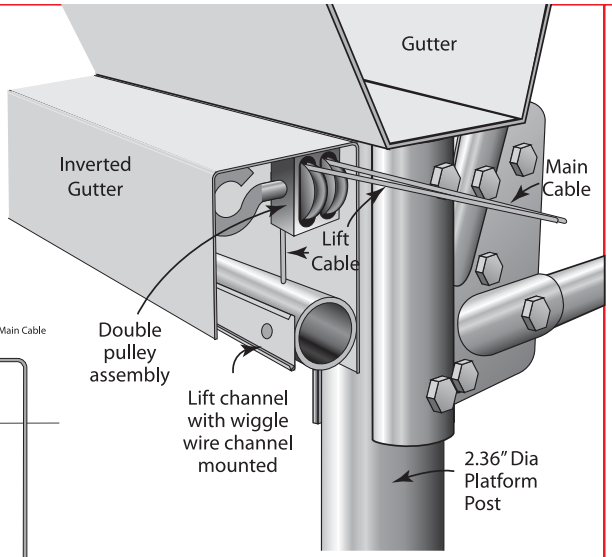
The bottoms of the trusses are joined together with a single bolt through a one bolt clamp joining them to the lateral tube. All bolts are tightened.



Installing the side curtain assembly

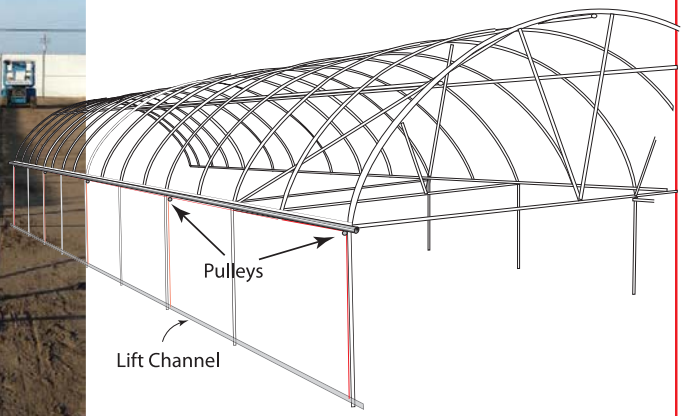
The side curtain is housed in an inverted gutter mounted on the outside of the platforms below the gutter.





The Quiedan 3000 series Cold Frame offers a sturdy lifting side curtain that allows a grower to lift the side wall up and out of the way to expose all or any part of the full lenght of the structure up to the bottom of the gutter for venting or to faciltate working space.

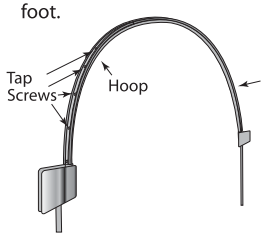
The double pulley / eyebolt assembly is mounted at the top of every other platform. A full lenght tube with wiggle wire channel attached is connected to drop cables which are in turn connected to a main cable. The main cable leads to a crank opperated winch at the front of the structure. Cables and lift channel will be attached later.



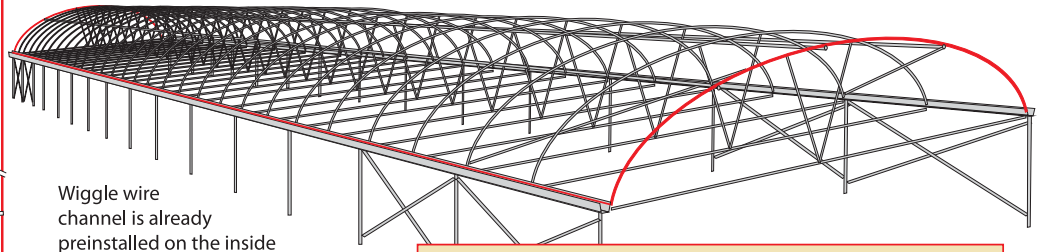
Film Installation

Installing Wiggle Wire Channel

Channel & Wiggle Wire for tight, consistent film application with very little material waste. Aluminum channel is attached on top of the first and last hoops of the house with self drill screws. The screws should be spaced at one foot.

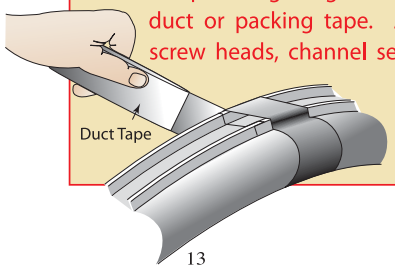


Installers have found that where wind or other conditions make it necessary, a second wiggle wire in the same channel can provide additional holding power, particularly at the ends of the structure.

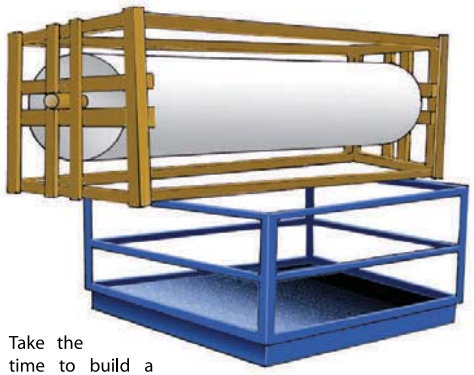


Wiggle wire channel is already preinstalled on the inside of both sides of the top edges of the gutter sections. This leaves only the first and last hoop to have channel applied. Channel for the side curtains and ends of the structure can be applied later.

Important point - After the channel has been installed, go over the entire structure to check for sharp or rough edges. Wrap all sharp edges with duct or packing tape. All outside bolt heads, screw heads, channel section connections, etc. must be covered before proceeding with film application.



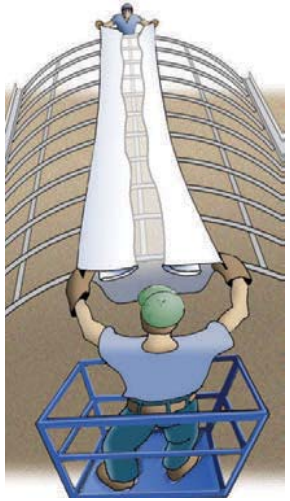
Film Installation

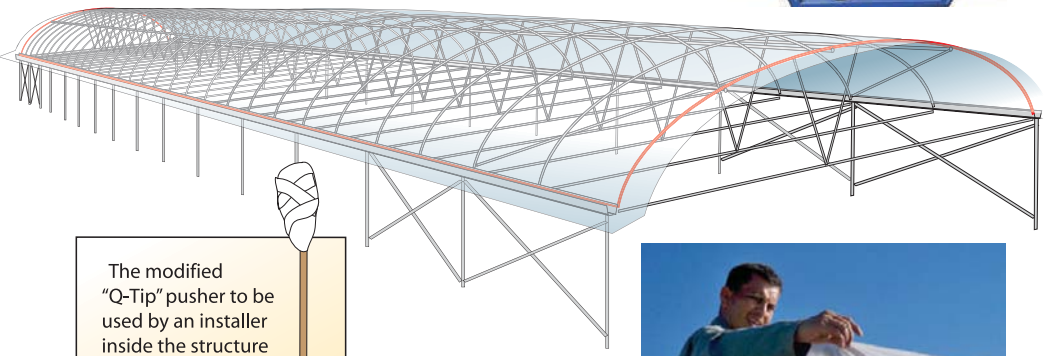


Take the time to build a simple frame and axle from 2 X 4s and a pipe or a dowel to facilitate getting the film from the roll to evenly distribute over the structure. The frame needs to be strong enough to be supported on a hydraulic lift work station and lifted to position at one end of the structure.

The film is supplied in one big sheet large enough to cover the entire top of the structure with enough surplus to cover both the end panels, side panels and doors.

The sheet of film is folded toward the center to 73" wide so that when placed across the length of the top of the cold frame, two installers working on work platforms at oposite ends of the structure can unfold it across the top of the structure as shown at the right.





The modified "Q-Tip" pusher to be used by an installer inside the structure can be made by wrapping one end of a 12 foot long dowel with cloth or plastic bag material and held together with packing or duct tape.

Tensioning the Film and Installing the Wiggle Wire

With assistants keeping the film straight and tight, begin inserting the wiggle wire into the channel on the center top of the first hoop. We recommend:

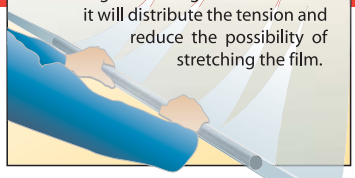
1. Installing wiggle wire on the full length of the channel on the first hoop.
2. Moving to the last hoop and doing the same, tensioning the film the full length of the structure.
3. Returning to the first hoop, removing the wiggle wire, and re-tensioning the film and replacing the wiggle wire.

Next install wiggle wire in the channel in the gutter working from the center outwards and with at least one assistant to keep the film in tension during installation.

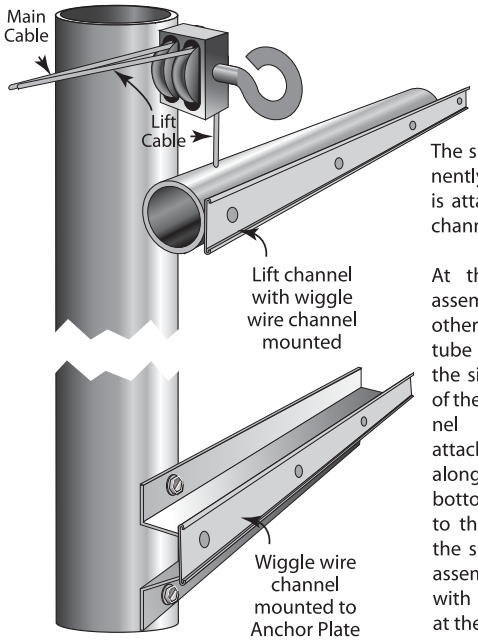
Finally use the same process to finish the channel in the opposite gutter.

Tensioning the Film

An effort should be made ***not to pull the film with fingers.*** This will have a tendency to stretch and damage the film. Instead, taking a 2 foot long piece of tubing and rolling the film around it will distribute the tension and reduce the possibility of stretching the film.



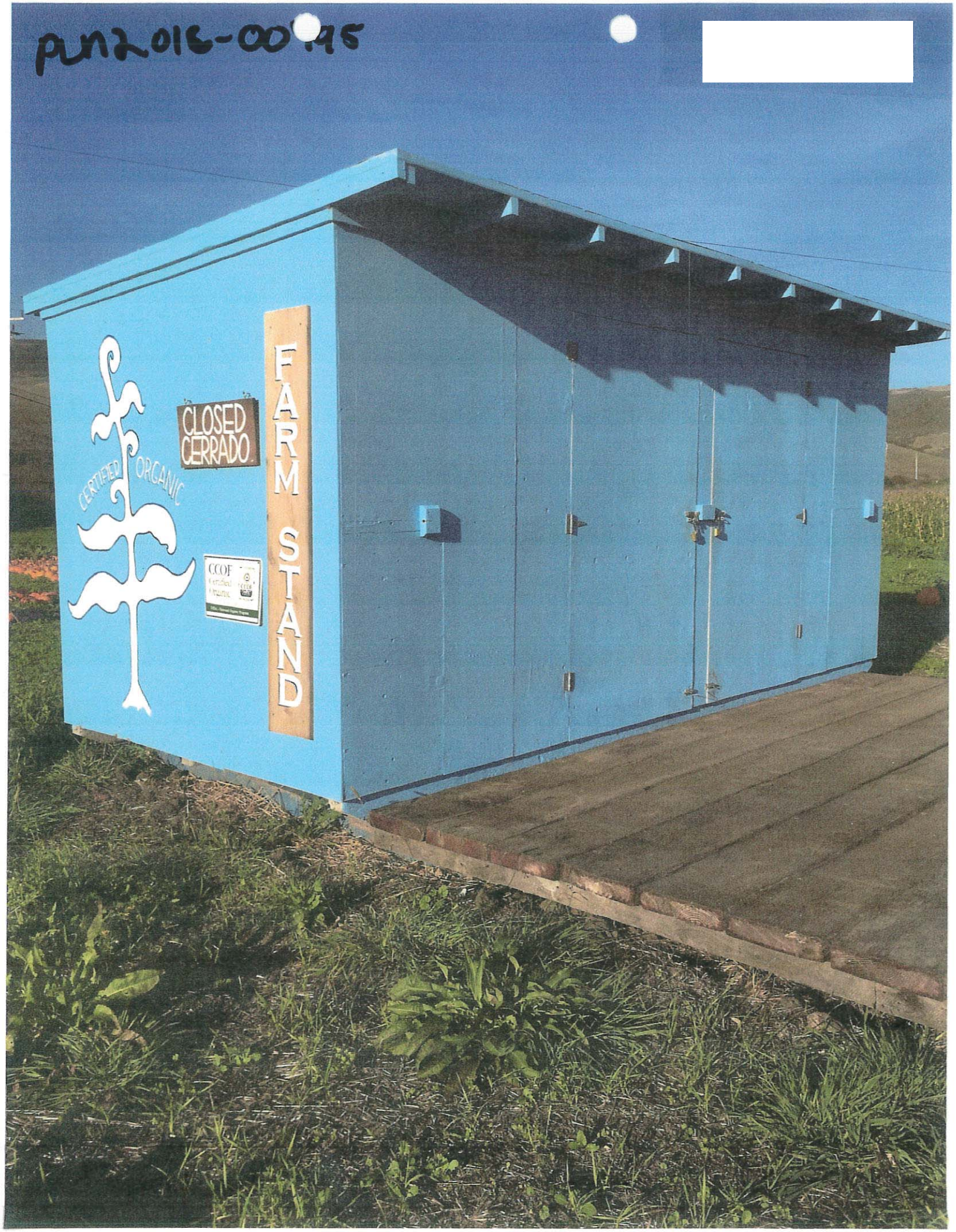
Finishing the Side Curtains



The side curtain opens and closes at the top while it's permanently fixed to an anchor plate at the bottom. The anchor plate is attached to each post with 2 SDS screws and wiggle wire channel is attached to the face of the anchor plate.

At the top of the curtain assembly a lift cable at every other platform is attached to a tube that runs the length of the side. On the outside face of the tube a wiggle wire channel is attached. Film is attached with wiggle wire along the full length of the bottom channel then attached to the channel at the top of the side. The entire lift cable assembly is raised or lowered with a single crank mounted at the front of the cold frame.

PLN2018-00095




PUMPKINS
WINTER SQUASH

ATTACHMENT F

Memorandum

Date:	June 13, 2016
To:	Laura O'Leary, Peninsula Open Space Trust
Cc:	
From:	Jim Robins, *Senior Ecologist/Principal*
Subject:	*Biological Site Assessment for New Domestic Well and Farm Center at the former N.D. Muzzi Ranch at 950 La Honda Road in San Gregorio, CA.*

This memorandum summarizes findings and analysis of the biological resources observed at two proposed development sites on the Muzzi Ranch (APN is 081-250-020) in San Gregorio, California. The two sites include: (a) 3 potential domestic well locations within the southwestern agricultural block and (b) a site for the proposed Farm Center on piece of land adjacent to the driveway and bounded by La Honda Rd/Hwy 84. The goals of the memo are to describe the biological resources on-site, determine whether any of the proposed development sites are within the County's established riparian buffers (Appendix A) and ascertain if any impacts to rare or protected species could result from construction activities. Peninsula Open Space Trust (POST) is working with the County of San Mateo to create additional farm labor housing and, in accordance with the County's Local Coastal Program, is seeking a Coastal Development Permit for development for the housing and associated new domestic well. POST has identified three potential locations for the new well, with the primary option closest to San Gregorio Creek (identified as primary well site, site 2 and site 3 on attached maps). These potential locations are all within an existing agricultural field. The footprint for the housing complex is 3.1 acres and is sited in an area that has been heavily disturbed and/or fallowed from agricultural production. Map 1 shows the parcel, the Farm Center footprint and the potential well locations.

Methodology

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

The field analysis components were performed by Jim Robins of *Alnus* Ecological on May 16th, 2016 between 10:30am and 12:00pm, on May 25th, 2016 between 10am and 11:30 am and on June 10th between 4pm and 4:30pm. Lindsay Dillon of POST accompanied Jim Robins on May 16th.

Field supplies included: iphone 6S with camera and integrated handheld GPS (Motion X- GPS); supplemental Dual model XGPS5150A GPS antenna; 200 yard spool-type measuring tape; machete; shovel; and paper site maps prepared by POST staff. The outboard dripline of the riparian corridor was GPS'd and drawn onto the paper maps. Observations of vegetation and wildlife were noted and mapped. The three potential well sites (primary and alternative 1 and 2) were assessed for both floral and faunal resources. In addition to noting biotic resources, potential well sites were hand measured in the field to determine exact distance to the outboard dripline of San Gregorio Creek's riparian corridor. Due to the fact that the well sites are within an actively farmed field, no additional field measurements or specific assessments (e.g. soil pits, etc) were conducted. Representative photos were taken and can be found in the photo plates in the back of the memo. The same protocol was followed for the biotic assessment of the proposed Farm Center. Special attention was focused on defining habitat types along the Hwy 84 drainage ditch forming the western boundary of the building footprint.

Desktop analysis included aerial photo analysis of the site and its proximity to watercourses, wetlands, and areas of biological interest. This was preformed by Jim Robins. Lindsay Dillon of POST performed a number of GIS analyses with relevant spatial layers including the Department of Fish and Wildlife's California Natural Diversity Database (CNDDB), FEMA floodplain data, SURGO soils data and the USGS's geological data. The latter two data sources were purely used for setting the biological context, directing field work, and determining if the site contained unusual or rare soils or geological formations that would be relevant to rare plants. That said, due to the level of recent and on-going farming activities, neither site supports rare plants or any unique habitats.

Results

Desktop Analysis

Results from the desktop analysis/spatial analysis indicated that San Gregorio Creek and the Hwy 84 road drainage both required additional field analysis and measurement. While the riparian corridor for San Gregorio Creek clearly fits within the County's definition of a riparian corridor and placement of the new well needs be in compliance with the riparian regulations, desktop analysis of the road drainage ditch was inconclusive.

The most up-to-date version of CDFW's CNDDB was utilized to conduct a spatial analysis of rare and protected species and rare and unique habitats in close proximity to the project site. A 1 mile buffer around the potential well locations was used to focus the CNDDB query. Table 1 displays the findings from this analysis and related notes.

3725 Canon Avenue ◆ Oakland, CA 94602 ◆ tel. 510 332-9895
www.alnus-eco.com

Table 1. CNDDB Outputs

Scientific NAME	Common NAME	ESA Status	CESA status	OTHER	Notes:
Astragalus pycnostachyus var. pycnostachyus	coastal marsh milk-vetch	None	None	CNPS 1B.1	No impact; no coastal marsh in or near project site
Plagiobothrys chorisianus var. chorisianus	Choris' popcornflower	None	None	CNPS 1B.2	No impact; found in wetlands; no habitat within proposed footprint of development
Rana draytonii	California red-legged frog	Threatened	None	Ca Species of Special Concern	Unlikely, but possible impact; known from pond on-site and could move through use the ruderal grassland at the housing complex
Oncorhynchus mykiss irideus	steelhead - central California coast DPS	Threatened	None	None	No impact; no work within the wetted channel or the 100 yr floodplain; no suitable habitat in disturbance area
Eucyclogobius newberryi	tidewater goby	Endangered	None	Ca Species of Special Concern	No impact; no work within the wetted channel or the 100 yr floodplain; no suitable habitat in disturbance area
Geothlypis trichas sinuosa	saltmarsh common yellowthroat	None	None	Ca Species of Special Concern	No impact; no saltmarsh within or adjacent to project footprint
Thamnophis sirtalis tetrataenia	San Francisco garter snake	Endangered	Endangered	Ca Fully Protected	Unlikely, but possible impact; known from 14 observations within 1 mile of the site

This page represents ALL CNDDB occurrence's that fall within 1 mile radius of the proposed well sites and housing complex footprint at Muzzi Ranch.

THIS CNDDB DATA WAS DOWNLOADED FROM CNDDB on 5/23/16 and REFLECTS THE MOST CURRENT UPDATE TO THE SYSTEM of MAY 2016.

3725 Canon Avenue ◆ Oakland, CA 94602 ◆ tel. 510 332-9895
www.alnus-eco.com

Of the seven species currently known from within 1 mile of the development sites, the California red-legged frog (CRLF) and San Francisco garter snake (SFGS) are the only two that could potentially be impacted during construction. Impacts would be highly unlikely at the well sites due to the lack of natural vegetation/habitat in the vicinity and lack of cover. While both the snake and frog are associated with ponds and slow moving water, they are known to use areas of dense cover, such as moist riparian areas, for movement and foraging in the summer. While the portion of the Hwy 84 drainage ditch/road berm adjacent to the proposed Farm Center does contain dense cover, field observations suggest that it is dry with little to no moisture by late spring - making it less hospitable for the frog, the snake, or either species prey base. That said, there is cover and the drainage does provide connectivity between the existing agricultural pond (e.g. potential habitat for SFGS and CRLF) and San Gregorio Creek. Simple measure could be installed to avoid any impacts to either of these listed species. The recommendations section below provides some avoidance and minimization measures that could be implemented before and during construction.

Field Analysis

The field analysis findings are organized around the 2 habitat types/features found at the two proposed development sites (the riparian corridor and ruderal slope adjacent to the potential well sites and the Hwy 84 drainage ditch/road berm and ruderal grassland within the proposed Farm Center).

Well Sites:

All three proposed well sites are located within an active agricultural field that was tilled and prepared for planting during survey work. The field had almost no vegetative cover during surveys. Map 2 and Photos 1-3 show the preferred well site and the two alternatives sites in context with the field and San Gregorio Creek's riparian corridor. In order to ensure compliance with the County's Riparian Ordinance, distance from the outboard dripline of the riparian corridor to each potential well site was measured in the field. Map 2 displays these distances. The distances range from 126ft to 478ft, well outside of the 50ft buffer required by regulation. Map 2 also shows the vegetation communities in close proximity to the well sites. As noted above, all three well sites are currently located within an actively farmed field with little to no cover or native vegetation. The two habitat types mapped in the field are: San Gregorio Creek's Riparian Corridor (Photo 4) and the Vegetated Slope between the upper and lower terrace fields (Photo 5).

San Gregorio Creek's riparian corridor is dense and nearly 200ft wide. The canopy is dominated by *Salix* sp along the channel in proximity to the potential well site. The understory is composed of a mix of native plants such as mugwort (*Artemisia douglasiana*), poison oak (*Toxicodendron diversilobum*), California blackberry (*Rubus ursinus*) and non-native species including the invasive cape ivy (*Delairea odorate*), pennyroyal (*Mentha pulegium*), and

3725 Canon Avenue ◆ Oakland, CA 94602 ◆ tel. 510 332-9895
www.alnus-eco.com

poison hemlock (*Conium maculatam*). In addition to supporting a robust riparian corridor, San Gregorio Creek is known to support a run of steelhead (Central California Coast DPS) and a wealth of other aquatic species. While no construction work will occur near or in the wetted channel or riparian corridor (e.g. no direct impacts to steelhead), we used FEMA data to determine if the wells would be within the 100 ft floodplain for San Gregorio Creek to identify potential for indirect impacts related to sediment discharge during drilling or infrastructure flooding after installation. Map 3 should the FEMA flood zones. All three potential locations are within Zone X, which is outside of the 100 yr floodplain.

The vegetated sloped between the upper terrace field (where the well would be sited) and the lower terrace field ranges from 5-7ft high adjacent to Alternate Site 2 to approximately 30ft high near the Preferred Well Site. The slope is approximately 20 ft wide and is nearly vertical with slopes between 70-80 degrees. The herbaceous vegetation on these slope is a mix of native native and non-native plants including: poison hemlock, cape ivy, fennel (*Foeniculum vulgare*), radish (*Raphanus sativus*), bristly ox-tongue (*Picris echioides*) bee plant (*Scrophularia californica*) curly doc (*Rumex crispus*), and stinging nettle (*Urtica dioica*). In addition to the herbaceous vegetation, the vegetated slope does support 2 blue elderberry trees (*Sambucus cerulea*).

No special status plant or wildlife were observed during the surveys.

Farm Center:
Map 4 displays the field mapping for the 3.1acre area proposed for the Farm Center. In addition to the 3 vegetation types described below, the footprint currently contains an extensive area the is already developed. This includes the gravel and dirt driveway/access road, the farmstand, and a number of old farm buildings. This area was not carefully assessed for biological value or resources, due to existing level of development.

The drainage ditch/road berm along Hwy 84 contains two different vegetation types. One is willow dominated and the other is coyote brush dominated. See photos 7, 8 and 12. The area mapped as "willow dominated riparian" only overlaps with the 3.1 acre footprint of the Farm Center at the southwestern corner. Map 4 shows the extent of this overlap. Based on the County Riparian Buffer Regulations, this vegetation types meets the definition of riparian since it is dominated by a dense overstory of willows. Field observations suggest that drainage channel is ephemeral and, therefore the 30ft buffer has been imposed to ensure all development meets County regulations. No development will occur within this buffer. The area mapped as "coyote brush dominated/non-riparian" extends from the northern boundary of the willow dominated area, north through the entire proposed Farm Center site. This vegetation type does not meet the County's definition of riparian and therefore, no buffer is shown on the Map. The coyote brush dominated area contains a dense cover of

3725 Canon Avenue ◆ Oakland, CA 94602 ◆ tel. 510 332-9895
www.alnus-eco.com

coyote brush (*Baccharis pilularis*) and a mix of non-woody plants including: poison hemlock, teasel (*Dipsacus* sp), Himalayan blackberry (*Rubus armeniacus*), and bee plant.

The bulk of the proposed Farm Center is currently mapped as fallowed/ ruderal. See photos 7, 9, 10, and 11. While these two blocks were mapped as the same vegetation type, it is important to note that the northern block was disced or plowed within 1 month of the survey work and the southern block appears to have been last tilled 3-6 months ago (exact date unknown). As such, vegetation establishment is significantly denser in the southern block than in the northern block. While the northern block was primarily unvegetated during the survey (Photo 7), the southern block contained a dense cover of non-native/ruderal forbs and grasses. This vegetation type is common throughout disturbed sites and fallowed fields along the coast and contains a mix of introduced grasses and forbs such as wild oats (*Avena sativa*), annual rye (*Lolium multiflorum*), doc, fennel, radish, filaree (*Erodium botrys*), bristly ox-tongue (*Picris echioides*) and cheeseweed (*Malva parviflora*). One interesting note on the southern block is that it contains a few very distinct patches of vegetation within this larger matrix. There is a dense patch of curly doc, cheeseweed, and ox-tongue surrounded by annual grasses and there is also a large patch of cereal barley (*Hordeum* spp).

In addition to mapping the extent of each of these vegetation types, the ditch and fallowed fields were carefully assessed for woodrat nests, bird nests, and other signs of wildlife. A small flock of red-winged blackbirds (*Agelaius phoeniceus*) was observed during two of three site visits foraging in the southern ruderal field, western fence lizards (*Sceloporoous occcidetalis*) were observed on the farm road, a red-tailed hawk (*Buteo jamaicensis*) was heard calling and a number of American crows *(Corvus brachyrhynchos*) were observed on the nearby telephone/power wires.

No special status plant or wildlife were observed during the surveys.

Recommendations

Due to the fact that development will be occurring in either existing agricultural fields (well) or fallowed fields and developed areas (Farm Center), a few minimization measure could be put in place prior to and during construction to avoid impacts to either the San Francisco garter snake or California red-legged frog.

1. Maintain the fallowed fields via discing to keep the habitat within the Farm Center footprint from developing further complexity, which might attract various wildlife species and increase the probability of biological impacts during construction.
2. Install exclusion fencing along the drainage ditch/road berm prior to

3725 Canon Avenue ◆ Oakland, CA 94602 ◆ tel. 510 332-9895
www.alnus-eco.com

construction. This corridor is a potential movement corridor between the pond and San Gregorio Creek. While it is generally dry and very densely vegetated (not ideal conditions for either CRLF or SFGS during the summer), installing a fence that would keep any potential amphibians and reptiles moving along that corridor out of the work area would reduce any potential for impacts to these listed species or other wildlife using the cover for movement or foraging.

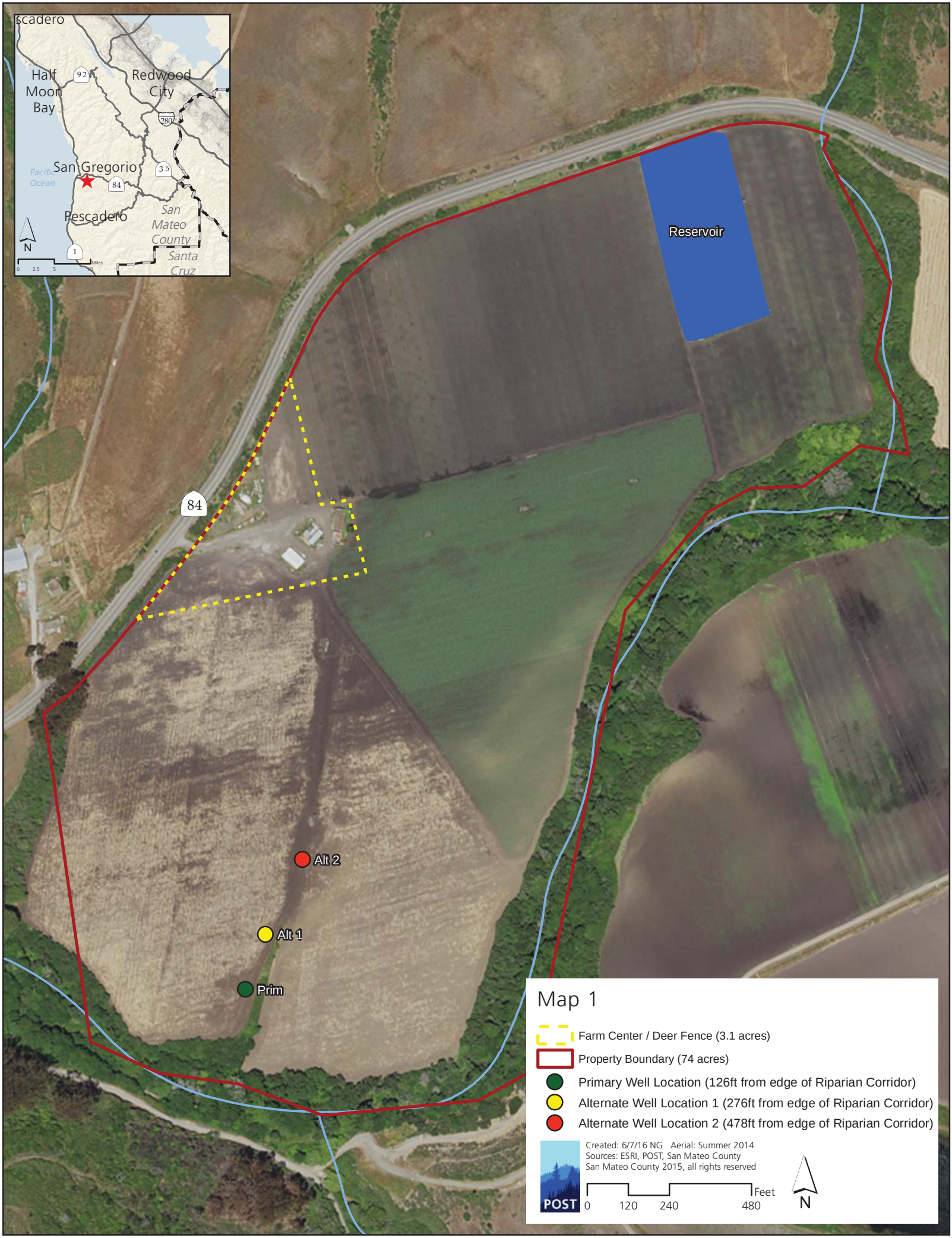
3. Having a qualified biological monitor on site to inspect the work area prior to any construction activities and during any clearing and grubbing would further reduce the potential for any impacts to these or other wildlife species.
4. In the unlikely event that a listed species is encountered, the monitor or POST staff will submit the occurrence data to the CNDDB. In the unlikely event that a listed species is encountered and cannot be avoided (and does not leave the site on its own volition) the biological monitor will contact both local DFW representatives and USFWS staff before proceeding.

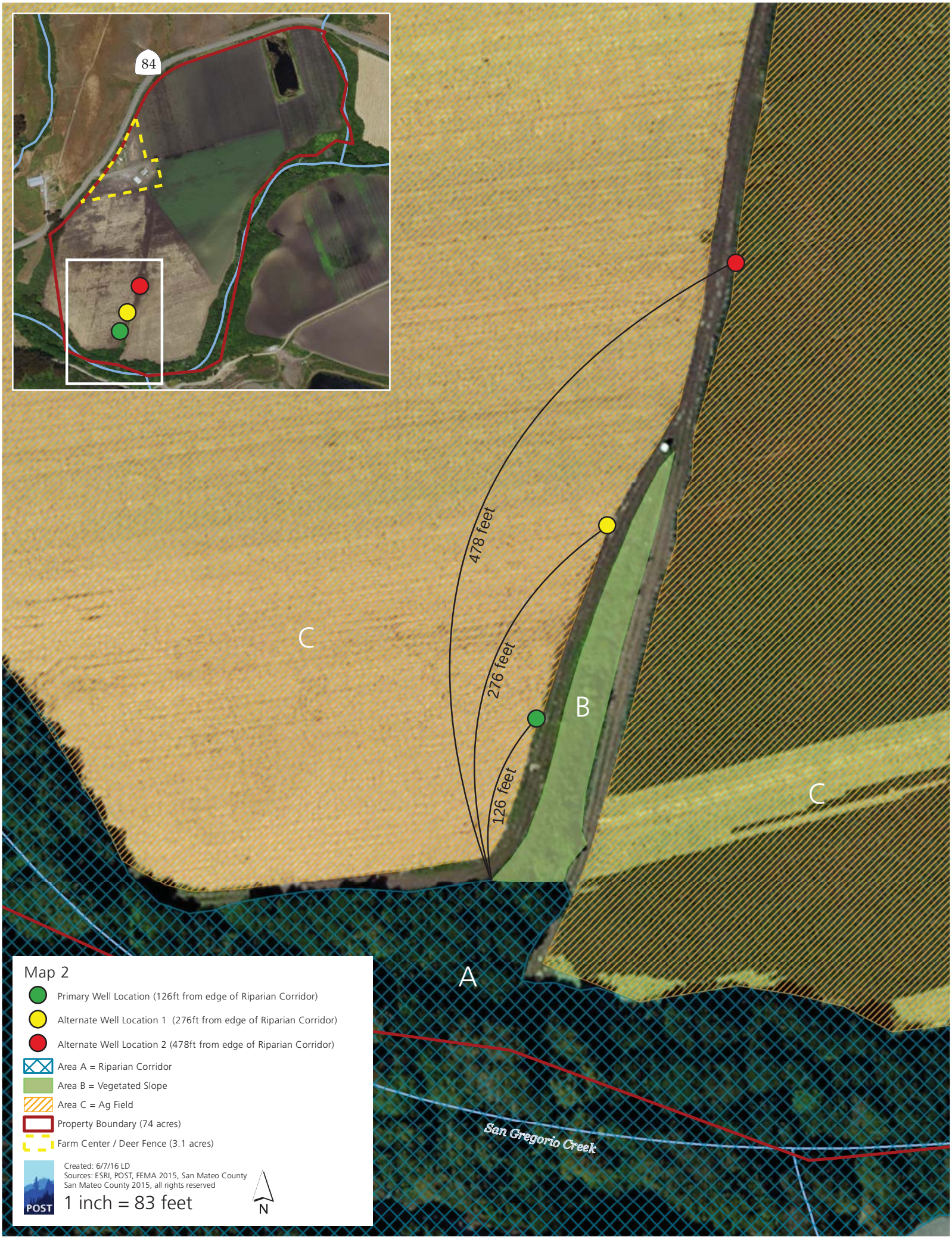
Sincerely,

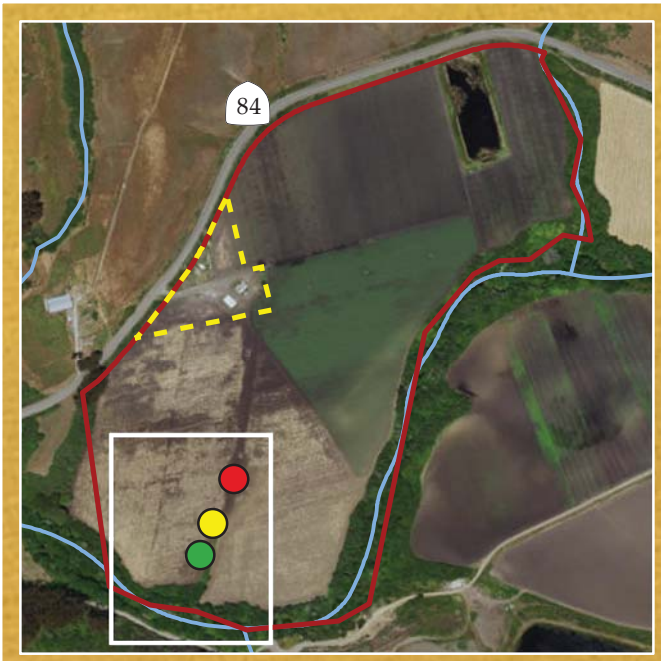
James D. Robins

3725 Canon Avenue ◆ Oakland, CA 94602 ◆ tel. 510 332-9895
www.alnus-eco.com

MAPS


Reservoir
84
Alt 2
Alt 1
Prim
Map 1
Farm Center / Deer Fence (3.1 acres)
Property Boundary (74 acres)
Primary Well Location (126ft from edge of Riparian Corridor)
Alternate Well Location 1 (276ft from edge of Riparian Corridor)
Alternate Well Location 2 (478ft from edge of Riparian Corridor)
Created: 6/7/16 NG Aerial: Summer 2014
Sources: ESRI, POST, San Mateo County
San Mateo County 2015, all rights reserved
POST
0 120 240 480 Feet
N
Half Moon Bay
Redwood City
San Gregorio
Pescadero
San Mateo County
Santa Cruz
Pacific Ocean
92
280
35
84
1
N


84
478 feet
276 feet
126 feet
A
B
C
C
San Gregorio Creek
Map 2
Primary Well Location (126ft from edge of Riparian Corridor)
Alternate Well Location 1 (276ft from edge of Riparian Corridor)
Alternate Well Location 2 (478ft from edge of Riparian Corridor)
Area A = Riparian Corridor
Area B = Vegetated Slope
Area C = Ag Field
Property Boundary (74 acres)
Farm Center / Deer Fence (3.1 acres)
Created: 6/7/16 LD
Sources: ESRI, POST, FEMA 2015, San Mateo County
San Mateo County 2015, all rights reserved
1 inch = 83 feet
POST
N



478 feet

276 feet

126 feet

San Gregorio Creek

Map 3

- Primary Well Location (126ft from edge of Riparian Corridor)
- Alternate Well Location 1 (276ft from edge of Riparian Corridor)
- Alternate Well Location 2 (478ft from edge of Riparian Corridor)
- Flood Zone A
- Flood Zone X
- Property Boundary (74 acres)
- Farm Center / Deer Fence (3.1 acres)

Created: 6/7/16 LD
Sources: ESRI, POST, FEMA 2015, San Mateo County

1 inch = 83 feet

N

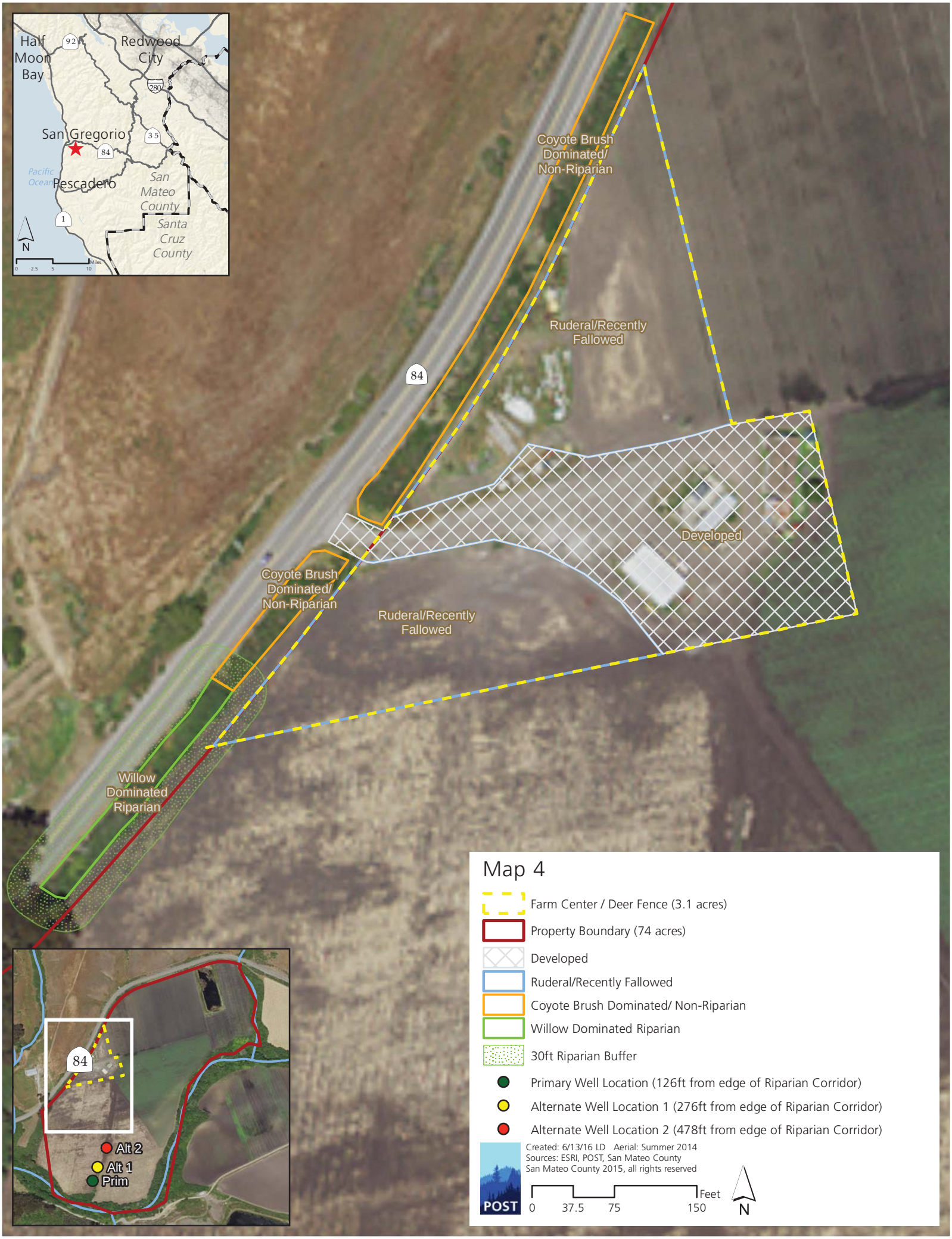

Half Moon Bay
92
Redwood City
280
San Gregorio
35
84
Pacific Ocean
Pescadero
San Mateo County
Santa Cruz County
1
N
0 2.5 5 10 Miles
Coyote Brush Dominated/ Non-Riparian
Ruderal/Recently Fallowed
84
Developed
Coyote Brush Dominated/ Non-Riparian
Ruderal/Recently Fallowed
Willow Dominated Riparian
84
Alt 2
Alt 1
Prim
Map 4
Farm Center / Deer Fence (3.1 acres)
Property Boundary (74 acres)
Developed
Ruderal/Recently Fallowed
Coyote Brush Dominated/ Non-Riparian
Willow Dominated Riparian
30ft Riparian Buffer
Primary Well Location (126ft from edge of Riparian Corridor)
Alternate Well Location 1 (276ft from edge of Riparian Corridor)
Alternate Well Location 2 (478ft from edge of Riparian Corridor)
Created: 6/13/16 LD Aerial: Summer 2014
Sources: ESRI, POST, San Mateo County
San Mateo County 2015, all rights reserved
POST
0 37.5 75 150 Feet
N

PHOTO PLATES

Photo 1. Looking south toward San Gregorio Creek. The t-post marks the spot of preferred/primary location for new well. The well is located in an agricultural field and is 126ft from the outboard dripline of San Gregorio Creek's riparian corridor (in the background). The site is bounded by active agriculture on the north, east, and west with a narrow (10-20ft wide) vegetated slope between this field and a lower terrace field to the east (see poison hemlock on the left).

Photo 2. Looking south toward San Gregorio Creek. The machete marks the location of alternate site #2. This site is 276ft from the outboard dripline of San Gregorio Creek's riparian corridor. The t-post for the primary well location can be seen in the background (following the tape). The vegetation on the left is a mix of native and non-native herbaceous plants occupying the slope between this ag field and lower terrace field to the east.

Photo 3. From alternate well site #3, looking south toward San Gregorio Creek. The person in the background is at site #2 (for context). This site is 478ft from the outboard dripline of San Gregorio Creek's riparian corridor. Like the other two sites, this site is bounded in all directions except south, by fields in active agricultural production.

Photo 4. Photo of San Gregorio Creek's riparian corridor adjacent to the field where the 3 potential well sites are located. The corridor is dominated by arroyo willow with alders and an understory of cape ivy and Himalayan blackberry.

Photo 5. Looking east from the the field containing the 3 potential well sites, across to the low terrace field below. The linear band of hemlock and bee plant demarcates the top of the narrow, steep slope between the two fields. This slope is between 10-20 ft wide and as high as 30ft. It is densely vegetated with a range of herbaceous species.

Photo 6. Looking east from the property entrance down the existing road toward the existing developed area of farm buildings. These buildings are within the 3.1 acre footprint of the proposed Farm Center.

Photo 7. Looking northeast from the driveway. Notice the farm stand on the right, the recently ploughed/tilled field directly in front, and the dense shrub covered on road drainage/berm on the left.

Photo 8. Up close look at the densely vegetated drainage/road berm separating Hwy 84 and the proposed Farm Center. Looking to the north from the driveway, notice that there is no typical riparian vegetation and the dense corridor is dominated by upland species such as coyote brush, poison hemlock and a variety of annual grasses.

Photo 9. From the middle of the southern block of recently fallowed/ruderal habitat. As you move from north to south within this block, the vegetation transitions from a mix of non-native forbs to non-native annual grasses.

Photo 10. Looking to the south, across the southern block of proposed for Farm Center. Notice the field in the background and the corridor of woody vegetation to the right. This corridor is formed along a road drainage ditch/road berm (Hwy 84) and transitions from a coyote brush dominated habitat to a willow dominated habitat as it gets closer to San Gregorio Creek. Map 4 provides details on the location of this transition.

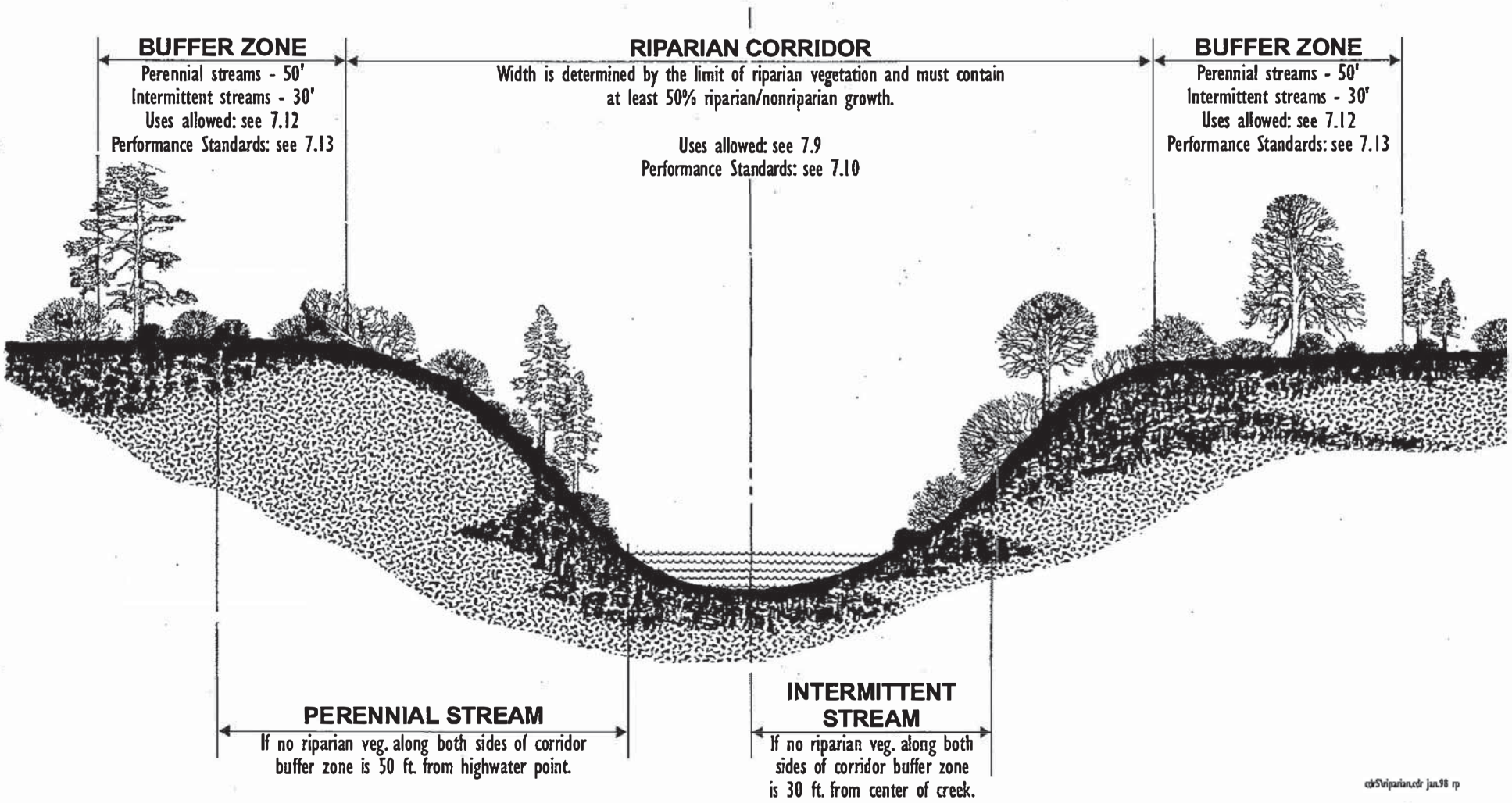
Photo 11. Taken in the middle of the forb dominated portion of field proposed for the Farm Center. This photo shows the array of non-native plants currently growing in this highly disturbed environment. This include prickly ox-tongue, wild mustard, curly doc, filaree, and cheeseweed. This field still has furrows from recent agricultural use and the vegetation is patches like this and patches of various cereal and non-cereal non-native grasses (slender oats, rye, etc).

Photo 12. Man-made drainage ditch/road berm bordering the property and Hwy 84. The fence in the background separates the Farm Center footprint from the agricultural fields. Approximately 165 ft of this linear feature adjacent to the proposed Farm Center is bordered by upland vegetation with two isolated arroyo willows (one in the foreground and one next to the driveway). The final 20-25ft transitions from coyote brush dominated to willow dominated.

APPENDIX A

SAN MATEO COUNTY PLANNING AND BUILDING DIVISION

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



Excerpts from the San Mateo County Local Coastal Program Riparian Corridor Policies

Definitions, Permitted Uses, and Performance Standards:

7.7 Definition of Riparian Corridors

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

7.9 Permitted Uses in Riparian Corridors

a. Within corridors, permit only the following uses: (1) education and research, (2) consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code, (3) fish and wildlife management activities, (4) trails and scenic overlooks on public land(s), and (5) necessary water supply projects.

b. When no feasible or practicable alternative exists, permit the following uses: (1) stream dependent aquaculture, provided that non-stream dependent facilities locate outside of corridor, (2) flood control projects, including selective removal of riparian vegetation, where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, (3) bridges when supports are not in significant conflict with corridor resources, (4) pipelines, (5) repair or maintenance of roadways or road crossings, (6) logging operations which are limited to temporary skid trails, stream crossings, roads and landings in accordance with State and County timber harvesting regulations, and (7) agricultural uses, provided no existing riparian vegetation is removed, and no soil is allowed to enter stream channels.

7.10 Performance Standards in Riparian Corridors

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

7.11 Establishment of Buffer Zones

a. On both sides of riparian corridors, from the "limit of riparian vegetation" extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams.

b. Where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams.

c. Along lakes, ponds, and other wet areas, extend buffer zones 100 feet from the high water point except for man-made ponds and reservoirs used for agricultural purposes for which no buffer zone is designated.

7.12 Permitted Uses in Buffer Zones

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

7.13 Performance Standards in Buffer Zones

Require uses permitted in buffer zones to: (1) minimize removal of vegetation, (2) conform to natural topography to minimize erosion potential, (3) make provisions to (i.e., catch basins) to keep runoff and sedimentation from exceeding pre-development levels, (4) replant where appropriate with native and non-invasive exotics, (5) prevent discharge of toxic substances, such as fertilizers and pesticides, into the riparian corridor, (6) remove vegetation in or adjacent to man-made agricultural ponds if the life of the pond is endangered, (7) allow dredging in or adjacent to man-made ponds if the San Mateo County Resource Conservation District certified that siltation imperils continued use of the pond for agricultural water storage and supply, and (8) require motorized machinery to be kept to less than 45 dBA at any wetland boundary except for farm machinery and motorboats.

ATTACHMENT G

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: *Farm Labor Housing, Greenhouses, Farm Stand, and Domestic Well*, when adopted and implemented, will not have a significant impact on the environment.

FILE NOs.: PLN 2016-00495 and PLN 2016-00496

OWNER/APPLICANT: Peninsula Open Space Trust

ASSESSOR'S PARCEL NO.: 081-250-020

LOCATION: 950 La Honda Road, east of Highway 1, unincorporated San Gregorio

PROJECT DESCRIPTION: The applicant is proposing to construct four new Farm Labor Housing (FLH) units, each 850 sq. ft. in size with three bedrooms, with an associated septic system and domestic well (PLN 2016-00495) and construct three new non-soil dependent greenhouses, each 3,600 sq. ft. in size, and the legalization of one permanent farm stand (PLN 2016-00496). The construction of the new FLH units, septic system, greenhouses, and farm stand will be located in the disturbed area around the existing farm center on the property.

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, as proposed, will not adversely affect water or air quality or increase noise levels substantially.

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

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

4. The project, as proposed, 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, as mitigated.

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

Mitigation Measure 1:

a. The Farm Labor Housing (FLH) units shall be painted a color that will match and blend with the existing vegetation on the site.

b. Native vegetation will be planted between the greenhouses and Highway 84 and the FLH units and Highway 84 to screen the structures. A vegetation planting plan shall be submitted to the San Mateo County Planning Department prior to Planning approval for the building permit for this project.

Mitigation Measure 2: 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.

Mitigation Measure 3: 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 4: The following avoidance and minimization measures are recommended to avoid impacts to California red-legged frog (CRLF) and San Francisco garter snake (SFGS) and their habitat:

a. Maintain the fallowed fields via discing to keep the habitat within the farm center footprint from developing further complexity, which might attract various wildlife species and increase the probability of biological impacts during construction.

b. Install exclusion fencing along the drainage ditch/road berm prior to construction. This corridor is a potential movement between the pond and San Gregorio Creek. While the drainage ditch is generally dry and very densely vegetated, installing fencing that would keep any potential amphibians and reptiles moving along that corridor out of the work area would reduce any potential for impacts to the CRLF and SFGS or other wildlife using the cover for movement or foraging.

c. 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.

d. Have a qualified biological monitor on site to inspect the work area prior to any construction activities and during any clearing or grubbing to reduce the potential for any impacts to wildlife species.

e. 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.

f. If a listed specifics is encountered, the monitor or Peninsula Open Space Trust (POST) staff will submit the occurrence data to the California Natural Diversity Database. If a species is encountered and cannot be avoided, the biological monitor will contract both California Department of Fish and Game and U.S. Fish and Wildlife Service staff.

g. 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.

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).

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.

Mitigation Measure 7: 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: May 24, 2017 to June 13, 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.** June 13, 2017

CONTACT PERSON

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

Rob Bartoli, Project Planner

RB:pac - RJBBB0241_WPH.DOCX

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, Domestic Well, and Greenhouses

2. **County File Numbers:** PLN 2016-00495 and PLN 2016-00496

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:** 950 La Honda Road, east of Highway 1, unincorporated San Gregorio

6. **Assessor's Parcel Number and Size of Parcel:** 081-250-020 (74 acres)

7. **Project Sponsor's Name and Address:**

   Lisa Grote
   720 Newport Circle
   Redwood City, CA 94065

8. **General Plan Designation:** Agricultural Rural

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

10. **Description of the Project:** The applicant is proposing to construct four new Farm Labor Housing (FLH) units, each 850 sq. ft. in size with three bedrooms, with an associated septic system and domestic well (PLN 2016-00495) and construct three new non-soil dependent greenhouses, each 3,600 sq. ft. in size, and the legalization of one permanent farm stand (PLN 2016-00496). The construction of the new FLH units, septic system, greenhouses, and farm stand will be located in the disturbed area around the existing farm center on the property.

11. **Surrounding Land Uses and Setting:** The project site is located on a 75 acres parcel (APN 081-250-020). The project parcel is accessed via a driveway located off of La Honda Road. The property has a developed area that consists of a farm center. Fifty eight (58) acres of the property are used for mixed row crops including Brussel sprouts, strawberries, beans, squash, pumpkins, broccoli, cauliflower, artichokes, onions, leeks, pears, cabbage and cover crops. The developed farm center includes a farm stand, farmhouse, farm sheds and parking area. San Gregorio Creek runs along portions of the eastern and southern edges of the property. A drainage ditch runs along the portion of the property that abuts La Honda Road. The parcels to the north, east south, west, of the subject property are used for agriculture uses.

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
X	Biological Resources		Land Use/Planning		Transportation/Traffic
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils	X	Noise		Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

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

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

   a. Earlier Analysis Used. Identify and state where they are available for review.

b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. **AESTHETICS.** Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?		X		

Discussion: The proposed Farm Labor Housing (FLH) units will be partially visible from the public right-of-way, as the applicant is proposing native vegetation screen. The greenhouses and farm stand will be visible from Highway 84. The subject property is located within the Cabrillo Highway State Scenic Corridor. The proposed location for the new FLH is located within an existing farm center on the property that is developed with packing shed, barn, and five Farm Labor Housing units. The greenhouses, farm stand, and FLH units are proposed to be clustered within the existing farm center. The greenhouses will be setback 63 feet from the front property line, the FLH units will be as closes as 30 feet to the property line, and the far stand will be located 61 feet from the front property line. The potential well locations are over 700 feet from Highway 84.

The project will be conditioned to have the FLH units painted a natural color to match the existing vegetation. The greenhouses and FLH units will be conditioned to install native vegetation to screen the development from public view. The new FLH units, greenhouses, and farm stand 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 units will be undergrounded. The proposed well location will have minimal visual impact. Two information signs will be visible from La Honda Road. These signs will be informational, stating that the agricultural uses and the riparian corridor is protected by Peninsula Open Space Trust (POST). The signs will comply with the sign criteria for scenic corridors. The proposed project site is indistinguishable from the development on the property and is typical of development in the rural areas of San Mateo County. However, to further reduced any potential impact the following mitigation is recommended:

Mitigation Measure 1:

a. The Farm Labor Housing (FLH) units shall be painted a color that will match and blend with the existing vegetation on the site.

b. Native vegetation will be planted between the greenhouses and Highway 84 and the FLH units and Highway 84 to screen the structures. A vegetation planting plan shall be submitted to the San Mateo County Planning Department prior to Planning approval for the building permit for this project.

Source: Project Plans, County Maps.

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

Discussion: There are no rock outcroppings to be disturbed nor are there any trees proposed for removal. There are no historic structures, including the now demolished farm house, located on the property.

Source: County Maps, Project Plans.

1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?		X		

Discussion: See the discussion provided to Question 1.a. above.

Source: Site Plans.

1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?		X		

Discussion: Discussion: The proposed FLH units and greenhouses would not create a new source of significant light or glare. The greenhouses will be covered with a translucent heavy plastic, consistence with other greenhouses in the area. The units will be screened by vegetation and trees from neighboring properties, so any light produced from the habitation of these units will be lessened by the screening. However, to further reduced any potential impact the following mitigation is recommended:

Mitigation Measure 2: 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.

Source: Project Description, Project Plans.

1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?		X		

Discussion: The project site is located within Cabrillo Highway State Scenic Corridor. The greenhouses will be setback 63 feet from the front property line, the FLH units will be as close as 30 feet to the property line, and the far stand will be located 61 feet from the front property line. The potential well locations are over 700 feet from Highway 84.

See the discussion provided to Question 1.a. above.

Source: County Maps.

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X

Discussion: The subject site is not located in a Design Review 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

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:

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

Discussion: The parcel on which the proposed project is located is 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	

Discussion: The site is not in an agricultural zone preserve. The property is not under 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 units, greenhouse, farm stand, septic system, and well locations are prime soils, but has never been used for agricultural uses and is part of the farm center on the property. The majority of the area is already disturbed and is separated from the agricultural activities on the property by farm roads and deer fences. The area for the project is in close proximity to the existing road and farm center and will not impact the farming operation on the property. The proposed well locations are within close proximity to an existing farm road. The existing agricultural activities on the property include Brussel sprouts, strawberries, beans, squash, pumpkins, broccoli, cauliflower, artichokes, onions, leeks, pears, cabbage, and cover crops.

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	

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 units, greenhouses, farm stand, and well 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 Land Classification rating is Class II (where Class II is prime). The area that is proposed to be converted to development totals approximately 0.25 acres. The total area that comprises the farm center is 3.1 acres. The area of where the Farm Labor Housing units, greenhouses, farm stand, well, and associated utilities is proposed has not historically been under agricultural and is located in a disturbed area within the existing farm center on the property. The farm center is separated from the agriculture operations by farm roads and deer fences. 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 on agricultural operations, and would not impact the on-going agricultural operations on the property.

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

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

Discussion: The subject parcel is located within the Coastal Zone. The Natural Resources Conservation Service has classified project site as containing soils that have a Land Classification rating is Class II (where Class II is prime). On the 74-acre parcel, approximately 64 acres are prime soils. The area that is proposed to be converted for the Farm Labor Housing units, non-soil dependent greenhouses, farm stand, well, and associated utilities 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 farm center, where the septic system, FLH units, greenhouses, and farm stand is in close proximity to the road and will not impact the farming operation on the property. The area that is proposed to be converted to development totals 0.25 acres in the existing farm center. The new development will be located in a disturbed area with in the farm center where agricultural activities are not present. The farm roads and deer fences surrounding the farm center provides for a clearly defined buffer between agricultural uses and the proposed development. The project will reserve the bulk of the acreage of the property 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~~	

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 Land Classification rating of Class II (where Class II is prime. The area that is proposed to be converted to development totals 0.25 acres of the 74-acre property. The Farm Labor Housing units, greenhouses, farm stand, and associated utilities will be located in a disturbed area where agricultural activities are not present. The farm road, cover crops, and deer fence on the property provide for a clearly defined buffer between agricultural uses and the proposed Farm Labor Housing units, greenhouses, and farm stand. The new development will be clustered with the exiting development on the property. There is no expectation that the project would result in any damage to soil capability or loss of agricultural land outside of the area proposed to be converted for the new development.

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

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

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). Farm Labor Housing units, non-soil dependent greenhouses, permanent farm stands, and domestic wells are an allowed use in the PAD Zoning District subject to the approval of a use permit and any other applicable land use permits.

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

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

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

Discussion: The Bay Area 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; CO_2) 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 3: 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		

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.

Source: BAAQMD, Sustainable San Mateo Indicators Project.

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		

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.

The impact of the four new FLH units, three new greenhouses, or associated utilities would not result in a significant impact to air quality in the immediate area or the air basin. The farm stand that is proposed for the site is currently in operation. The farm stand is proposed to be open from 10:00 a.m. to 5:00 p.m. on Saturdays and Sundays from April through November. It is not anticipated that the operation of the farm stand would result in a significant impact to air quality in the immediate area or the air basin.

Source: BAAQMD.

3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X

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.

Source: Maps, BAAQMD.

3.e.	Create objectionable odors affecting a significant number of people?			X	

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

Source: Project Description.

3.f.	Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		

Discussion:

During project construction, dust could be generated for a short duration. To ensure that project impact will be less than significant, see Mitigation Measure 3 described in 3.a.

Source: BAAQMD.

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

Discussion: The proposed Farm Labor Housing units, greenhouses, farm stand, well, and septic system will be located on an existing disturbed portion of the parcel. The proposed FLH units is located within the existing farm center on a portion of the property that is already disturbed. The

area for the proposed FLH units, greenhouses, farm stand, and septic system is located in an area that has not been farmed and instead, has been used as a parking and staging area for the on-going agriculture operations on the site. The well locations are adjacent to the existing farm road on the property.

Per the biological report submitted by the applicant, riparian vegetation is present on the site. San Gregorio Creek abuts the southern property line of the parcel. San Gregorio Creek meets the County definition of riparian vegetation. Per the biological report, an ephemeral drainage channel located in proximity to the farm center is willow dominated riparian. While the drainage ditch is dry most of the year, the channel could provide a movement corridor between the existing agricultural pond on the property and San Gregorio Creek.

The subject parcel is mapped for critical habitat for the California red legged frog and the San Francisco garter snake (SFGS). The proposed project is located in a highly disturbed area and lacks riparian vegetation.

To ensure that there are no impacts to wildlife species such as the San Francisco garter snake and California red-legged frog mitigation measures be incorporated into the approval of the project:

Mitigation Measure 4: The following avoidance and minimization measures are recommended to avoid impacts to California red-legged frog (CRLF) and San Francisco garter snake (SFGS) and their habitat:

a. Maintain the fallowed fields via discing to keep the habitat within the farm center footprint from developing further complexity, which might attract various wildlife species and increase the probability of biological impacts during construction.

b. Install exclusion fencing along the drainage ditch/road berm prior to construction. This corridor is a potential movement between the pond and San Gregorio Creek. While the drainage ditch is generally dry and very densely vegetated, installing fencing that would keep any potential amphibians and reptiles moving along that corridor out of the work area would reduce any potential for impacts to the CRLF and SFGS or other wildlife using the cover for movement or foraging.

c. 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.

d. Have a qualified biological monitor on site to inspect the work area prior to any construction activities and during any clearing or grubbing to reduce the potential for any impacts to wildlife species.

e. 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.

f. If a listed specifics is encountered, the monitor or Peninsula Open Space Trust (POST) staff will submit the occurrence data to the California Natural Diversity Database. If a species is encountered and cannot be avoided, the biological monitor will contract both California Department of Fish and Game and U.S. Fish and Wildlife Service staff.

g. 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. **Source:** California Natural Diversity Database, California Department of Fish and Game, U.S. Fish and Wildlife Service, Biological Site Assessment for New Domestic Well and Farm Center at the former N.D. Muzzi Ranch at 950 La Honda Road in San Gregorio, California by Jim Robins, from Alnus Ecological (Dated June 13, 2016).				
4.b.	Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
	Discussion: The project parcel does include riparian habitat; however, the proposed well locations will be located approximately 126 feet to the north of the creek and habitat area. An existing agricultural field separates the well locations from the riparian habitat. The FLH units are located approximately 20 feet from the required 30 foot riparian buffer of the ephemeral drainage channel. 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
	Discussion: The site does not contain any wetlands. **Source:** County Maps.				
4.d.	Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
	Discussion: See the discussion provided to Question 4.a. above. **Source:** Project Description.				

4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
Discussion: There are no trees in the direct proximity of the project site, nor does the project require any such removal. Thus, the project poses no impact. **Source:** Site Plan, Project Description.					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
Discussion: The 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. **Source:** County Maps.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The subject parcel is not located inside or within 200 feet of a marine or wildlife reserve. Thus, the project poses no impact. **Source:** County Maps.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: The project parcel includes no oak woodlands or other timber woodlands. Thus, the project poses no impact. **Source:** Site Plan.					

5.	**CULTURAL RESOURCES.** Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
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.					

Source: California Register of Historical Resources.					
5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
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: **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). **Source:** Site Survey.					
5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
Discussion: Neither the project parcel nor the project site hosts any known paleontological resources, sites or geologic features. However, Mitigation Measure 3 (as cited above) is added to ensure that the impact is less than significant. **Source:** Site Survey.					
5.d.	Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion: No known human remains are located within the project area. The nearest known and still existing cemetery is Mount Hope Cemetery, over 6 miles from the project site. In case of accidental discovery, Mitigation Measure 3 is recommended. **Source:** Site Plan.					

6. **GEOLOGY AND SOILS.** Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss; injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				X
Discussion: The site is not within the area delineated on the Alquist-Priolo Earthquake Fault Zoning Map. **Source:** Alquist-Priolo Earthquake Fault Zoning Map.				
ii. Strong seismic ground shaking?			X	
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, 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) for this unmanned facility. Therefore, impacts related to strong seismic ground shaking would be less than significant. **Source:** ABAG Earthquake Shaking Potential Map.				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
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. **Source:** ABAG Earthquake Liquefaction Scenarios Map.				
iv. Landslides?				X

Discussion: The project site is located in an area determined to be least susceptible to landslides. **Source:** San Mateo County Landslide Risk Map.				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X
Discussion: The site is not on a coastal bluff or cliff. The project site is located approximately 1 -mile from the coast. **Source:** Planning Maps.				
6.b. Result in significant soil erosion or the loss of topsoil?		X		

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:

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 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.

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.

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

Discussion: The site is not located in an identified landslide or liquefaction risk area. All construction will be reviewed by the County Geologist.

Source: ABAG Maps.

6.d. Be located on expansive soil, as noted in the 2016 California Building Code, creating significant risks to life or property?			X	

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.

Source: California Building Code.

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	

Discussion: The project will require a septic system for the new FLH units. The proposed septic system plan has been submitted to the San Mateo County Environmental Health Division for their review. The design for the system has been preliminarily approved by the Environmental Health Division. The applicant will be required to submit plans during the building permit stage. Therefore, the impact would be less than significant.

Source: Project Description.

7.	**CLIMATE CHANGE.** Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		

Discussion: Greenhouse Gas Emissions (GHE) includes CO_2 emissions from vehicles and machines that are fueled by gasoline. The new FLH units, greenhouses, farm stand, and associated utilities would involve some vehicles during construction and residents in vehicles making traveling to and from the project site.

Project-related minor grading and construction, and installation will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 3 is recommend for the project.

Source: Project Scope.

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
Discussion: This project does not conflict with the County of San Mateo Energy Efficiency Climate Action Plan (EECAP). **Source:** EECAP.					
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
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% percent 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. **Source:** Planning Maps.					
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
Discussion: The site is not on the coast and would not expose structures or infrastructure to accelerated costal cliff/bluff erosion due to sea level rise. The project site is located approximately 1.00 miles inland from the Pacific Ocean. Thus, the project poses no impact. **Source:** Site Survey.					
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 60 feet above sea level and is located over 1-mile 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. There are areas of the property that are located in FEMA Flood Zone A, but these areas are outside of the project area. **Source:** FEMA Community FIRM Panel 06081C0360E, 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 project site is not within a floodway. See discussion in Section 7.f. above. **Source:** FEMA Community FIRM Panel 06081C0360E, 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
Discussion: The use of hazardous materials is not proposed as part of this project. **Source:** Project Description.					

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
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. **Source:** San Mateo County Maps.					
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
Discussion: The EnviroStor Database and Hazardous Waste and Substances Site List show that it is not on such a site. Thus, the project poses no impact. **Source:** EnviroStor Database, Department of Toxic Substances Control.					
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
Discussion: The project is not in such a location. **Source:** San Mateo County Maps.					
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
Discussion: The project is not in the vicinity of a private airstrip. Thus, the project poses no impact. **Source:** Federal Aviation Administration San Francisco Sectional Aeronautical Chart.					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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.					

Source: Project Plans.					
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		
Discussion: The project parcel is located within a Moderate fire hazards severity zone. Cal-Fire has reviewed the project and conditional approved the structures. The project proposes to install a new fire hydrant, which shall comply with Cal-Fire requirements. **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 06081C0360E, 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 06081C0360E, 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: No dam or levee is located on or near the subject parcel. The parcel is not located in a mapped dam inundation area. **Source:** Contour Maps, FEMA Community FIRM Panel 06081C0360E, effective October 16, 2012, effective October 16, 2012.					
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

Discussion: The project is required to treat all runoff on-site. A preliminary drainage analysis of the proposed project has submitted and conditionally approved by the Department of Public Works. The project will be required to comply with the County's Municipal Regional Permit regarding stormwater requirements.

Source: Project Description.

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

Discussion: The potential demand for groundwater would be limited to the use of the new Farm Labor Housing units. Three potential locations for a domestic water well have been identified for the proposed Farm Labor Housing units. There are no nearby wells that would be impacted by the installation of this domestic well. The farm relies on agricultural water from San Gregorio Creek, an adjudicated water source. The project will not entail the creation of impermeable surface significant enough to affect the water table. Thus, the project poses no impact.

Source: Project Description.

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 (12,332 sq. ft. of impervious surface for the new FLH units and greenhouses) 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	
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. 12,332 sq. ft. of new impervious surface will be added to the site as part of this project. The Department of Public Works has reviewed and conditionally approved the project plans and will review the site's drainage plan upon submittal of a building permit for the project. The project will be required to comply with the County's Municipal Regional Permit regarding stormwater requirements. **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
Discussion: See the discussion provided to Question 9.d. above. **Source:** Project Description.					
9.f.	Significantly degrade surface or ground-water water quality?				X
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
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
Discussion: The project is located within established community. It is located on a property that is currently developed with an existing farm center. There is no land division or development that would result in the division an established community. Thus, the project poses no impact. **Source:** Location Maps.				
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
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. **Source:** Project Plans.				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: The site is not within a habitat conservation plan (HCP) or conservation plan area. **Source:** County HCP Maps.				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
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. **Source:** Project Description.				

10.e.	Result in the introduction of activities not currently found within the community?				X
Discussion: The project and surrounding properties are used of agricultural and residential activities. The farm stand is existing on the property and is a permitted use on PAD zoned property with a PAD permit. Thus, the project poses no such impact. **Source:** Project Description.					
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
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 increase the development intensity of surrounding developed areas. Thus, the project poses no such impact. **Source:** Project Description.					
10.g.	Create a significant new demand for housing?				X
Discussion: The project is meeting a demand for housing for farm labors at the property. Thus, the project poses no impact. **Source:** Project Description.					

11.	**MINERAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a.	Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: According to the review of the San Mateo County General Plan Mineral Resources Map, there are no known mineral resources on the project site. **Source:** Project Description, County General Plan Mineral Resources Map.					

11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion: See staff's discussion in Section 11.a.

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

12. NOISE. Would the project result in:

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

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

Mitigation Measure 7: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

Source: Project Plans, County Noise Ordinance.

12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	

Discussion: Some ground-borne vibration is expected during the construction of the FLH, greenhouses, well and associated infrastructure; however, the vibration will be minimal. Thus, the impact will be less than significant.

Source: Project Plans, County Noise Ordinance.

12.c.	A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: The project 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. **Source:** Project Scope.					
12.d.	A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: See the discussion provided to Question 12.a. above. **Source:** Project Scope.					
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
Discussion: The project is located outside of the Half Moon Bay Airport Land Use Compatibility Plan and the adopted noise contours for the airport. Thus, the project poses no impact. **Source:** Zoning Maps, Half Moon Bay Airport Land Use Compatibility Plan.					
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
Discussion: The project is not located within the proximity of a private airstrip. Thus, the project poses no impact. **Source:** Aerial Photography.					

13. POPULATION AND HOUSING. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
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
Discussion: The population growth will not be significant due to the construction of four FLH units. 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 proposed improvements are completely within the subject parcel's boundaries and are sufficient to only serve the project. Thus, the project poses no impact. **Source:** Project Description.				
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
Discussion: The project will create four housing units for farm labors and their families. No units will be removed and no residences will be displaced. **Source:** Project Description.				

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:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
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 four FLHJ units, three greenhouses, and a farm stand 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 (California Department of Forestry and Fire Protection has reviewed and approved plans), police, schools, parks or any other public facilities or energy supply systems. Thus, the project poses no impact.

Source: California Department of Forestry and Fire Protection.

15.	**RECREATION**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 four new dwelling units. 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	
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 County's LCP or General Plan). The daily trips that will generated, both as to the number of vehicles on the County's circulation system (i.e., Highway 1 and Highway 84) and relative to access to and from the project parcel (right and/or left turns from WB or EB vehicles on Highway 84), pose no safety impact to vehicles, pedestrians or bicycles. The farm stand is proposed to be in operation during Saturday and Sunday, 10:00 a.m. to 5:00 p.m. from the months of April through November. The farm stand is closed during from December to March. The limited of hours of operation will not impact the agricultural operations on the property. Thus, the project poses a less than significant impact. **Source:** General Plan.				
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
Discussion: See the discussion provided to question 16.a. above. **Source:** General Plan, Project Scope.				
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
Discussion: The project will not affect any airports or create any structure that would be regulated by the Federal Aviation Administration. **Source:** Project Description.				

16.d.	Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: The project would not increase hazards to a design feature or incompatible uses **Source:** Project Description.					
16.e.	Result in inadequate emergency access?				X
Discussion: In addition to the discussion provided to Question 16.a. above, the California Department of Forestry and Fire Protection has reviewed and approved the proposed access to the project site. The project is accessed via an existing driveway from Highway 84. Thus, the project poses no impact. **Source:** Coastside Fire Protection District.					
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
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. **Source:** Transit Route Maps, General Plan Circulation Element.					
16.g.	Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
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 eight to twelve 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. **Source:** Project Plans.					
16.h.	Result in inadequate parking capacity?				X

Discussion: No impact. The project site has adequate parking and turnaround capacity for residents of the new FLH units. The site will have adequate space to accommodate the temporary parking for vehicles associated with the construction of the FLH units, greenhouse, farm stand, and associated utilities. Parking for the farm stand will be provided within the existing farm center area. Parking will be located on an all-weather surface of pavement with compacted soil and gravel area. The limited time that the farm stand will be in operation, from the months of April through November, on Saturdays and Sundays, from 10:00 a.m. to 5:00 p.m., with the stand closed during from December to March, will not result in inadequate parking capacity on the site.

Source: Project Plans.

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	

Discussion: The project will require that a new septic system for the new Farm Labor Housing units. The proposed septic system plan has been submitted to the San Mateo County Environmental Health Division for their review. The design for the system has been preliminarily approved by the Environmental Health Division. The applicant will be required to submit plans during the building permit stage. The project will not exceed any requirements from the Regional Water Quality Control Board.

Source: Project Description and San Mateo County Environmental Health Division.

17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

Discussion: A new septic system will be required for the FLH units. The system will be placed in an area that is already disturbed. The septic system and leach field will be over 1,200 feet from the top of the bank of San Gregorio Creek. The impact of construction of the new septic system would be less than significant.

Source: Project Description.

17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

Discussion: The proposed project will require the construction a new stormwater drainage facility for the new impervious surface that will be created by the construction of the new FLH units and greenhouses. 12,332 sq. ft. of new impervious surface will be added to the site as part of this project. The Department of Public Works has reviewed and conditionally approved the project plans and will review the site's drainage plan upon submittal of a building permit for the project. The new structures will be located within the existing developed area on the site. **Source:** Project Scope.					
17.d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
Discussion: The FLH units proposed to utilize a new domestic well, which is proposed to be drilled on-site, and is part of the project scope. Three potential locations for a domestic water well have been identified for the proposed Farm Labor Housing units. There are no nearby wells that would be impacted by the installation of this domestic well. The farm relies on agricultural water from San Gregorio Creek, an adjudicated water source. The well locations have been conditionally approved by San Mateo County Environmental Health Division. The project will be conditioned to meet required Environmental Health Division standards for water quality and quantity. **Source:** Project Description.					
17.e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: The FLH units will be served by a private septic system would not have any impacts on wastewater treatment capacities of an outside provided. Thus, the project poses no impact. **Source:** Project Description.					
17.f.	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: While the FLH units, greenhouses, and farm stand 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. **Source:** Project Scope.					
17.g.	Comply with Federal, State, and local statutes and regulations related to solid waste?				X

Discussion: The project would not have any impacts on solid waste requirements, and the project would not generate any solid waste. **Source:** Project Scope.				
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	
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. **Source:** California Building Code.				
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
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. **Source:** Project Description.				

18. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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	

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.

Source: California Natural Diversity Database, Project Description, Biological Report.

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	

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 units, greenhouses, farm stand, domestic well, or associated utilities 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.

Source: Project Plan.

18.c.	Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	

Discussion: As discussed previously, the project will add four new Farm Labor Housing units, three greenhouses, a farm stand, a domestic well, and associated utilities. 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.

Source: Project Plans.

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	

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

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

Mitigation Measure 1:

a. The Farm Labor Housing (FLH) units shall be painted a color that will match and blend with the existing vegetation on the site.

b. Native vegetation will be planted between the greenhouses and Highway 84 and the FLH units and Highway 84 to screen the structures. A vegetation planting plan shall be submitted to the San Mateo County Planning Department prior to Planning approval for the building permit for this project.

Mitigation Measure 2: 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.

Mitigation Measure 3: 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 4: The following avoidance and minimization measures are recommended to avoid impacts to California red-legged frog (CRLF) and San Francisco garter snake (SFGS) and their habitat:

a. Maintain the fallowed fields via discing to keep the habitat within the farm center footprint from developing further complexity, which might attract various wildlife species and increase the probability of biological impacts during construction.

b. Install exclusion fencing along the drainage ditch/road berm prior to construction. This corridor is a potential movement between the pond and San Gregorio Creek. While the drainage ditch is generally dry and very densely vegetated, installing fencing that would keep any potential amphibians and reptiles moving along that corridor out of the work area would reduce any potential for impacts to the CRLF and SFGS or other wildlife using the cover for movement or foraging.

c. 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.

d. Have a qualified biological monitor on site to inspect the work area prior to any construction activities and during any clearing or grubbing to reduce the potential for any impacts to wildlife species.

e. 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.

f. If a listed specifics is encountered, the monitor or Peninsula Open Space Trust (POST) staff will submit the occurrence data to the California Natural Diversity Database. If a species is encountered and cannot be avoided, the biological monitor will contract both California Department of Fish and Game and U.S. Fish and Wildlife Service staff.

g. 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.

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).

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.

Mitigation Measure 7: 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. Bankston
(Signature)

5/24/17
Date

Planner III
(Title)

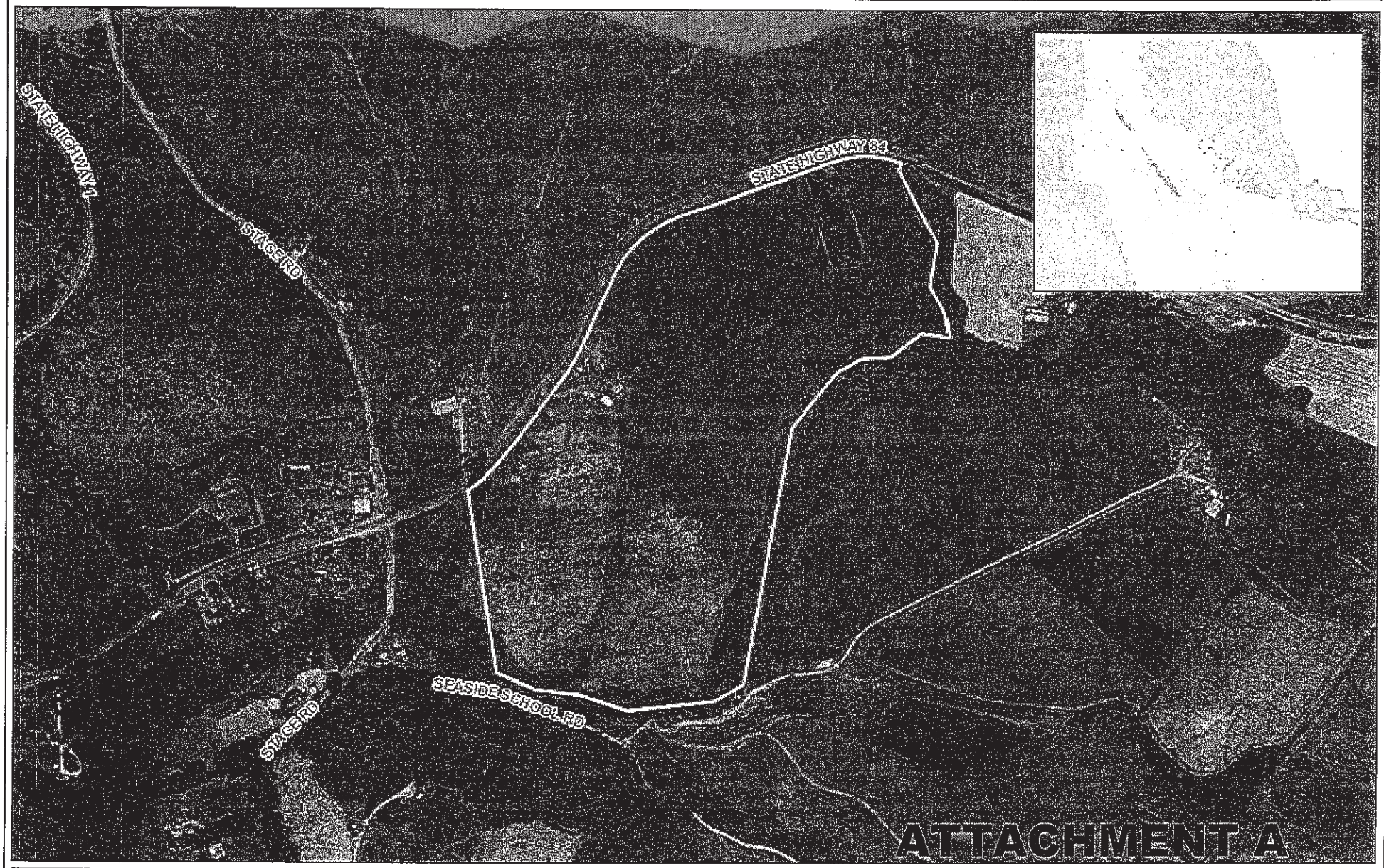
ATTACHMENTS:

A. Vicinity Map
B. Site Plan
C. Elevations
D. Biological Report

RB:pac - RJBBB0240_WPH.DOCX

San Mateo County

Map for 950 La Honda Road

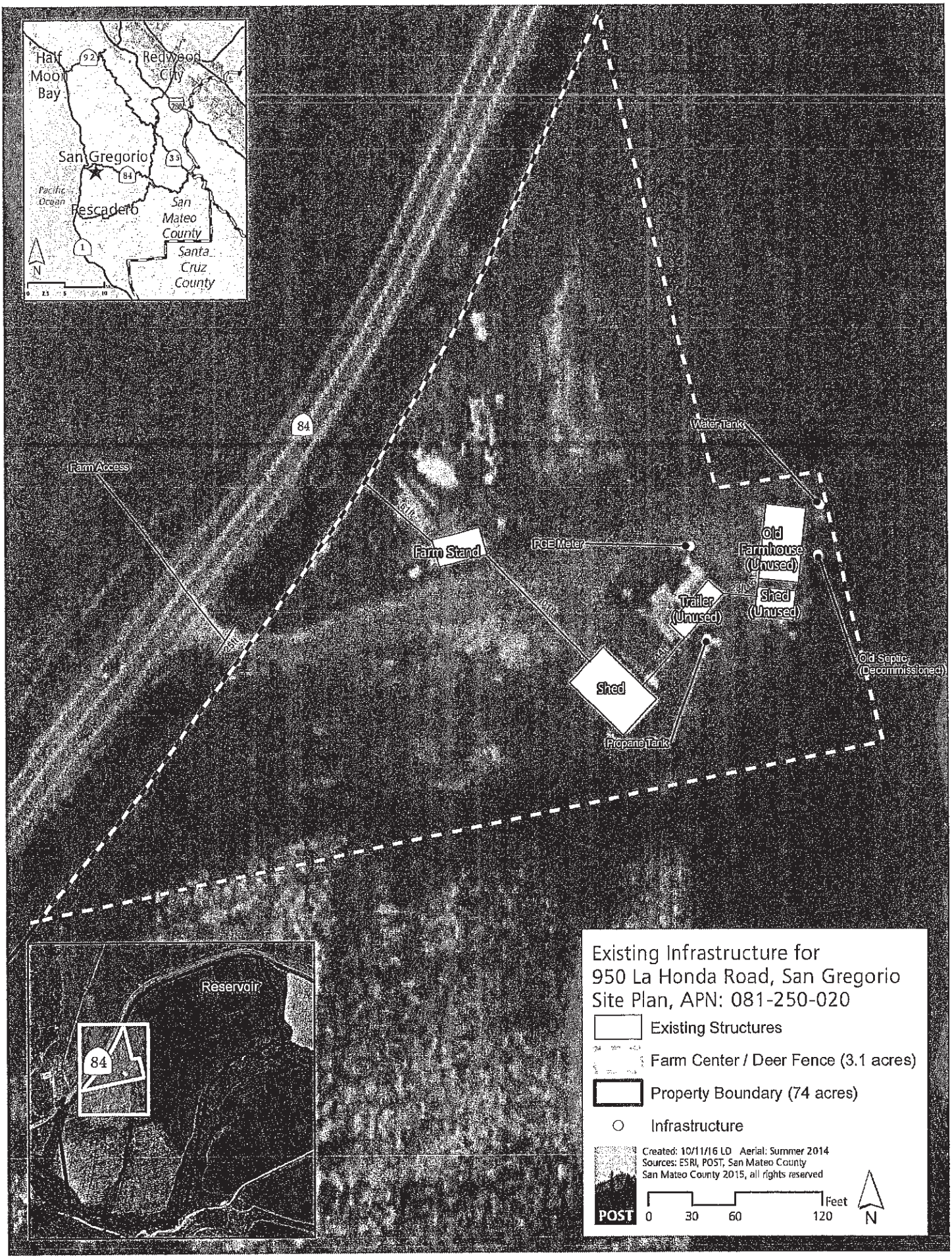


0.28 0 0.14 0.28 Miles

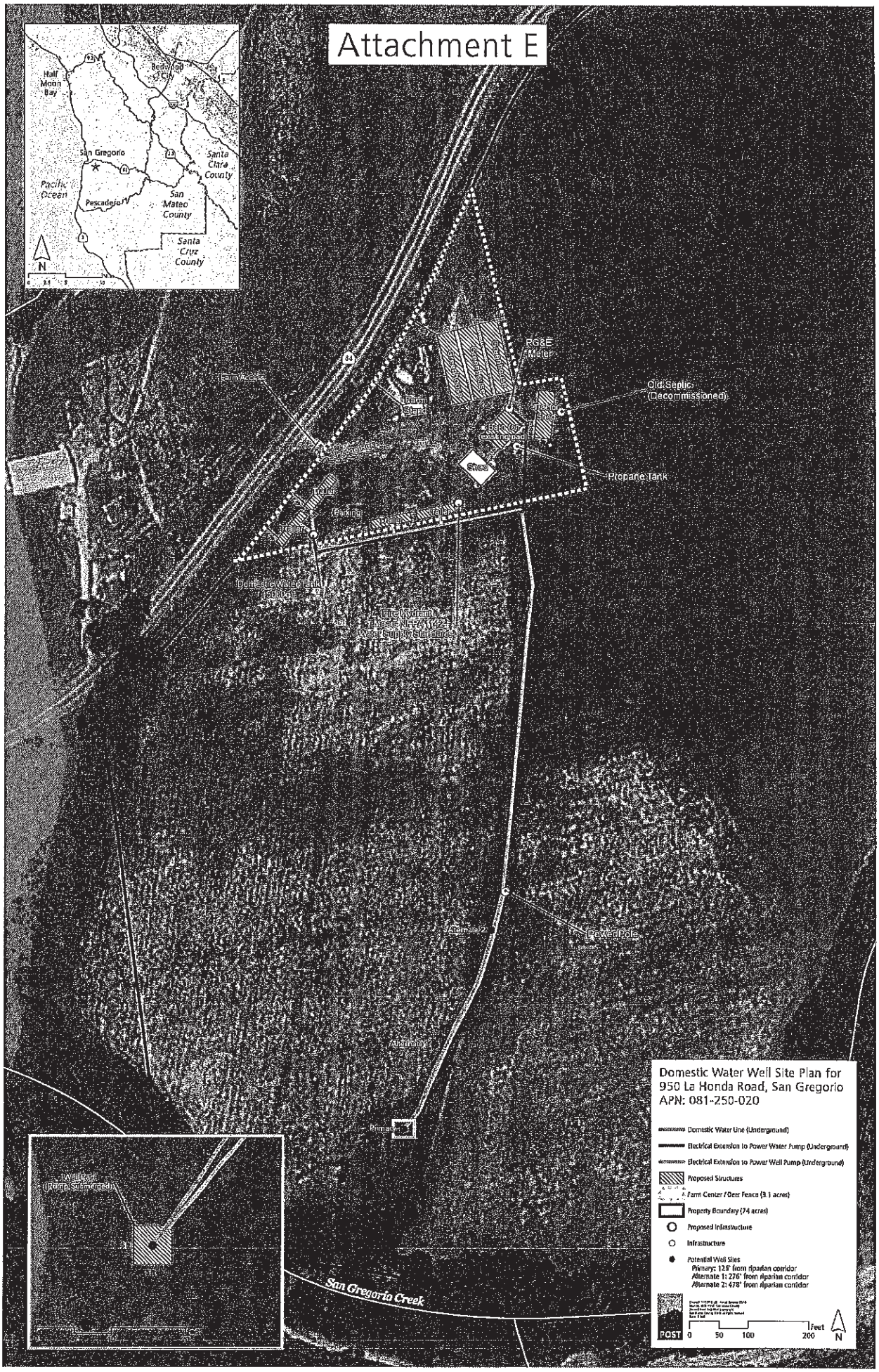
WGS_1984_Web_Mercator_Auxiliary_Sphere

1:9,027

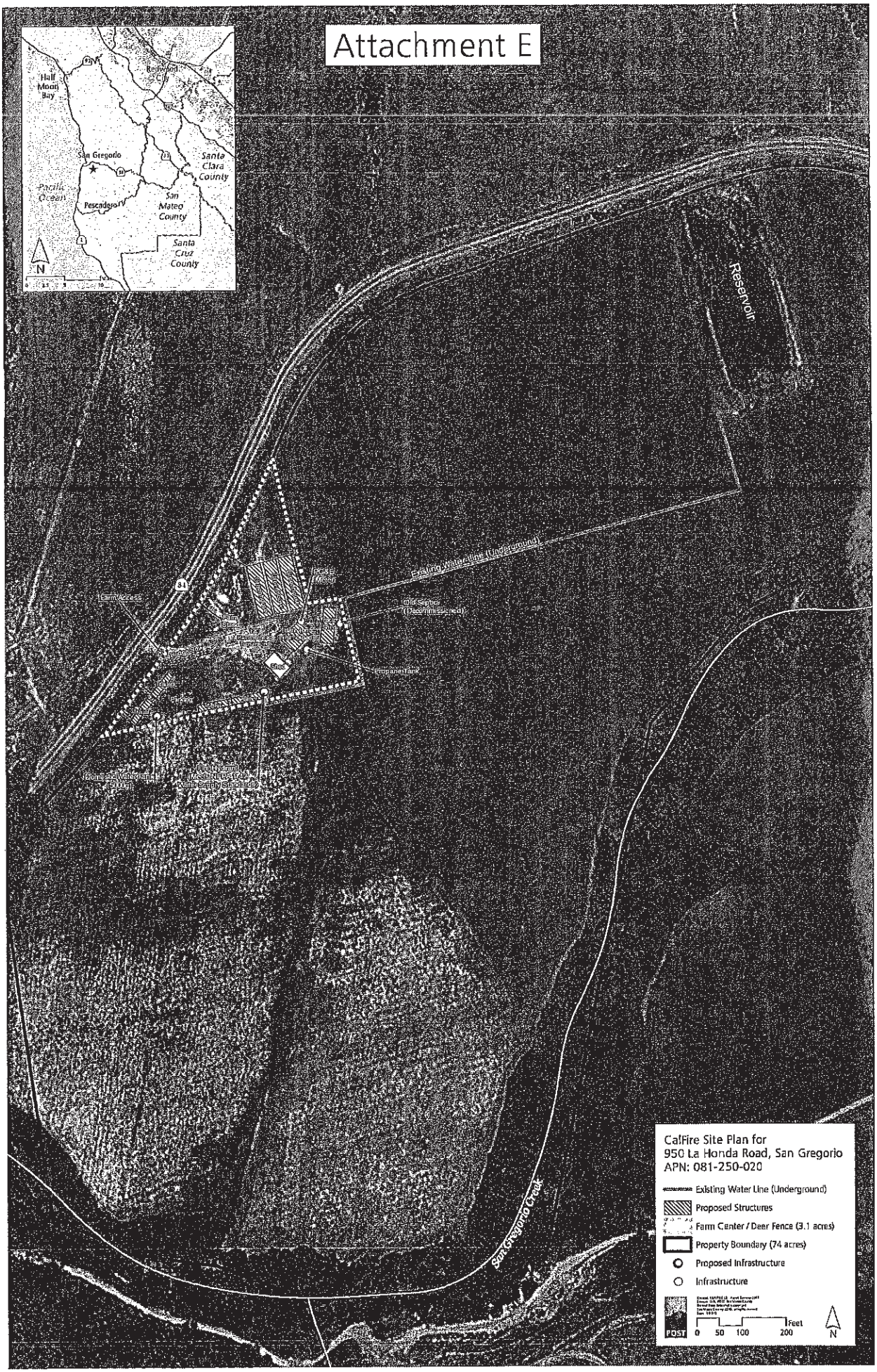
ATTACHMENT B

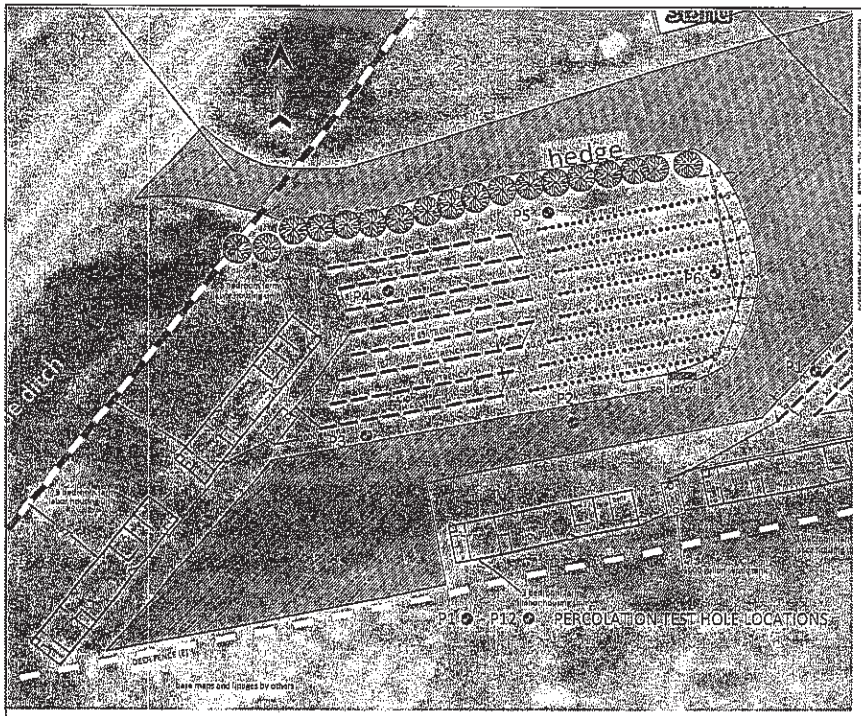


Attachment E



Attachment E



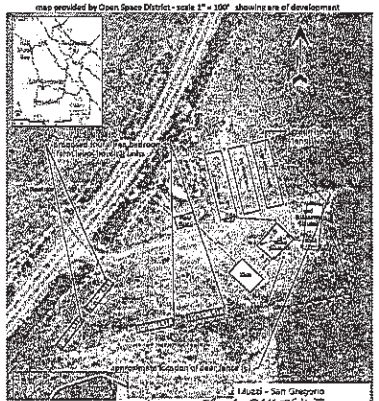


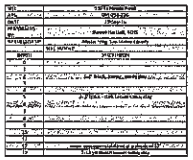
Base maps and images by others

Aerial view of entire 7.8+ acre parcel from County GIS Viewer scale 1" = 500'

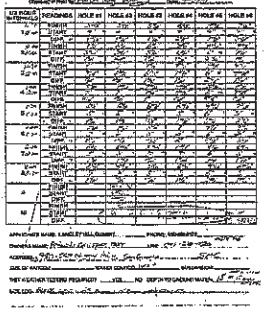
San Mateo County septic system setbacks

LEACH FIELD LAYOUT FOR HOUSES 1 AND 2					
TRENCH	LENGTH	P1	P2	E1	E2
A	65	65			
B	65	65			
C	65	65			
D	65	65			
E	65		65		
F	65		65		
G	65		65		
H	65		65		
I	65			65	
J	65			65	
K	65			65	
L	65			65	
M	65				65
N	65				65
O	65				65
P	65				65
TOTALS	3640	260	260	260	260

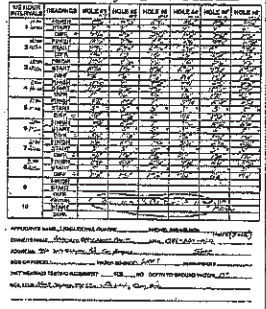




Langley Hill Quarry

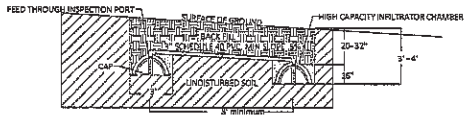


Langley Hill Quarry

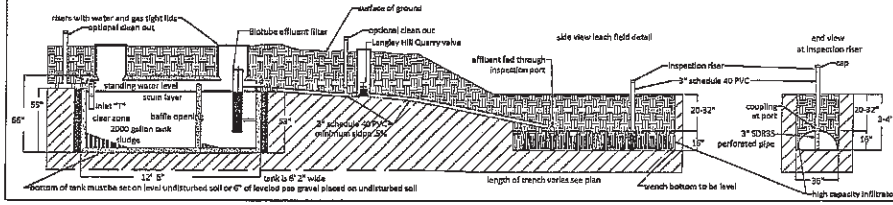


Open space contact:
Laura O'Leary
Senior Stewardship Project Manager
Peninsula Open Space Trust
222 High Street
Palo Alto, CA 94301
(650) 854-7696 x339
loleary@openspacetrust.org

TRENCH DETAIL - SHOWING CONNECTION BETWEEN TRENCHES



SEPTIC TANK DETAIL



Bottom of tank must be set on level undisturbed soil or 6" of leveled pea gravel placed on undisturbed soil

SCOPE OF WORK

The following work will be done under permits issued by the County of San Mateo.

1. Install two 2000 gallon Selvage Septic Tanks as shown.
2. Install two Langley Hill Quarry Two Way Valves as shown.
3. Install tight line from the tanks as specified to the new valves and from the valves to the leach trenches as needed.
4. Install new primary leach trenches as shown (see page two for trench layout for houses 3 & 4).
5. Connect new septic tanks to new sewer laterals and as shown.
6. [illegible]

All material and methods shall comply with San Mateo County regulations and policies. All work must be inspected and approved before it is covered.

These systems were designed to handle a limited amount of wastewater. Since any additional water could cause the systems to fail, all water leaks need to be repaired as soon as possible and all surface and other storm water drainage features should be designed to direct said water away from the leach field trench area. Irrigation in leach field areas should not exceed the evapotranspiration capacity of the vegetation in question.

Nothing herein should be considered to be a warranty or guarantee of any kind and the designer liability shall be limited to $500 or the fee paid for the design whichever is less.

PROJECT DISCUSSION

This property was recently purchased by the Peninsula Open Space Trust (Trust). The Trust plans on installing some farm labor housing on this property (four three bedroom trailers). Two septic systems are planned, one to serve two of the houses and the other to serve the other two houses.

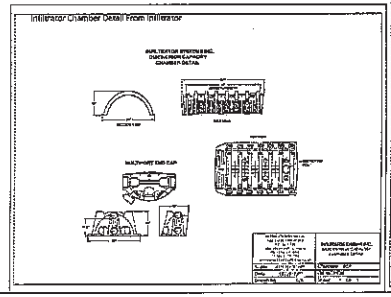
Percolation testing was performed which produced an "A" rate. At this rate each system will need 2000 septic tank and four leach fields each with 130 feet of leach trench (70' feet for the first three bedrooms and 20' more for each of the three additional bedrooms = 130').

In this case I have chosen to use High Capacity Quick Four Infiltrator Chambers. The County requires twice the length of trench when infiltrator chambers are used. Four leach field of 260 linear feet of trench as shown for each system. Only the primary leach fields are to be installed. The area where expansion trenches are shown is to be reserved as they can be installed in the future if needed.

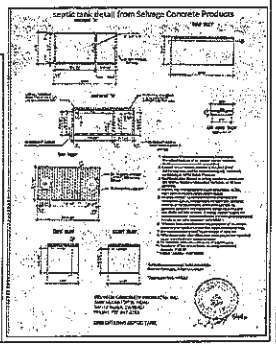
Since the leach field trenches are not to exceed 4' in depth the minimum separation of trenches used here is 8' on center (twice the total depth of the trench).

Note contours are not shown here as the site has negligible slope. The only issue is that the expansion area for the second two trailers is slightly uphill and a pump system may be necessary if it is ever installed.

Infiltrator Chamber Detail from Infiltrator



septic tank detail from Selvage Concrete Products



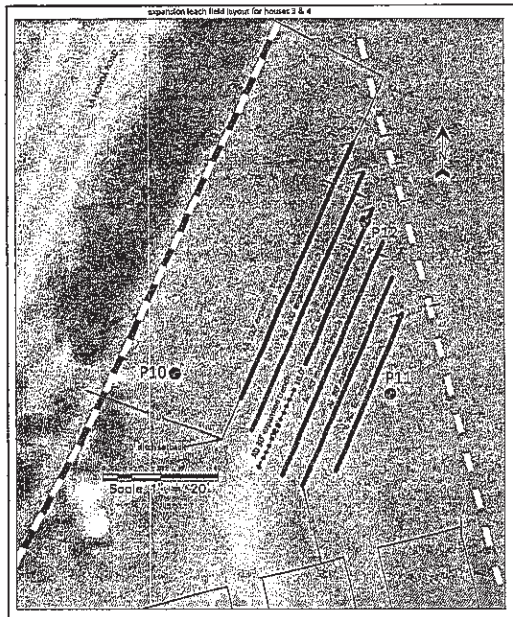
S.R. HARTSELL, R.E.H.S.
P.O. BOX 342
PACIFICA, CA 94044
srhartsell@gmail.com (650) 583-2439

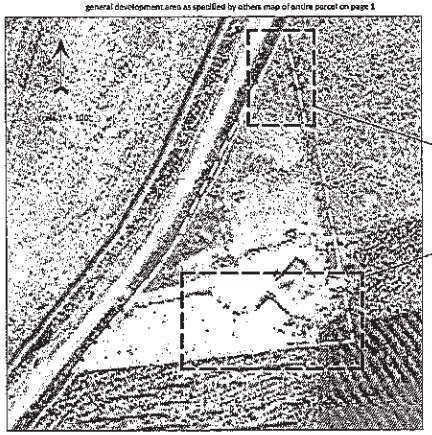
SEPTIC TANK DETAILS
LEACH TRENCH DETAILS
SYSTEM LAYOUT
HOUSES 1 & 2

PENINSULA OPEN SPACE TRUST PROPERTY
950 SAN GREGORIO ROAD
SAN GREGORIO, CA 95074
APN 081-250-020

OCTOBER 10, 2016
SCALE AS NOTED
BY SRH

PAGE
SEPTIC 1
1 OF 2



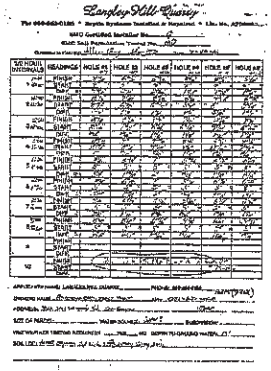


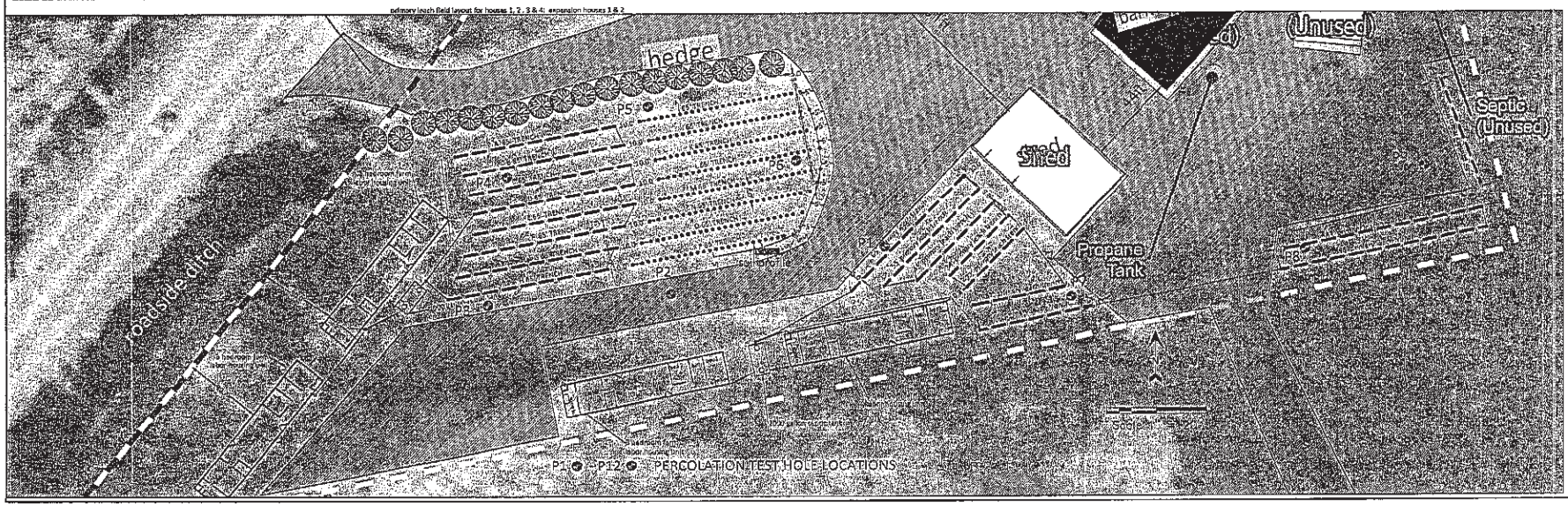
SEE PAGE ON FOR DETAILS, SCOPE OF WORK, SOIL TEST DATA, AND PROJECT DISCUSSION

LEACH TRENCH LAYOUT HOUSES 3 & 4

LEACH FIELD LAYOUT FOR HOUSES 2 AND 3

TRENCH	LENGTH'	P1	P2	E1	E2
O	65	65			
R	55	55			
S	45	45			
T	34	34			
U	32	32			
V	37	37			
W	45		45		
X	85		85		
Y	83		83		
Z	46		46		
AA	100			100	
AB	100			100	
AC	60			60	
AD					30
AE					90
AF					80
AG					60
TOTALS	787	268	259	260	260





S.R. HARTSELL, R.E.H.S.
P.O. BOX 342
PACIFICA, CA 94044
shartsell@gmail.com (650)558-2419

SEPTIC SYSTEM
LAYOUT FOR HOUSES 3 & 4

PENINSULA OPEN SPACE TRUST PROPERTY
950 SAN GREGORIO ROAD
SAN GREGORIO, CA 95074
APN 081-250-020

OCTOBER 10, 2016

SCALE AS NOTED

BY SRH

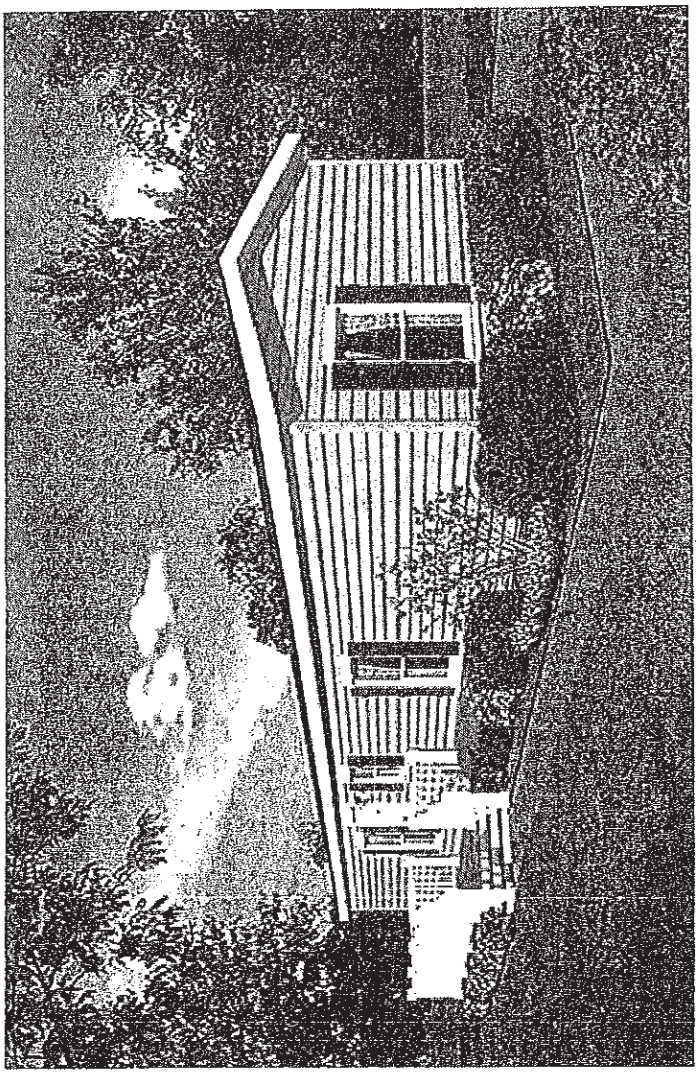
PAGE

SEPTIC 2

2 OF 2

ATTACHMENT C

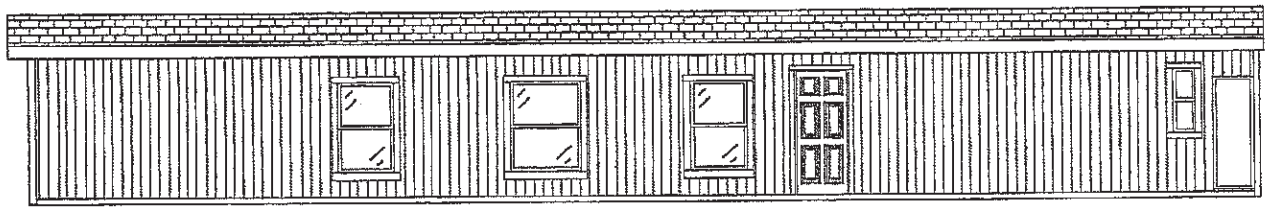
PLN2016-00495



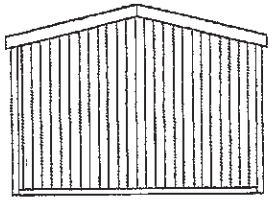
DRAFT # 1

QT # 16738

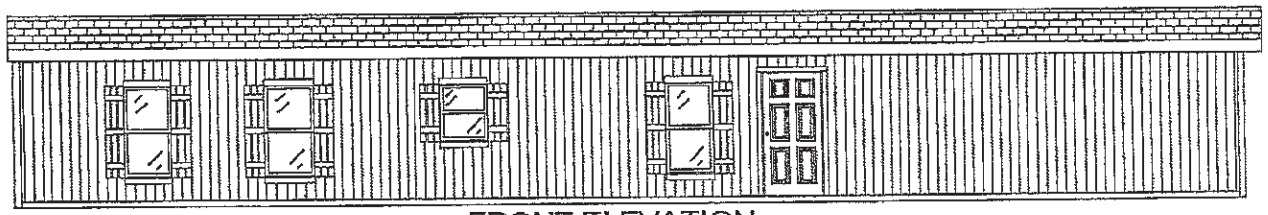
APPLICABLE MODEL #



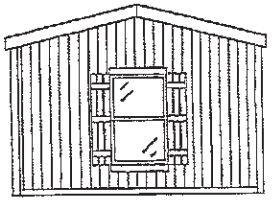
BACK ELEVATION



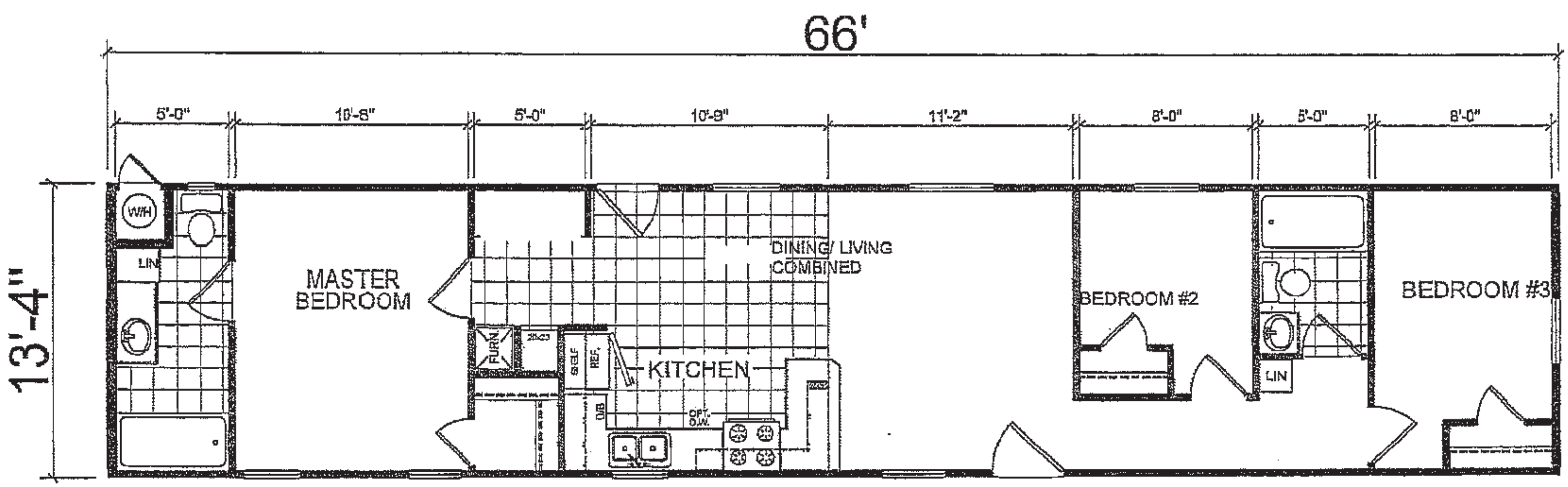
REAR ELEVATION



FRONT ELEVATION



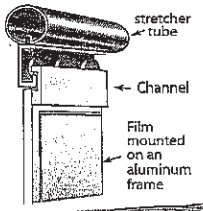
HITCH END ELEVATION



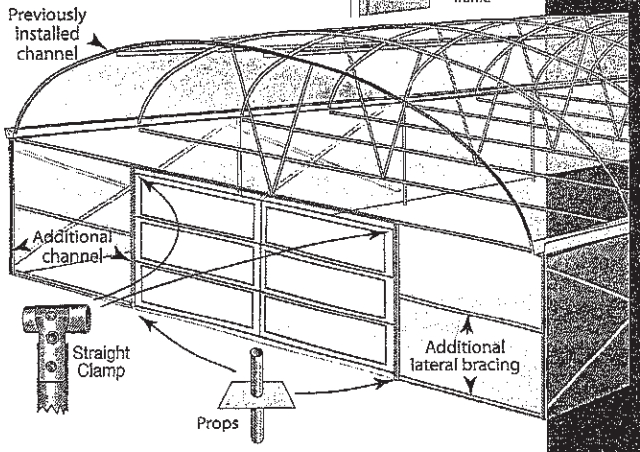
66'
13'-4"
5'-0"
10'-8"
5'-0"
10'-8"
11'-2"
8'-0"
5'-0"
8'-0"
W/H
LIN
MASTER BEDROOM
FURN.
SHELF
REF.
KITCHEN
O/B
OPT. D.W.
DINING/ LIVING COMBINED
BEDROOM #2
LIN
BEDROOM #3

Door and End Installation

Sliding Door



For a more secure and controllable environment, a sliding door for each end of the high tunnel is available. For each structure, four aluminum frames, 7' 2" tall by 7' 8" wide, and mounted with wheels are supplied complete and ready to be mounted with film, tarp, shade cloth or screen. The doors are hung from a channel mounted to the first hoop stretcher tube. When open, the doors allow for an opening at each end of the cold frame 7' 2" high by 15'6" wide.



Finishing the End of the Cold Frame

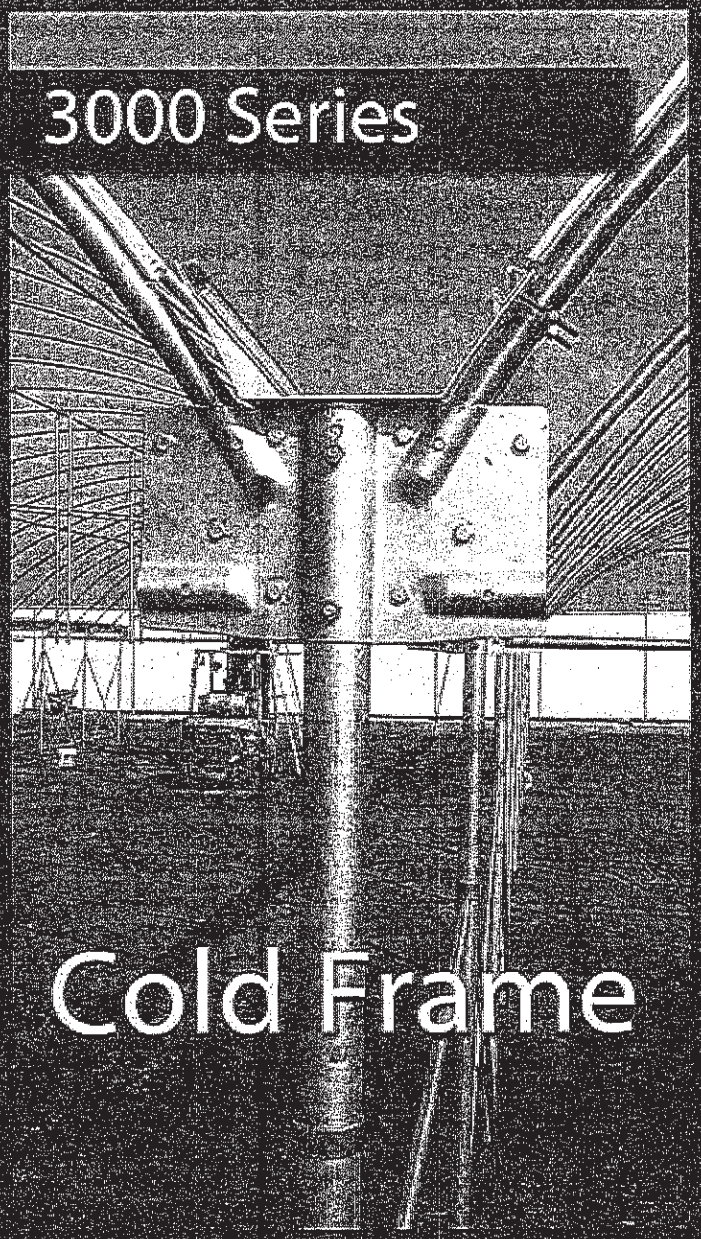
Drop a plumbline down from the stretcher on both sides of the door. Set a prop into the ground at both spots. Mount a tube into each prop and trim the tube just below the stretcher. Connect the tubes to the first hoop stretcher on each side with straight clamps. Then add additional lateral bracing from the platforms at the front of the structure to the newly installed verticals.

Attach wiggle wire channel to the stretcher across the top of the door, the two vertical tubes and to the front platforms (shown in red in the illustration).

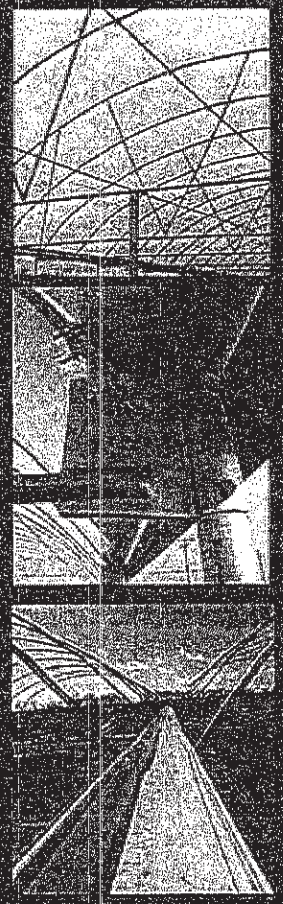
Cover the side with film and secure with wiggle wire. Do not remove the wiggle wire from the channel that is already securing the film over the top of the cold frame, install a second wiggle wire over the exisiting wiggle wire. Trim the film close to the vertical tubes and the stretcher.

QUIEDAN COMPANY

3000 Series

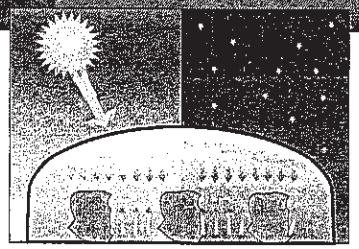


Cold Frame



QUIEDAN COMPANY

Quiedan Poly Film



IR Rated Tunnel & Greenhouse Film

Increased Light Transmission

Increased UV Transmission

Increased Nighttime Temperature Retention

Superior Resistance to Wind

Quiedan delivers multi-layer - IR Films with high mechanical strength, optimum light transmission and extended service life.

A Strong Film Last Longer - Mechanical strength contributes to extended service life by enabling the film to better survive high winds. Customer trials in areas subjected to Santa Ana winds have consistently proven Quiedan's Premium films superior performance. The new "Super Premium Film" is the strongest film that Quiedan has brought to market. It outperforms the competition without sacrificing transmission properties.

Why IR Rated Film?: IR rated film helps retain heat that is stored in the ground and in the plants from "radiating" back to the atmosphere. IR Rated film increase growth and earliness by providing superior cold protection for plants. Growers report better fruit set with less burn.

Quality of Light: The quality of light can have a significant effect on the growing canopy. Quiedan's formulation allows excellent light transmission while our UV protection allows more beneficial UV light to pass through to the canopy and offers a higher tolerance to sulfur.

Value is getting the best product for your money. Quiedan Film provides the greatest value; it's the highest quality film at an affordable price.

Beware of cost comparisons based on dollars/thousand square feet. They can only be useful if you know that all comparison samples weigh the same. An underweight sample produces a lower dollars per thousand square feet which is misleading.

Options include anti condensate, clear vs. diffused; and 2, 3 or 4 year service life. Film thickness 2.7 mil to 8 mil (0.0027" – 0.008").

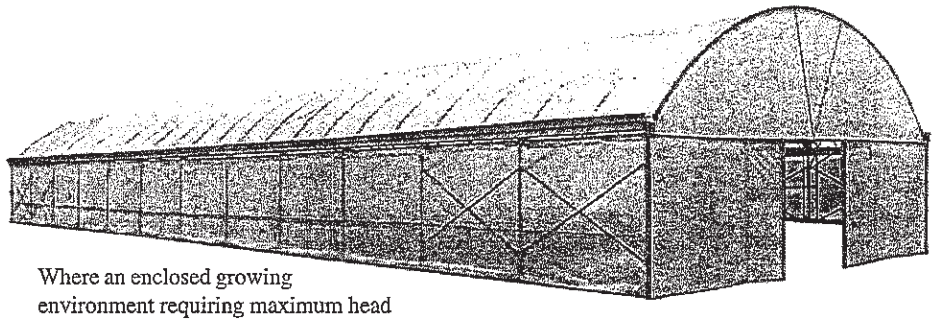
Learn more about film: Visit www.quiedan.com

Now available in 1 Ton rolls!

Quiedan Poly Film is now available in master rolls of 2000 feet long to help with irregular or very large installations.

Quiedan 3000 Series Cold Frame

Our largest enclosed growing space



Where an enclosed growing environment requiring maximum head room, a full 8 feet of head room from one side of the space to the other and easy access for the use machinery, the Quiedan 3000 Series Cold Frame is the answer. The 3000 gives the grower an enclosed unobstructed space that is 30 feet wide by 120 feet long and 8 feet high - with up to 6 1/2 feet more space above the lateral trusses. In addition, the 3000 can be constructed in sets allowing for vast areas to be enclosed and protected. The structure also features a sliding door at each end that open an access 15 feet wide by 8 feet high. This cold frame offers a remarkably spacious protected agricultural work space.

Much of what can be done with this cold frame model is due to the design and development of a two part steel plate platform top which straddles and is bolted to the installed platform post.

A sturdy sheet steel, interlocking gutter system is mounted directly on top of the platforms and is strong enough to walk in. Film mounting channels on both sides of the top of the gutter allow for a nearly seamless continuous roof over the growing area.

Table of Contents

QUIEDAN COMPANY
15400 MERIDIAN RD., SALINAS, CA 93907
P.O. BOX 4873, CARMEL, CA 93921
(831) 663-0770 FAX (831) 663-0777

Getting Started

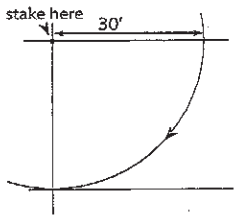
Each cold frame will take about 3600 square feet (30' X 120") and as they are designed to be set up in sets, a large area should be smoothed and graded for proper drainage before actual construction begins.

Locating the Platforms

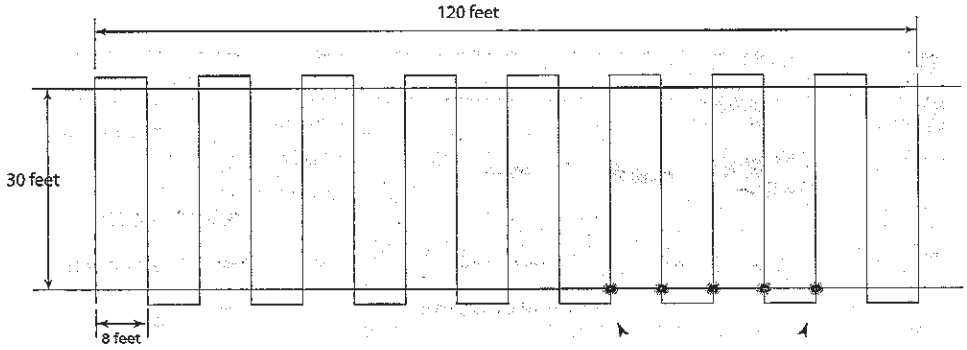
Stake out a line 130 feet long squared off to nearby structures or fences if desired. Lay a second 130 foot long line parallel to the first and 30 feet away.

At one end of the structure, at right angles to the parallel lines, stake out a line that crosses the other two. This line will represent the front of the cold frame. It is important that the lines crossing the long lines are laid out at right angles to the long lines.

A simple way to check your right angles is to anchor one end of a line at the corner of the crossed twines, measure 30 feet back along the long line, then rotate in a circle to the opposite parallel line. The arch will touch the opposite line at 90°.

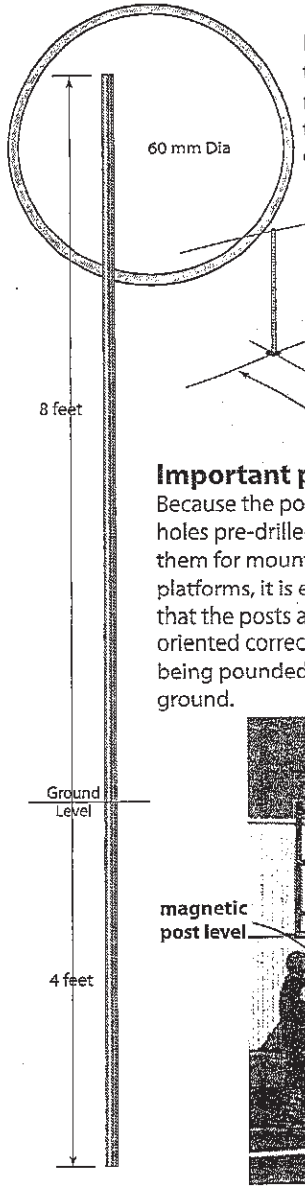


One foot outside the two staked out lines drive a stake and then another every 8 feet. When complete, there will be 17 stakes in a straight line every 8 feet. Repeat this on the outside of the of the other staked 130 foot long line.

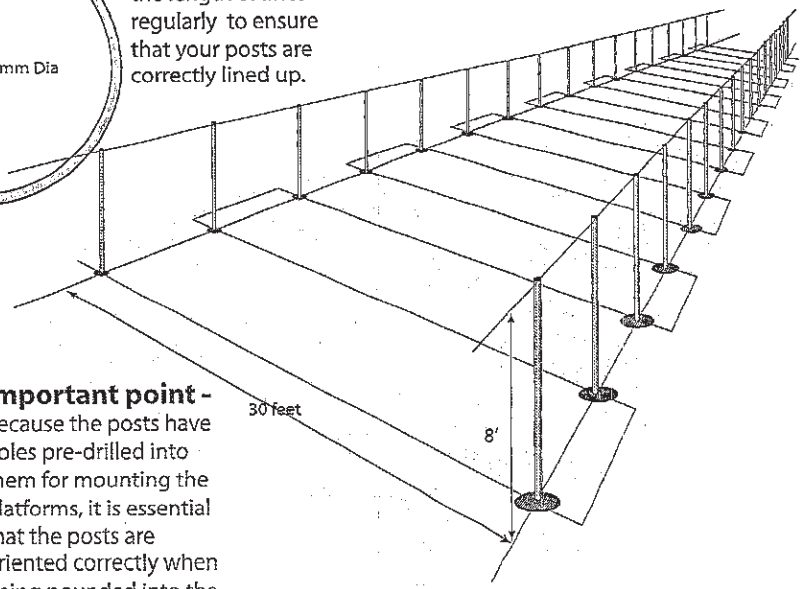


Run a line across the width of the structure footprint from each stake to the corresponding stake on the other side of the other lateral line. This can be done with a single continuous line as shown above.

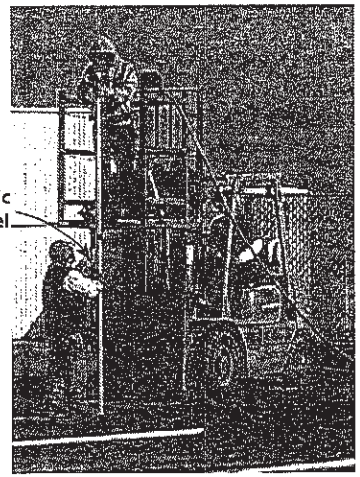
The point that each width line crosses one of the lateral lines represents a post location. Set a pilot hole about 1 to 1 1/2 feet deep with a post hole digger or auger at each intersection. This will greatly aid in properly setting the posts and stabilizing them while driving them the remaining 2 1/2 to 3 feet.



Be sure to site down the length of lines regularly to ensure that your posts are correctly lined up.



Important point - Because the posts have holes pre-drilled into them for mounting the platforms, it is essential that the posts are oriented correctly when being pounded into the ground.



Setting the posts

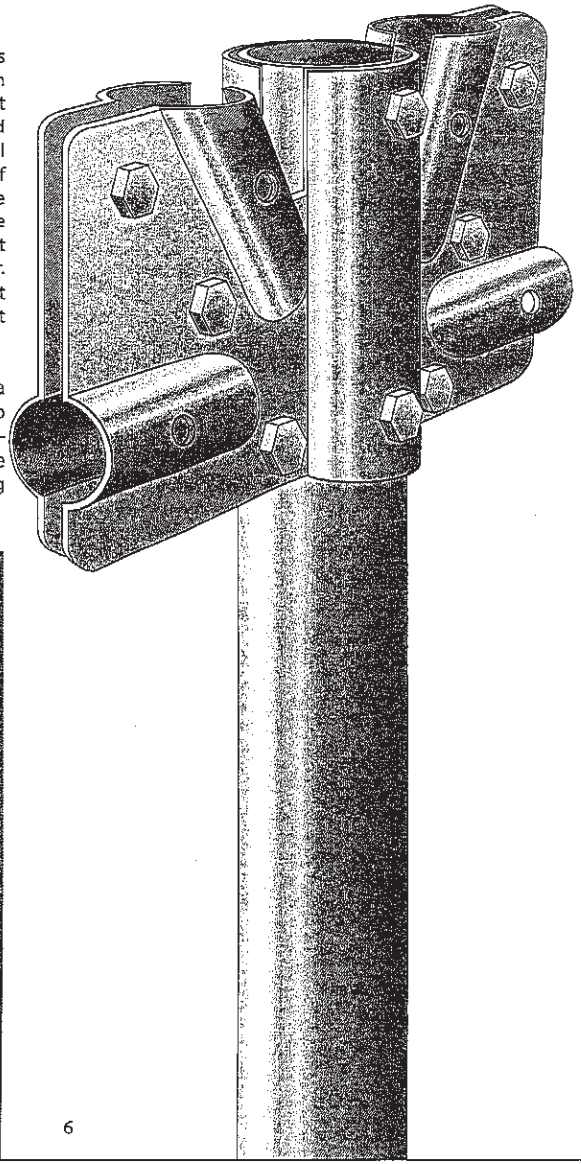
A fork lift with a man cage is preferred equipment for pounding the posts. Posts are set into the predug pilot holes and pounded with an air compressor operated air hammer. A second installer holds a magnetic post level against the post to assure that the post is vertical. Because the posts have holes pre-drilled into them for mounting the platforms, it is essential that the posts are oriented correctly when being pounded into the ground.

Setting up the Main Structure

Installing the Platforms

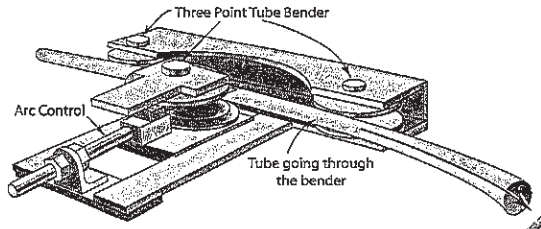
It is the strength of this platform that allows a house this large to be built. The platform is made of two identical molded plates that enclose around the post in the center and has pockets for the hoops and for the lateral supports. The installer lines up the top of the platform with the top of the post. Pre drilled holes in the post will line up with the holes in the center of the platform. Insert and tighten the two bolts in the center. Next assemble the six bolts in the holes that are on the flat part of the plate. Do not tighten these completely.

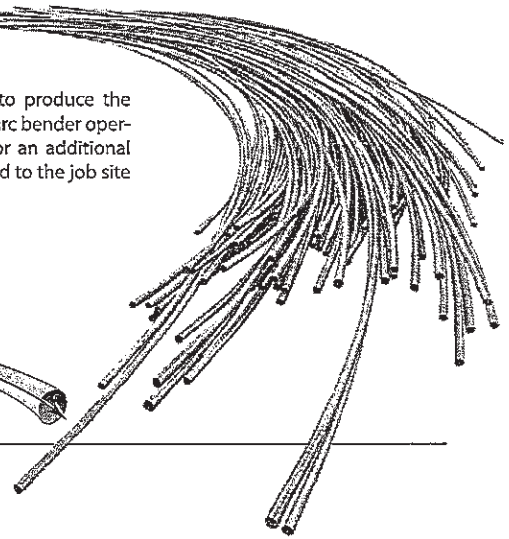
The platform shown to the right is a bi-directional platform used for setting up cold frames in series. A uni-directional platform is to be used when a single stand alone cold frame structure is to be built or along the outside of a set of structures.



3 Point Arc Former

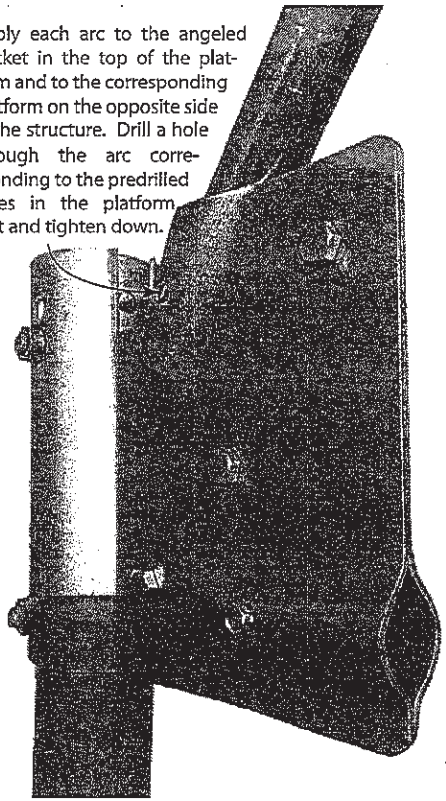
The fully adjustable arc bender allows a fabricator to produce the desired consistent curve from the straight tubing. The arc bender operates off of a tractor with PTO and can be provided for an additional charge. Tubes may also be also be ordered and shipped to the job site pre bent to desired specifications.

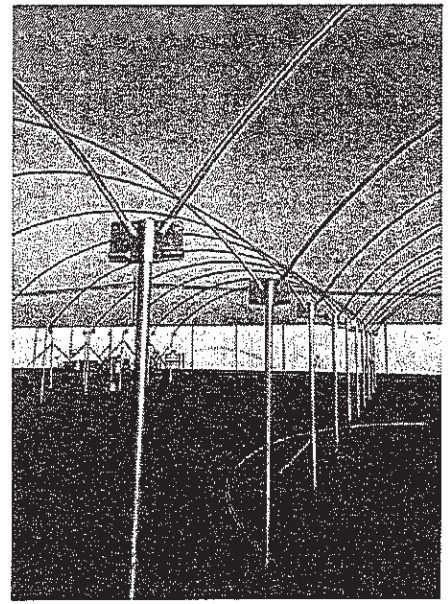




Mounting the Arcs

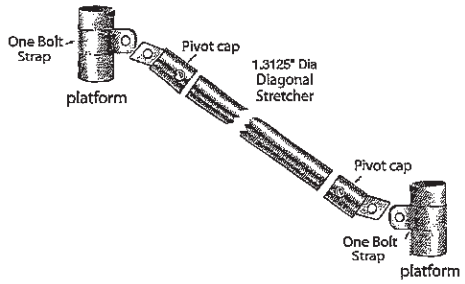
Apply each arc to the angeled pocket in the top of the platform and to the corresponding platform on the opposite side of the structure. Drill a hole through the arc corresponding to the predrilled holes in the platform, bolt and tighten down.

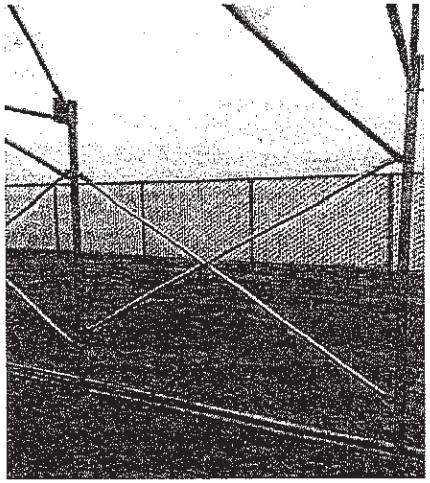


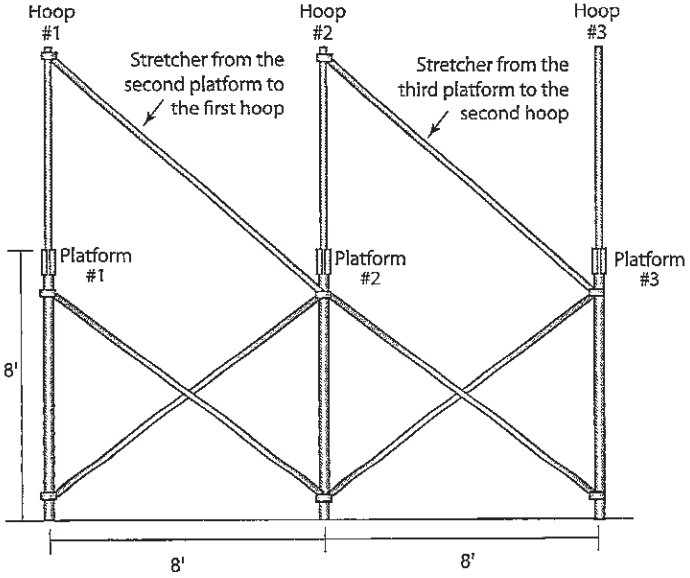


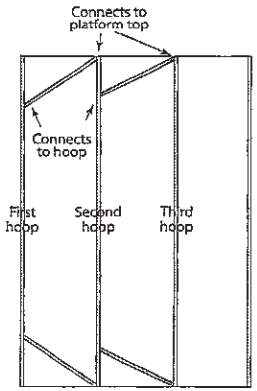
End Bracing

At the first three platforms at each end of the cold frame, crisscrossed tube bracing and multiple hoop to hoop prop bracing give the structure maximum support and resistance to wind. Assembly includes the combination of pivot caps and one bolt straps.





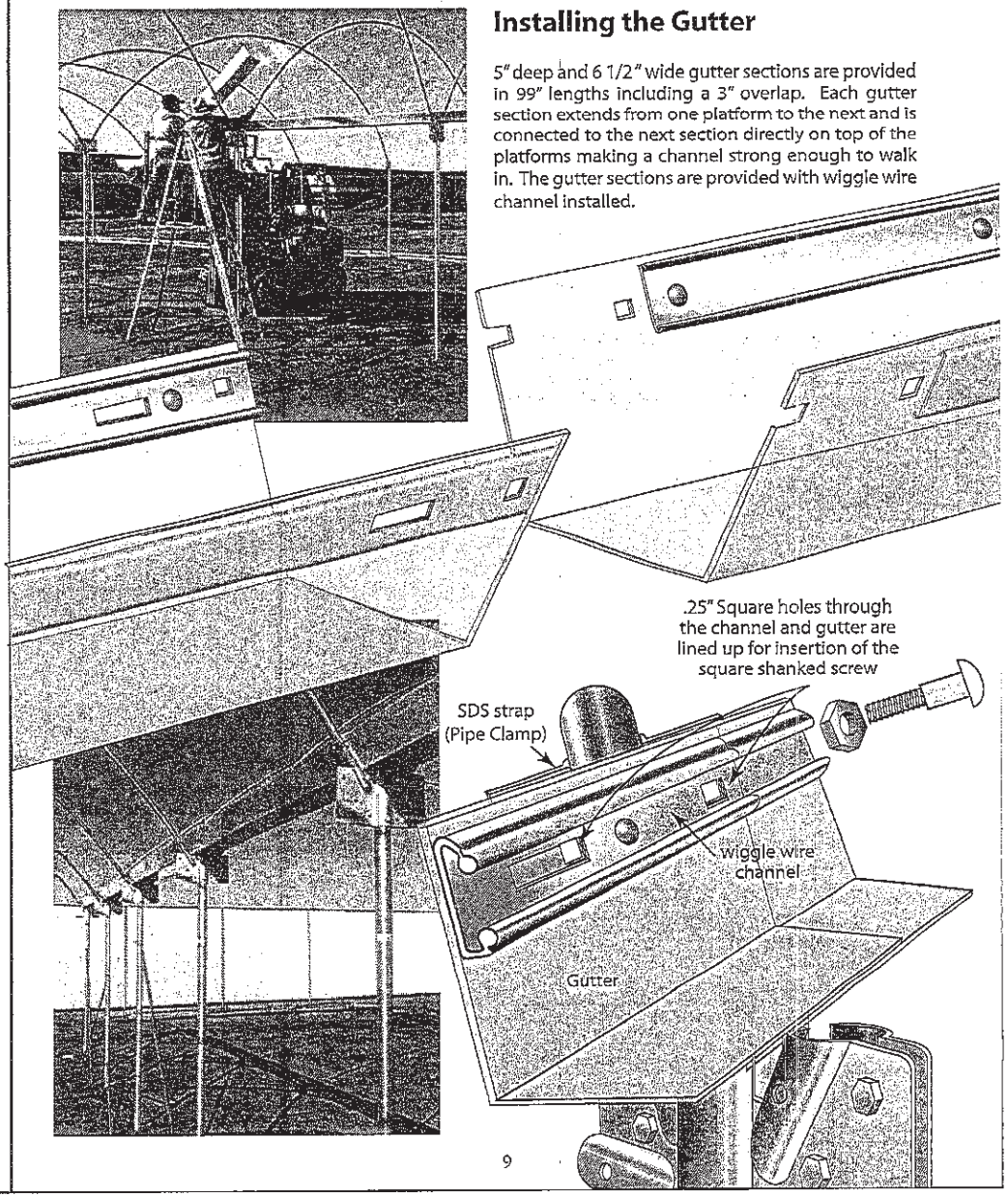




Top view of prop bracing

Installing the Gutter

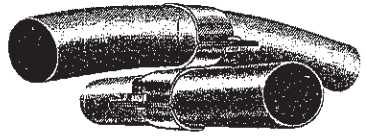
5" deep and 6 1/2" wide gutter sections are provided in 99" lengths including a 3" overlap. Each gutter section extends from one platform to the next and is connected to the next section directly on top of the platforms making a channel strong enough to walk in. The gutter sections are provided with wiggle wire channel installed.



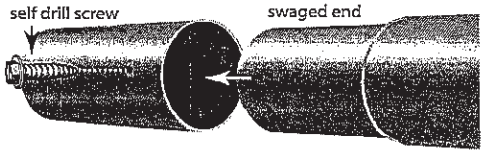
Internal Bracing

Installing the purlins

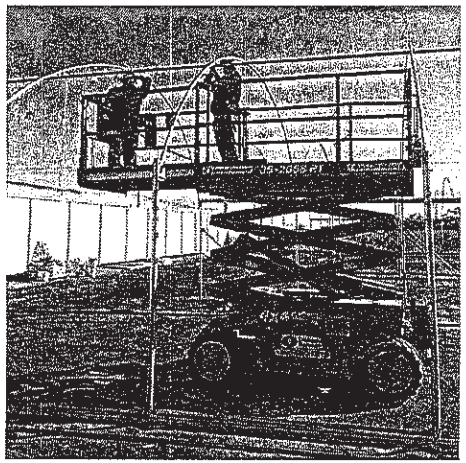
Three purlins are next mounted to the underside of the platform mounted hoops using welded double one bolt straps.



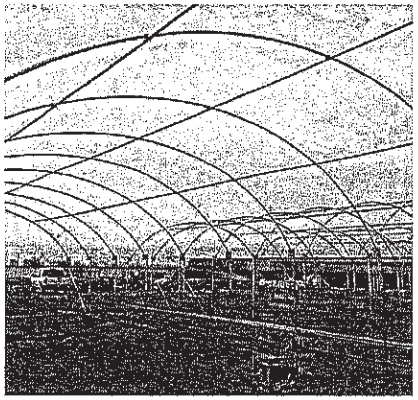
Mount the center purlin first checking regularly from the side to ensure that the hoop is vertical. Purlin sections are mounted one section at a time inserting the swaged end of the next tube into the installed tube and secured with a self drill screw.



When mounting the strap to the hoop it is important that the screw should be pointed downward to reduce potential damage to the film when it is later installed.

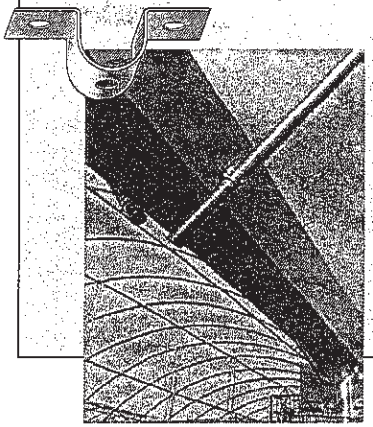


Two additional purlins are installed 8 feet to either side of the center purlin.



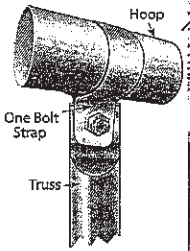
Intermediate Hoops

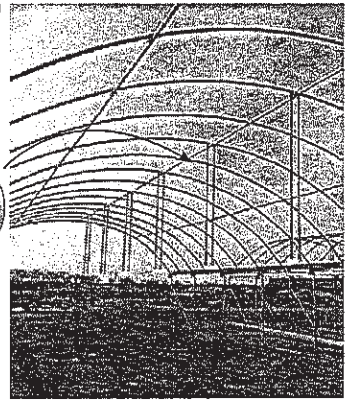
With the pulins installed, the intermediate hoops can be installed. They are placed between the platform mounted hoops, over the purlins and mounted directly to the gutter using a 8156 SDS strap. Connect the intermediate hoops to the purlins using welded double one bolt straps.

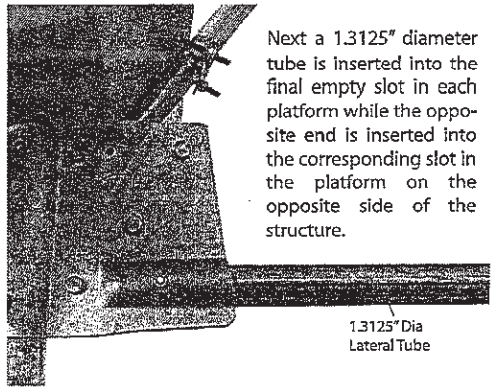


Installing the Trusses

The trusses are hung in the center of the top of each platform mounted hoop on either side of the center purlin. They're connected with a loosely tightened bolt on a one bolt strap and allowed to hang.

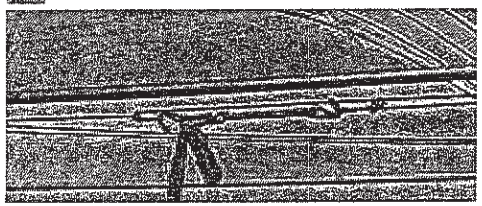






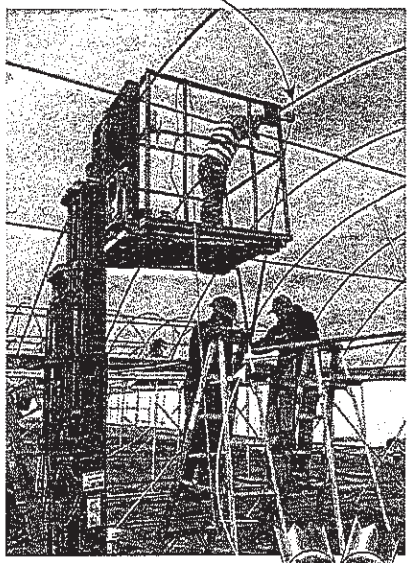
Next a 1.3125" diameter tube is inserted into the final empty slot in each platform while the opposite end is inserted into the corresponding slot in the platform on the opposite side of the structure.

1.3125" Dia
Lateral Tube

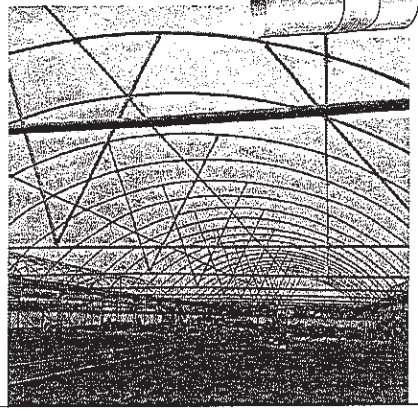


Use a tensioning strap to hold the two platforms together before drilling and bolting the lateral tube in place

The tops of the trusses are repositioned pushing them about 3 feet away from the center purlin on each side.

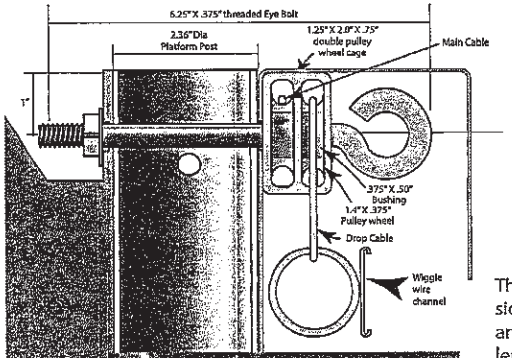


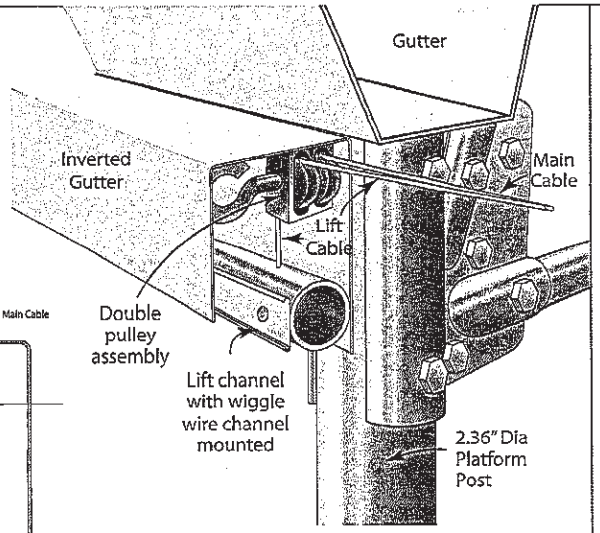
The bottoms of the trusses are joined together with a single bolt through a one bolt clamp joining them to the lateral tube. All bolts are tightened.



Installing the side curtain assembly

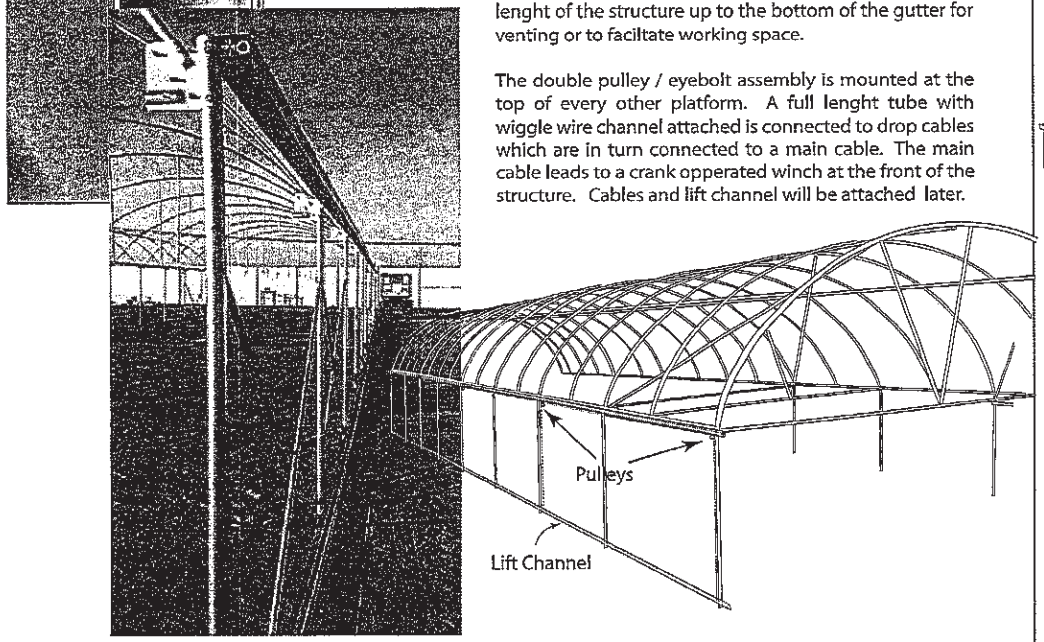
The side curtain is housed in an inverted gutter mounted on the outside of the platforms below the gutter.





The Quiedan 3000 series Cold Frame offers a sturdy lifting side curtain that allows a grower to lift the side wall up and out of the way to expose all or any part of the full lenght of the structure up to the bottom of the gutter for venting or to faciltate working space.

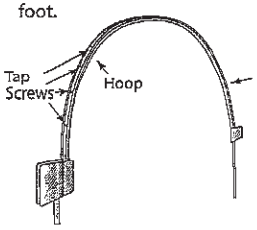
The double pulley / eyebolt assembly is mounted at the top of every other platform. A full lenght tube with wiggle wire channel attached is connected to drop cables which are in turn connected to a main cable. The main cable leads to a crank opperated winch at the front of the structure. Cables and lift channel will be attached later.

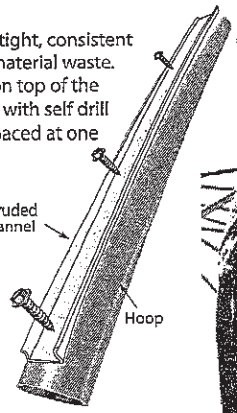


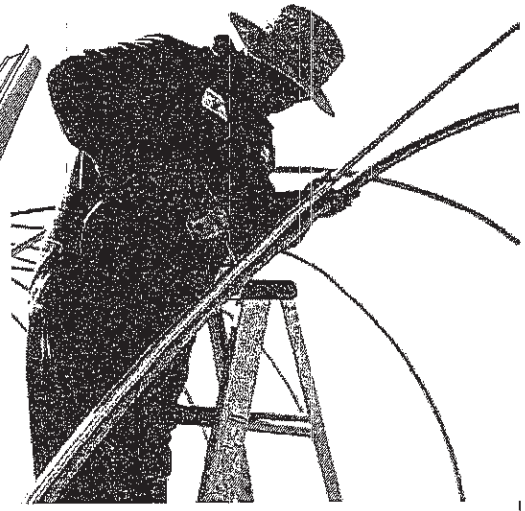
Film Installation

Installing Wiggle Wire Channel

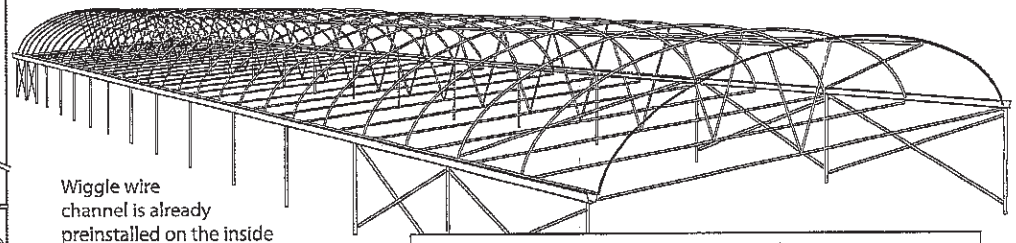
Channel & Wiggle Wire for tight, consistent film application with very little material waste. Aluminum channel is attached on top of the first and last hoops of the house with self drill screws. The screws should be spaced at one foot.





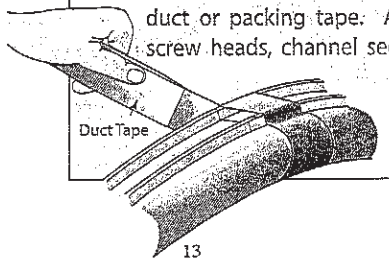


Installers have found that where wind or other conditions make it necessary, a second wiggle wire in the same channel can provide additional holding power, particularly at the ends of the structure.

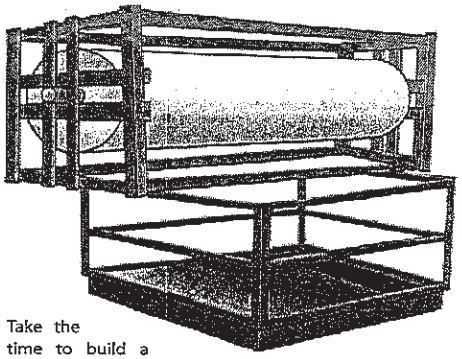


Wiggle wire channel is already preinstalled on the inside of both sides of the top edges of the gutter sections. This leaves only the first and last hoop to have channel applied. Channel for the side curtains and ends of the structure can be applied later.

Important point - After the channel has been installed, go over the entire structure to check for sharp or rough edges. Wrap all sharp edges with duct or packing tape. All outside bolt heads, screw heads, channel section connections, etc. must be covered before proceeding with film application.



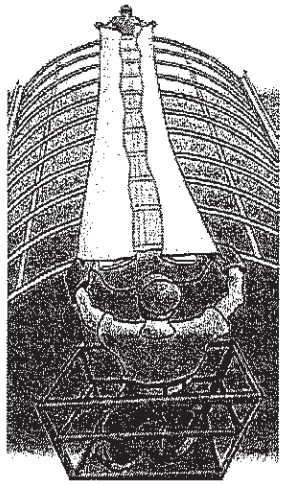
Film Installation

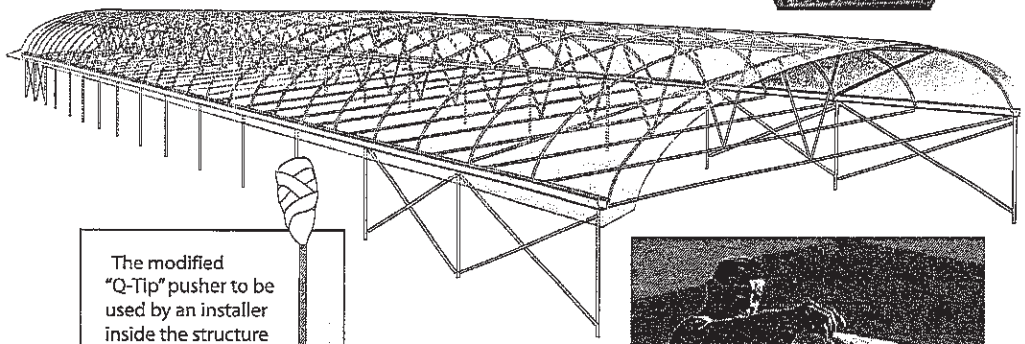


Take the time to build a simple frame and axle from 2 X 4s and a pipe or a dowel to facilitate getting the film from the roll to evenly distribute over the structure. The frame needs to be strong enough to be supported on a hydraulic lift work station and lifted to position at one end of the structure.

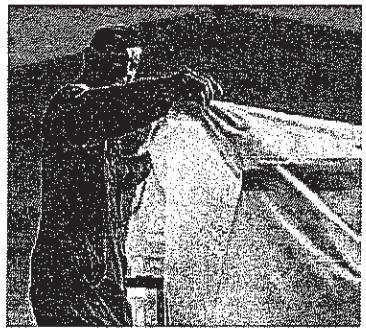
The film is supplied in one big sheet large enough to cover the entire top of the structure with enough surplus to cover both the end panels, side panels and doors.

The sheet of film is folded toward the center to 73" wide so that when placed across the length of the top of the cold frame, two installers working on work platforms at oposite ends of the structure can unfold it across the top of the structure as shown at the right.





The modified "Q-Tip" pusher to be used by an installer inside the structure can be made by wrapping one end of a 12 foot long dowel with cloth or plastic bag material and held together with packing or duct tape.



Tensioning the Film and Installing the Wiggle Wire

With assistants keeping the film straight and tight, begin inserting the wiggle wire into the channel on the center top of the first hoop. We recommend:

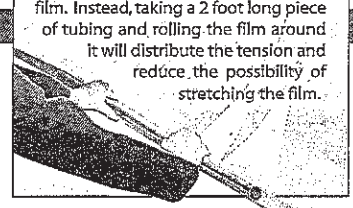
1. Installing wiggle wire on the full length of the channel on the first hoop.
2. Moving to the last hoop and doing the same, tensioning the film the full length of the structure.
3. Returning to the first hoop, removing the wiggle wire, and re-tensioning the film and replacing the wiggle wire.

Next install wiggle wire in the channel in the gutter working from the center outwards and with at least one assistant to keep the film in tension during installation.

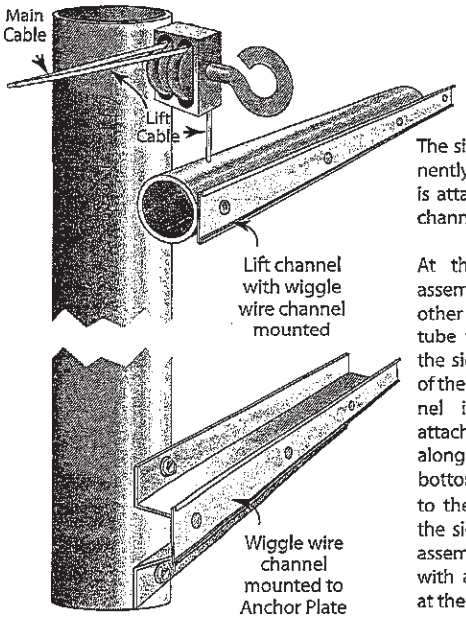
Finally use the same process to finish the channel in the opposite gutter.

Tensioning the Film

An effort should be made ***not to pull the film with fingers.*** This will have a tendency to stretch and damage the film. Instead, taking a 2 foot long piece of tubing and rolling the film around it will distribute the tension and reduce the possibility of stretching the film.

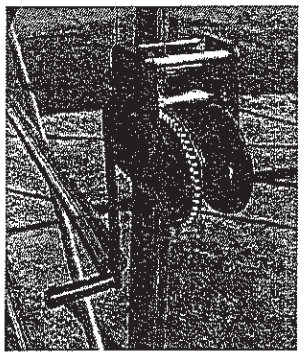


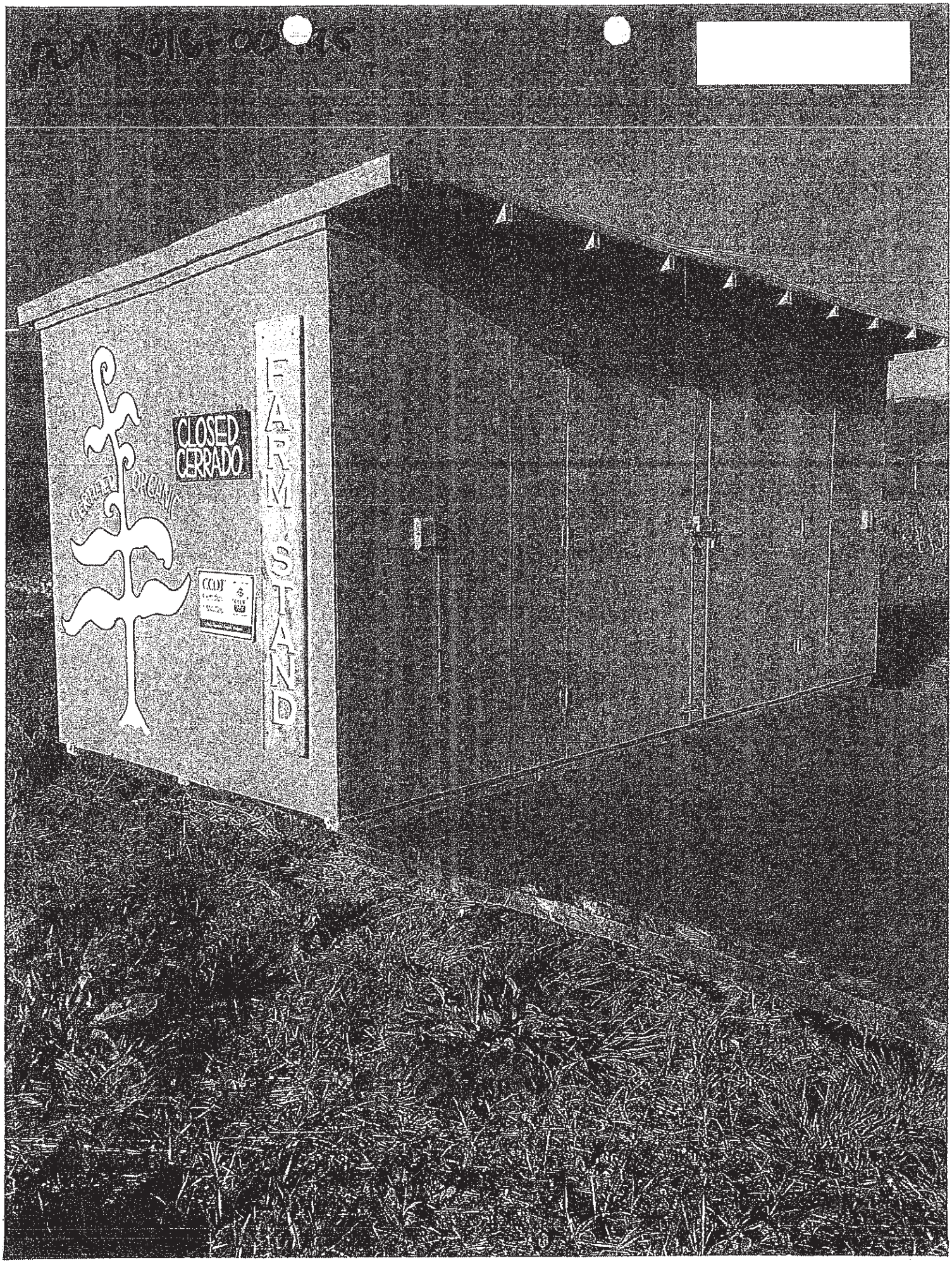
Finishing the Side Curtains

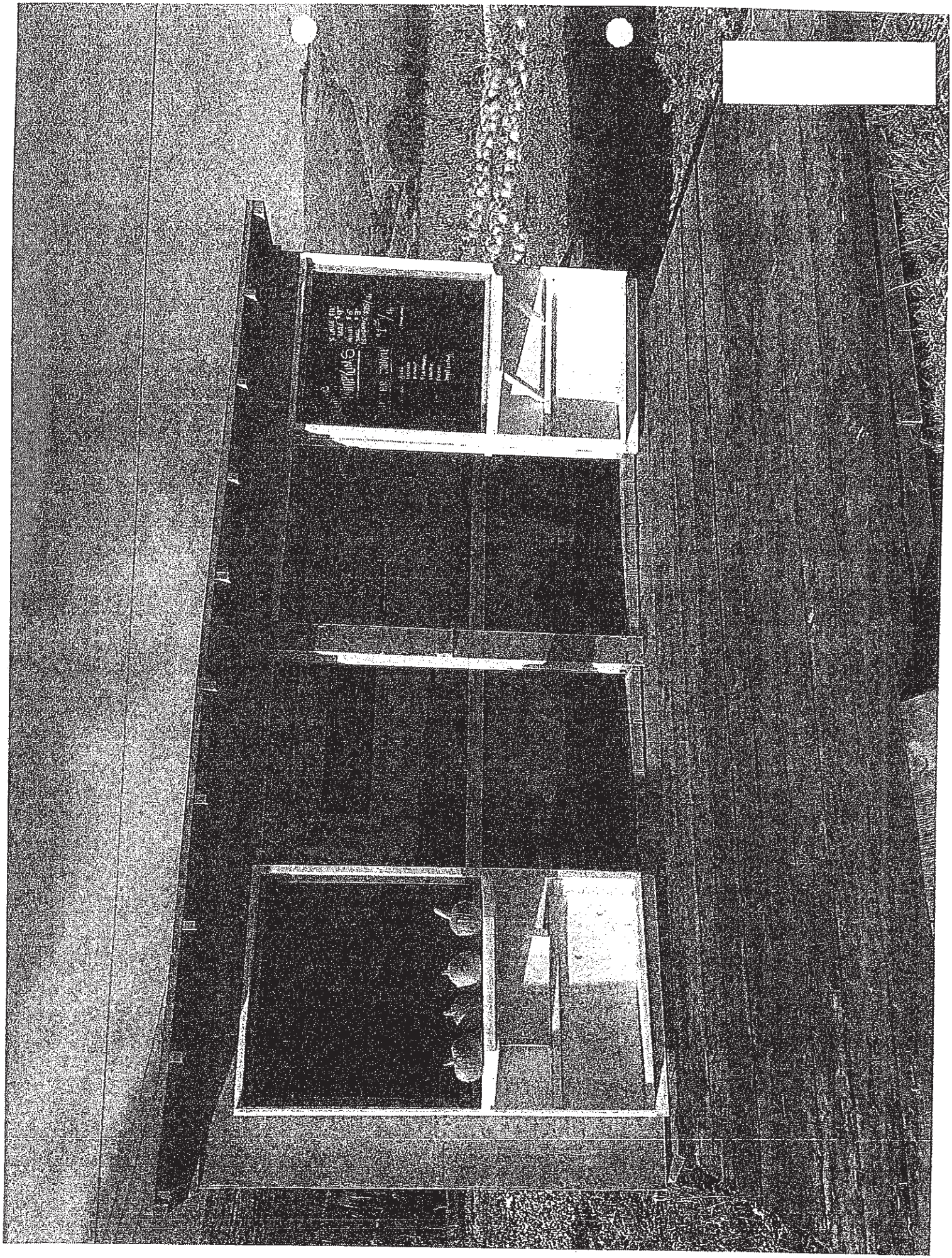


The side curtain opens and closes at the top while it's permanently fixed to an anchor plate at the bottom. The anchor plate is attached to each post with 2 SDS screws and wiggle wire channel is attached to the face of the anchor plate.

At the top of the curtain assembly a lift cable at every other platform is attached to a tube that runs the length of the side. On the outside face of the tube a wiggle wire channel is attached. Film is attached with wiggle wire along the full length of the bottom channel then attached to the channel at the top of the side. The entire lift cable assembly is raised or lowered with a single crank mounted at the front of the cold frame.




CLOSED
CERRADO
FARM STAND



ATTACHMENT D

Memorandum

Date: June 13, 2016
To: Laura O'Leary, Peninsula Open Space Trust
Cc:
From: Jim Robins, *Senior Ecologist/Principal*
Subject: ***Biological Site Assessment for New Domestic Well and Farm Center at the former N.D. Muzzi Ranch at 950 La Honda Road in San Gregorio, CA.***

This memorandum summarizes findings and analysis of the biological resources observed at two proposed development sites on the Muzzi Ranch (APN is 081-250-020) in San Gregorio, California. The two sites include: (a) 3 potential domestic well locations within the southwestern agricultural block and (b) a site for the proposed Farm Center on piece of land adjacent to the driveway and bounded by La Honda Rd/Hwy 84. The goals of the memo are to describe the biological resources on-site, determine whether any of the proposed development sites are within the County's established riparian buffers (Appendix A) and ascertain if any impacts to rare or protected species could result from construction activities. Peninsula Open Space Trust (POST) is working with the County of San Mateo to create additional farm labor housing and, in accordance with the County's Local Coastal Program, is seeking a Coastal Development Permit for development for the housing and associated new domestic well. POST has identified three potential locations for the new well, with the primary option closest to San Gregorio Creek (identified as primary well site, site 2 and site 3 on attached maps). These potential locations are all within an existing agricultural field. The footprint for the housing complex is 3.1 acres and is sited in an area that has been heavily disturbed and/or fallowed from agricultural production. Map 1 shows the parcel, the Farm Center footprint and the potential well locations.

Methodology

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

The field analysis components were performed by Jim Robins of *Alnus* Ecological on May 16th, 2016 between 10:30am and 12:00pm, on May 25th, 2016 between 10am and 11:30 am and on June 10th between 4pm and 4:30pm. Lindsay Dillon of POST accompanied Jim Robins on May 16th.

Field supplies included: iphone 6S with camera and integrated handheld GPS (Motion X- GPS); supplemental Dual model XGPS5150A GPS antenna; 200 yard spool-type measuring tape; machete; shovel; and paper site maps prepared by POST staff. The outboard dripline of the riparian corridor was GPS'd and drawn onto the paper maps. Observations of vegetation and wildlife were noted and mapped. The three potential well sites (primary and alternative 1 and 2) were assessed for both floral and faunal resources. In addition to noting biotic resources, potential well sites were hand measured in the field to determine exact distance to the outboard dripline of San Gregorio Creek's riparian corridor. Due to the fact that the well sites are within an actively farmed field, no additional field measurements or specific assessments (e.g. soil pits, etc) were conducted. Representative photos were taken and can be found in the photo plates in the back of the memo. The same protocol was followed for the biotic assessment of the proposed Farm Center. Special attention was focused on defining habitat types along the Hwy 84 drainage ditch forming the western boundary of the building footprint.

Desktop analysis included aerial photo analysis of the site and its proximity to watercourses, wetlands, and areas of biological interest. This was preformed by Jim Robins. Lindsay Dillon of POST performed a number of GIS analyses with relevant spatial layers including the Department of Fish and Wildlife's California Natural Diversity Database (CNDDB), FEMA floodplain data, SURGO soils data and the USGS's geological data. The latter two data sources were purely used for setting the biological context, directing field work, and determining if the site contained unusual or rare soils or geological formations that would be relevant to rare plants. That said, due to the level of recent and on-going farming activities, neither site supports rare plants or any unique habitats.

Results

Desktop Analysis

Results from the desktop analysis/spatial analysis indicated that San Gregorio Creek and the Hwy 84 road drainage both required additional field analysis and measurement. While the riparian corridor for San Gregorio Creek clearly fits within the County's definition of a riparian corridor and placement of the new well needs be in compliance with the riparian regulations, desktop analysis of the road drainage ditch was inconclusive.

The most up-to-date version of CDFW's CNDDB was utilized to conduct a spatial analysis of rare and protected species and rare and unique habitats in close proximity to the project site. A 1 mile buffer around the potential well locations was used to focus the CNDDB query. Table 1 displays the findings from this analysis and related notes.

3725 Canon Avenue • Oakland, CA 94602 • tel. 510 332-9895
www.alnus-eco.com

Table 1. CNDDB Outputs

Scientific NAME	Common NAME	ESA Status	CESA status	OTHER	Notes:
Astragalus pycnostachyus var. pycnostachyus	coastal marsh milk-vetch	None	None	CNPS 1B.1	No impact; no coastal marsh in or near project site
Plagiobothrys chorisianus var. chorisianus	Choris' popcornflower	None	None	CNPS 1B.2	No impact; found in wetlands; no habitat within proposed footprint of development
Rana draytonii	California red-legged frog	Threatened	None	Ca Species of Special Concern	Unlikely, but possible impact; known from pond on-site and could move through use the ruderal grassland at the housing complex
Oncorhynchus mykiss irideus	steelhead - central California coast DPS	Threatened	None	None	No impact; no work within the wetted channel or the 100 yr floodplain; no suitable habitat in disturbance area
Eucyclogobius newberryi	tidewater goby	Endangered	None	Ca Species of Special Concern	No impact; no work within the wetted channel or the 100 yr floodplain; no suitable habitat in disturbance area
Geothlypis trichas sinuosa	saltmarsh common yellowthroat	None	None	Ca Species of Special Concern	No impact; no saltmarsh within or adjacent to project footprint
Thamnophis sirtalis tetrataenia	San Francisco garter snake	Endangered	Endangered	Ca Fully Protected	Unlikely, but possible impact; known from 14 observations within 1 mile of the site

This page represents ALL CNDDB occurrence's that fall within 1 mile radius of the proposed well sites and housing complex footprint at Muzzi Ranch.

THIS CNDDB DATA WAS DOWNLOADED FROM CNDDB on 5/23/16 and REFLECTS THE MOST CURRENT UPDATE TO THE SYSTEM of MAY 2016.

3725 Canon Avenue • Oakland, CA 94602 • tel. 510 332-9895
www.alnus-eco.com

Of the seven species currently known from within 1 mile of the development sites, the California red-legged frog (CRLF) and San Francisco garter snake (SFGS) are the only two that could potentially be impacted during construction. Impacts would be highly unlikely at the well sites due to the lack of natural vegetation/habitat in the vicinity and lack of cover. While both the snake and frog are associated with ponds and slow moving water, they are known to use areas of dense cover, such as moist riparian areas, for movement and foraging in the summer. While the portion of the Hwy 84 drainage ditch/road berm adjacent to the proposed Farm Center does contain dense cover, field observations suggest that it is dry with little to no moisture by late spring - making it less hospitable for the frog, the snake, or either species prey base. That said, there is cover and the drainage does provide connectivity between the existing agricultural pond (e.g. potential habitat for SFGS and CRLF) and San Gregorio Creek. Simple measure could be installed to avoid any impacts to either of these listed species. The recommendations section below provides some avoidance and minimization measures that could be implemented before and during construction.

Field Analysis

The field analysis findings are organized around the 2 habitat types/features found at the two proposed development sites (the riparian corridor and ruderal slope adjacent to the potential well sites and the Hwy 84 drainage ditch/road berm and ruderal grassland within the proposed Farm Center).

Well Sites:

All three proposed well sites are located within an active agricultural field that was tilled and prepared for planting during survey work. The field had almost no vegetative cover during surveys. Map 2 and Photos 1-3 show the preferred well site and the two alternatives sites in context with the field and San Gregorio Creek's riparian corridor. In order to ensure compliance with the County's Riparian Ordinance, distance from the outboard dripline of the riparian corridor to each potential well site was measured in the field. Map 2 displays these distances. The distances range from 126ft to 478ft, well outside of the 50ft buffer required by regulation. Map 2 also shows the vegetation communities in close proximity to the well sites. As noted above, all three well sites are currently located within an actively farmed field with little to no cover or native vegetation. The two habitat types mapped in the field are: San Gregorio Creek's Riparian Corridor (Photo 4) and the Vegetated Slope between the upper and lower terrace fields (Photo 5).

San Gregorio Creek's riparian corridor is dense and nearly 200ft wide. The canopy is dominated by *Salix* sp along the channel in proximity to the potential well site. The understory is composed of a mix of native plants such as mugwort (*Artemisia douglasiana*), poison oak (*Toxicodendron diversilobum*), California blackberry (*Rubus ursinus*) and non-native species including the invasive cape ivy (*Delairea odorate*), pennyroyal (*Mentha pulegium*), and

3725 Canon Avenue • Oakland, CA 94602 • tel. 510 332-9895
www.alnus-eco.com

poison hemlock (*Conium maculatam*). In addition to supporting a robust riparian corridor, San Gregorio Creek is known to support a run of steelhead (Central California Coast DPS) and a wealth of other aquatic species. While no construction work will occur near or in the wetted channel or riparian corridor (e.g. no direct impacts to steelhead), we used FEMA data to determine if the wells would be within the 100 ft floodplain for San Gregorio Creek to identify potential for indirect impacts related to sediment discharge during drilling or infrastructure flooding after installation. Map 3 should the FEMA flood zones. All three potential locations are within Zone X, which is outside of the 100 yr floodplain.

The vegetated sloped between the upper terrace field (where the well would be sited) and the lower terrace field ranges from 5-7ft high adjacent to Alternate Site 2 to approximately 30ft high near the Preferred Well Site. The slope is approximately 20 ft wide and is nearly vertical with slopes between 70-80 degrees. The herbaceous vegetation on these slope is a mix of native native and non-native plants including: poison hemlock, cape ivy, fennel (*Foeniculum vulgare*), radish (*Raphanus sativus*), bristly ox-tongue (*Picris echioides*) bee plant (*Scrophularia californica*) curly doc (*Rumex crispus*), and stinging nettle (*Urtica dioica*). In addition to the herbaceous vegetation, the vegetated slope does support 2 blue elderberry trees (*Sambucus cerulea*).

No special status plant or wildlife were observed during the surveys.

Farm Center:
Map 4 displays the field mapping for the 3.1acre area proposed for the Farm Center. In addition to the 3 vegetation types described below, the footprint currently contains an extensive area the is already developed. This includes the gravel and dirt driveway/access road, the farmstand, and a number of old farm buildings. This area was not carefully assessed for biological value or resources, due to existing level of development.

The drainage ditch/road berm along Hwy 84 contains two different vegetation types. One is willow dominated and the other is coyote brush dominated. See photos 7, 8 and 12. The area mapped as "willow dominated riparian" only overlaps with the 3.1 acre footprint of the Farm Center at the southwestern corner. Map 4 shows the extent of this overlap. Based on the County Riparian Buffer Regulations, this vegetation types meets the definition of riparian since it is dominated by a dense overstory of willows. Field observations suggest that drainage channel is ephemeral and, therefore the 30ft buffer has been imposed to ensure all development meets County regulations. No development will occur within this buffer. The area mapped as "coyote brush dominated/non-riparian" extends from the northern boundary of the willow dominated area, north through the entire proposed Farm Center site. This vegetation type does not meet the County's definition of riparian and therefore, no buffer is shown on the Map. The coyote brush dominated area contains a dense cover of

3725 Canon Avenue • Oakland, CA 94602 • tel. 510 332-9895
www.alnus-eco.com

coyote brush (*Baccharis pilularis*) and a mix of non-woody plants including: poison hemlock, teasel (*Dipsacus* sp), Himalayan blackberry (*Rubus armeniacus*), and bee plant.

The bulk of the proposed Farm Center is currently mapped as fallowed/ ruderal. See photos 7, 9, 10, and 11. While these two blocks were mapped as the same vegetation type, it is important to note that the northern block was disced or plowed within 1 month of the survey work and the southern block appears to have been last tilled 3-6 months ago (exact date unknown). As such, vegetation establishment is significantly denser in the southern block than in the northern block. While the northern block was primarily unvegetated during the survey (Photo 7), the southern block contained a dense cover of non-native/ruderal forbs and grasses. This vegetation type is common throughout disturbed sites and fallowed fields along the coast and contains a mix of introduced grasses and forbs such as wild oats (*Avena sativa*), annual rye (*Lolium multiflorum*), doc, fennel, radish, filaree (*Erodium botrys*), bristly ox-tongue (*Picris echioides*) and cheeseweed (*Malva parviflora*). One interesting note on the southern block is that it contains a few very distinct patches of vegetation within this larger matrix. There is a dense patch of curly doc, cheeseweed, and ox-tongue surrounded by annual grasses and there is also a large patch of cereal barley (*Hordeum* spp).

In addition to mapping the extent of each of these vegetation types, the ditch and fallowed fields were carefully assessed for woodrat nests, bird nests, and other signs of wildlife. A small flock of red-winged blackbirds (*Agelaius phoeniceus*) was observed during two of three site visits foraging in the southern ruderal field, western fence lizards (*Sceloporoous occcidetalis*) were observed on the farm road, a red-tailed hawk (*Buteo jamaicensis*) was heard calling and a number of American crows *(Corvus brachyrhynchos*) were observed on the nearby telephone/power wires.

No special status plant or wildlife were observed during the surveys.

Recommendations

Due to the fact that development will be occurring in either existing agricultural fields (well) or fallowed fields and developed areas (Farm Center), a few minimization measure could be put in place prior to and during construction to avoid impacts to either the San Francisco garter snake or California red-legged frog.

1. Maintain the fallowed fields via discing to keep the habitat within the Farm Center footprint from developing further complexity, which might attract various wildlife species and increase the probability of biological impacts during construction.
2. Install exclusion fencing along the drainage ditch/road berm prior to

3725 Canon Avenue • Oakland, CA 94602 • tel. 510 332-9895
www.alnus-eco.com

construction. This corridor is a potential movement corridor between the pond and San Gregorio Creek. While it is generally dry and very densely vegetated (not ideal conditions for either CRLF or SFGS during the summer), installing a fence that would keep any potential amphibians and reptiles moving along that corridor out of the work area would reduce any potential for impacts to these listed species or other wildlife using the cover for movement or foraging.

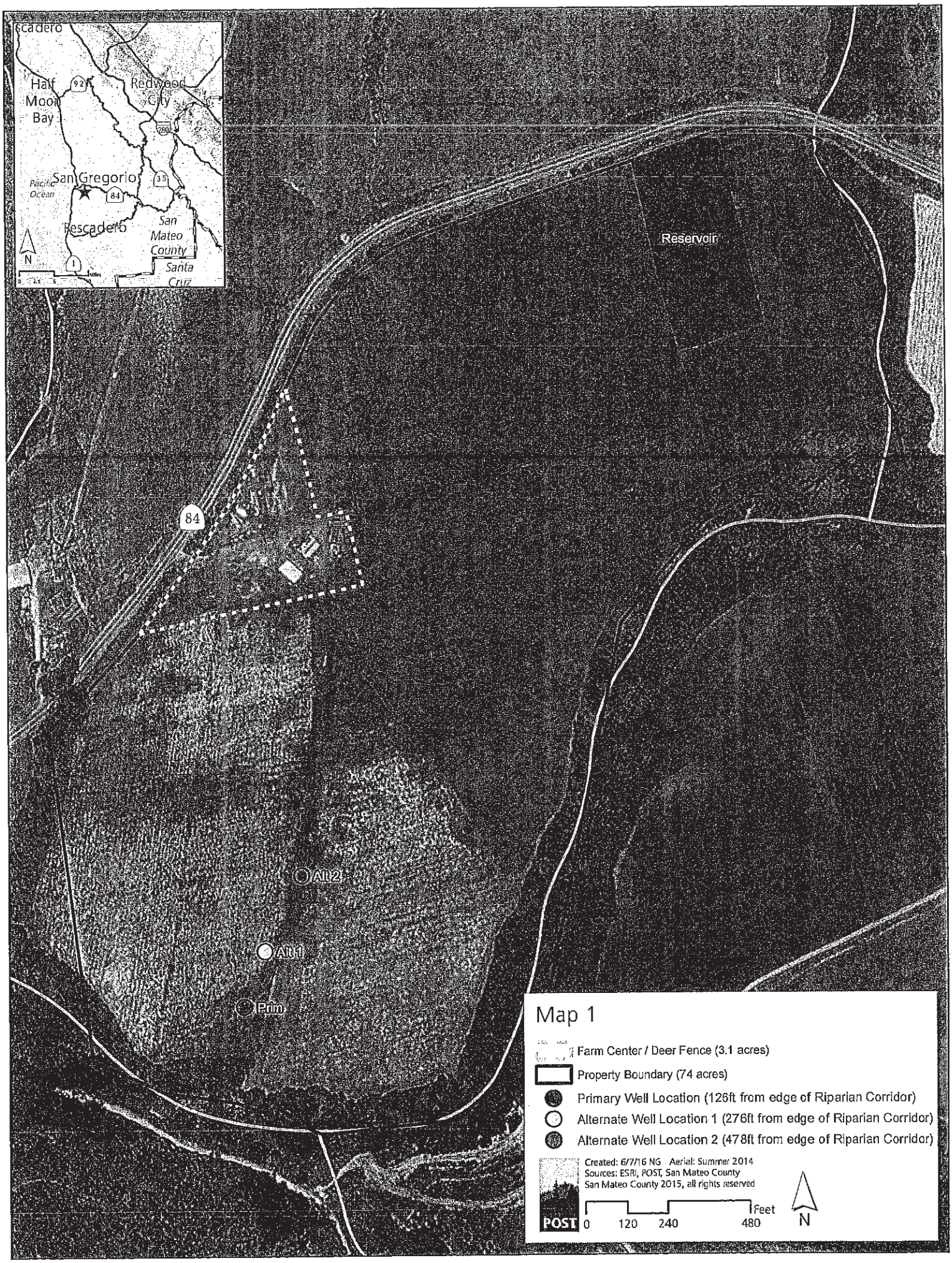
3. Having a qualified biological monitor on site to inspect the work area prior to any construction activities and during any clearing and grubbing would further reduce the potential for any impacts to these or other wildlife species.
4. In the unlikely event that a listed species is encountered, the monitor or POST staff will submit the occurrence data to the CNDDB. In the unlikely event that a listed species is encountered and cannot be avoided (and does not leave the site on its own volition) the biological monitor will contact both local DFW representatives and USFWS staff before proceeding.

Sincerely,

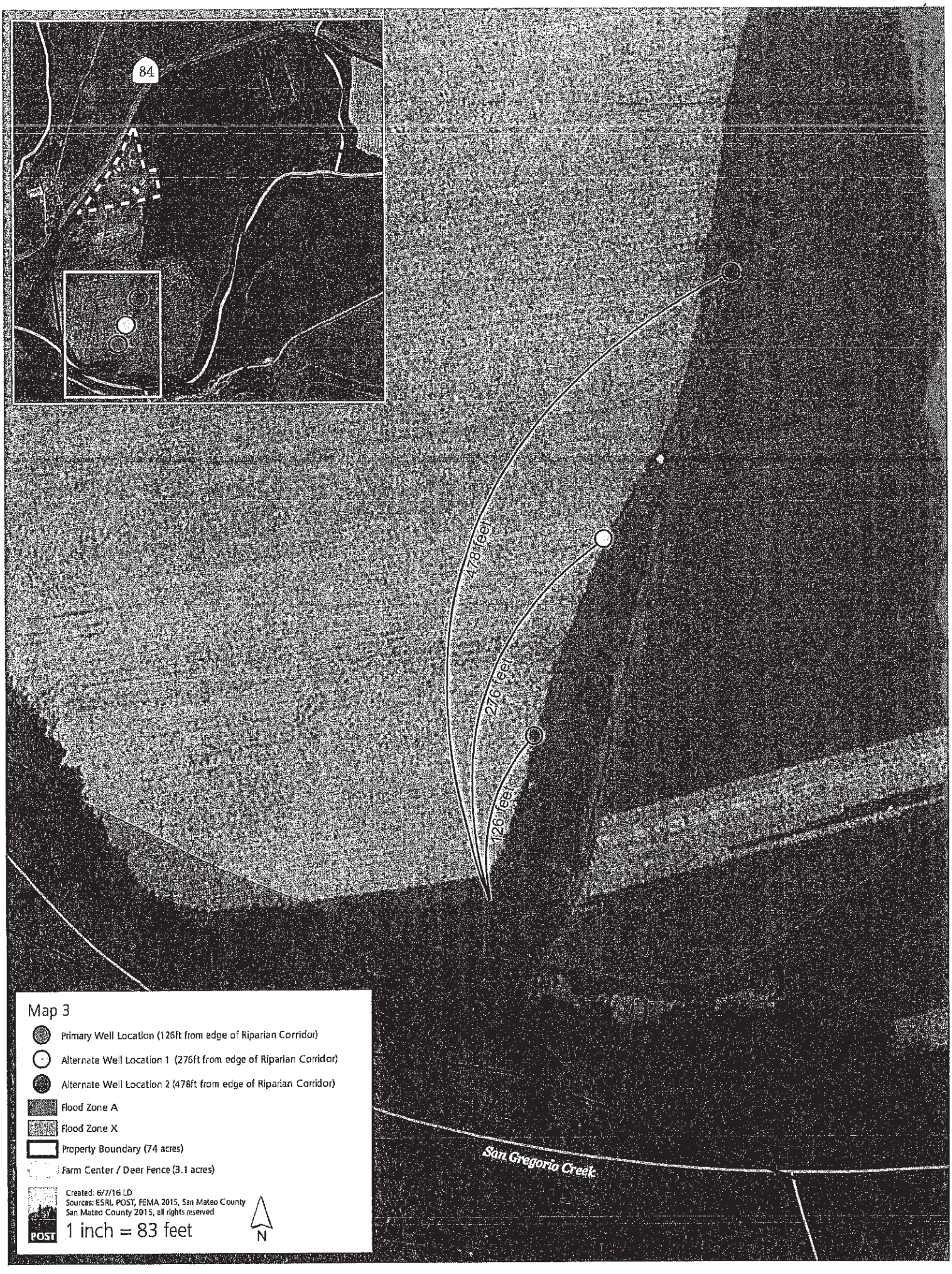
James D. Robins

3725 Canon Avenue • Oakland, CA 94602 • tel. 510 332-9895
www.alnus-eco.com

MAPS


Half Moon Bay
Redwood City
San Gregorio
Pacific Ocean
Pescadero
San Mateo County
Santa Cruz
N
Reservoir
84
Alt 2
Alt 1
Prim
Map 1
Farm Center / Deer Fence (3.1 acres)
Property Boundary (74 acres)
Primary Well Location (126ft from edge of Riparian Corridor)
Alternate Well Location 1 (276ft from edge of Riparian Corridor)
Alternate Well Location 2 (478ft from edge of Riparian Corridor)
Created: 6/7/16 NG Aerial: Summer 2014
Sources: ESRI, POST, San Mateo County
San Mateo County 2015, all rights reserved
POST
0 120 240 480 Feet
N


84
478 feet
276 feet
126 feet
A
B
C
C
San Gregorio Creek
Map 2
Primary Well Location (126ft from edge of Riparian Corridor)
Alternate Well Location 1 (276ft from edge of Riparian Corridor)
Alternate Well Location 2 (478ft from edge of Riparian Corridor)
Area A = Riparian Corridor
Area B = Vegetated Slope
Area C = Ag Field
Property Boundary (74 acres)
Farm Center / Deer Fence (3.1 acres)
Created: 6/7/16 LD
Sources: ESRI, POST, FEMA 2015, San Mateo County
San Mateo County 2015, all rights reserved
POST
1 inch = 83 feet
N


84
478 feet
276 feet
126 feet
San Gregorio Creek
Map 3
Primary Well Location (126ft from edge of Riparian Corridor)
Alternate Well Location 1 (276ft from edge of Riparian Corridor)
Alternate Well Location 2 (478ft from edge of Riparian Corridor)
Flood Zone A
Flood Zone X
Property Boundary (74 acres)
Farm Center / Deer Fence (3.1 acres)
Created: 6/7/16 LD
Sources: ESRI, POST, FEMA 2015, San Mateo County
San Mateo County 2015, all rights reserved
1 inch = 83 feet
N

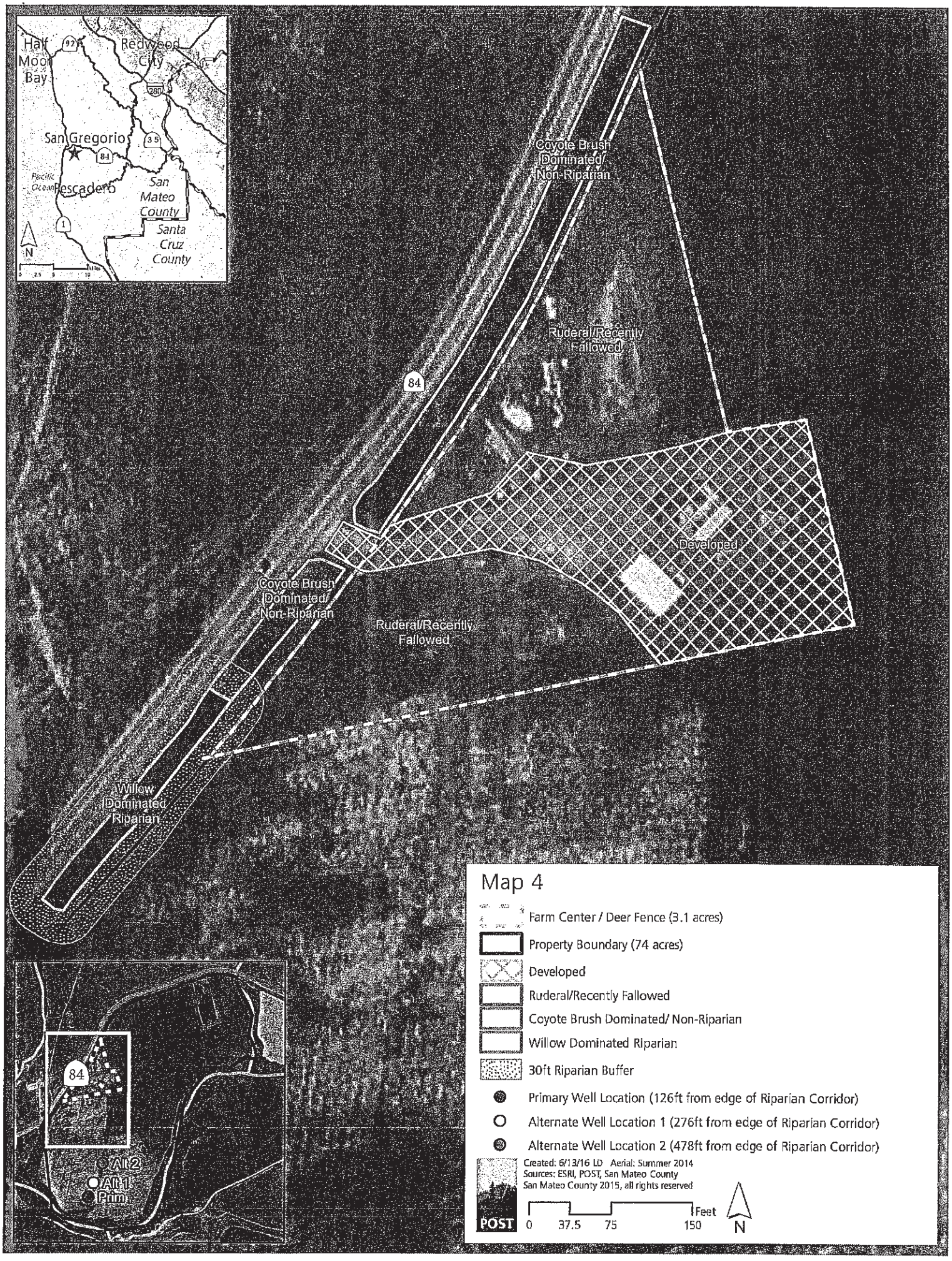

Half Moon Bay
Redwood City
San Gregorio
Pescadero
Pacific Ocean
San Mateo County
Santa Cruz County
N
Coyote Brush Dominated/ Non-Riparian
Ruderal/Recently Fallowed
84
Developed
Coyote Brush Dominated/ Non-Riparian
Ruderal/Recently Fallowed
Willow Dominated Riparian
84
Alt 2
Alt 1
Prim
Map 4
Farm Center / Deer Fence (3.1 acres)
Property Boundary (74 acres)
Developed
Ruderal/Recently Fallowed
Coyote Brush Dominated/ Non-Riparian
Willow Dominated Riparian
30ft Riparian Buffer
Primary Well Location (126ft from edge of Riparian Corridor)
Alternate Well Location 1 (276ft from edge of Riparian Corridor)
Alternate Well Location 2 (478ft from edge of Riparian Corridor)
Created: 6/13/16 LD Aerial: Summer 2014
Sources: ESRI, POST, San Mateo County
San Mateo County 2015, all rights reserved
POST
0 37.5 75 150 Feet
N

PHOTO PLATES

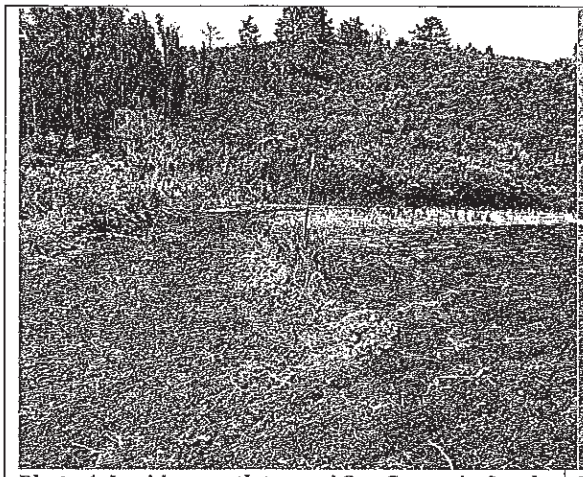


Photo 1. Looking south toward San Gregorio Creek. The t-post marks the spot of preferred/primary location for new well. The well is located in an agricultural field and is 126ft from the outboard dripline of San Gregorio Creek's riparian corridor (in the background). The site is bounded by active agriculture on the north, east, and west with a narrow (10-20ft wide) vegetated slope between this field and a lower terrace field to the east (see poison hemlock on the left).

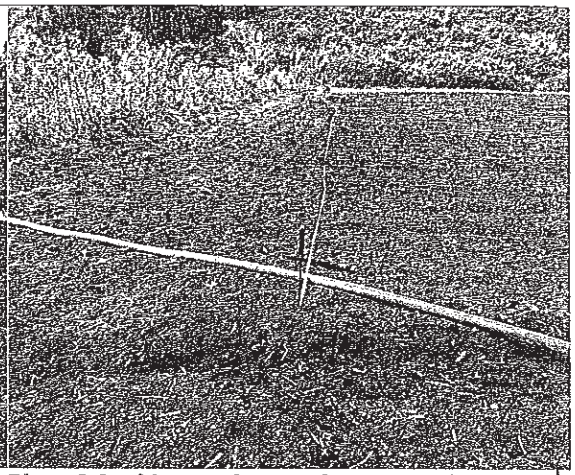


Photo 2. Looking south toward San Gregorio Creek. The machete marks the location of alternate site #2. This site is 276ft from the outboard dripline of San Gregorio Creek's riparian corridor. The t-post for the primary well location can be seen in the background (following the tape). The vegetation on the left is a mix of native and non-native herbaceous plants occupying the slope between this ag field and lower terrace field to the east.

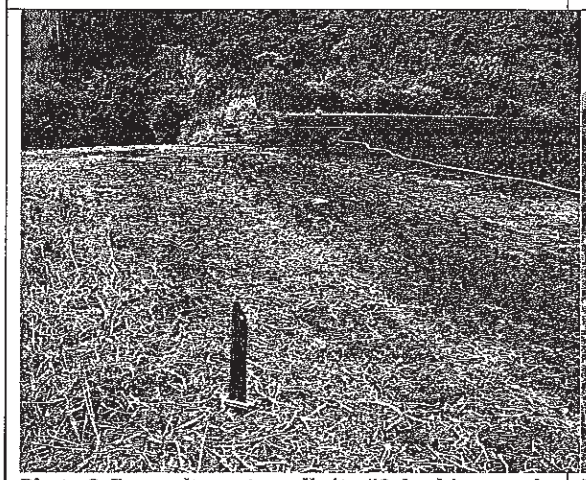


Photo 3. From alternate well site #3, looking south toward San Gregorio Creek. The person in the background is at site #2 (for context). This site is 478ft from the outboard dripline of San Gregorio Creek's riparian corridor. Like the other two sites, this site is bounded in all directions except south, by fields in active agricultural production.

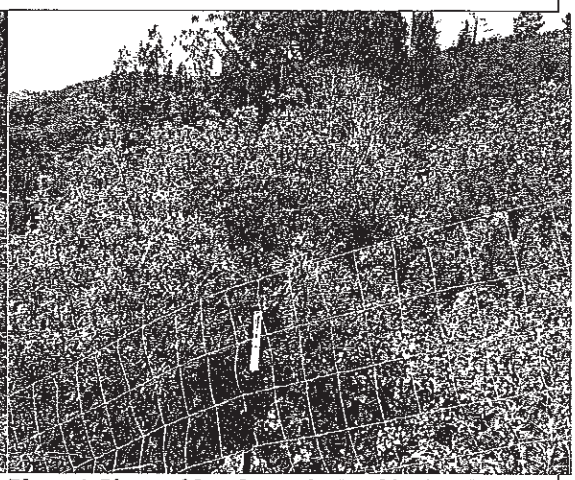


Photo 4. Photo of San Gregorio Creek's riparian corridor adjacent to the field where the 3 potential well sites are located. The corridor is dominated by arroyo willow with alders and an understory of cape ivy and Himalayan blackberry.

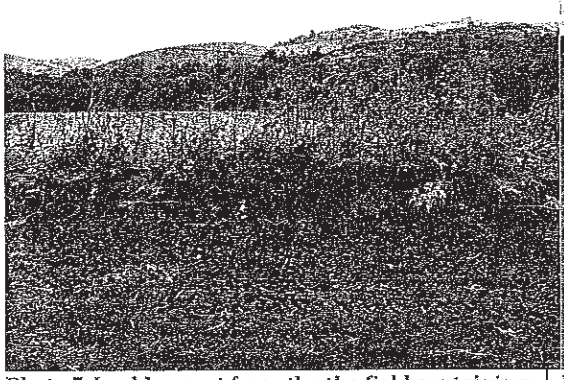


Photo 5. Looking east from the the field containing the 3 potential well sites, across to the low terrace field below. The linear band of hemlock and bee plant demarcates the top of the narrow, steep slope between the two fields. This slope is between 10-20 ft wide and as high as 30ft. It is densely vegetated with a range of herbaceous species.

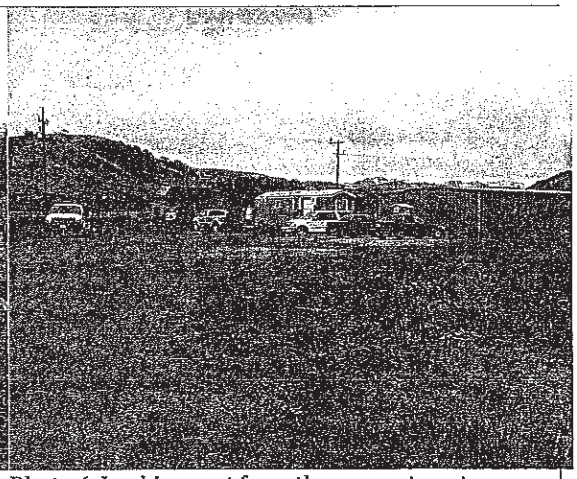


Photo 6. Looking east from the property entrance down the existing road toward the existing developed area of farm buildings. These buildings are within the 3.1 acre footprint of the proposed Farm Center.

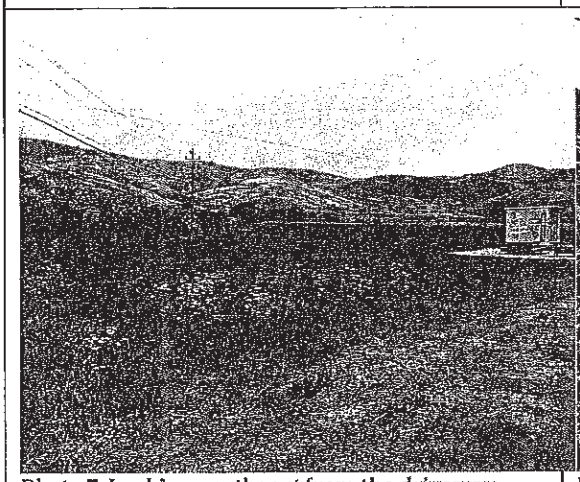


Photo 7. Looking northeast from the driveway. Notice the farm stand on the right, the recently ploughed/tilled field directly in front, and the dense shrub covered on road drainage/berm on the left.

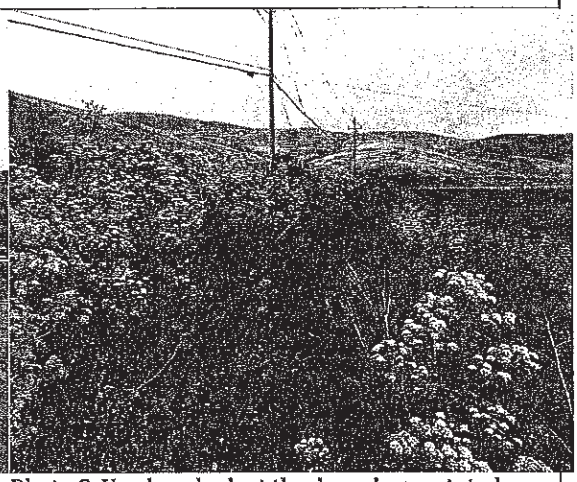


Photo 8. Up close look at the densely vegetated drainage/road berm separating Hwy 84 and the proposed Farm Center. Looking to the north from the driveway, notice that there is no typical riparian vegetation and the dense corridor is dominated by upland species such as coyote brush, poison hemlock and a variety of annual grasses.

Photo 9. From the middle of the southern block of recently fallowed/ruderal habitat. As you move from north to south within this block, the vegetation transitions from a mix of non-native forbs to non-native annual grasses.

Photo 10. Looking to the south, across the southern block of proposed for Farm Center. Notice the field in the background and the corridor of woody vegetation to the right. This corridor is formed along a road drainage ditch/road berm (Hwy 84) and transitions from a coyote brush dominated habitat to a willow dominated habitat as it gets closer to San Gregorio Creek. Map 4 provides details on the location of this transition.

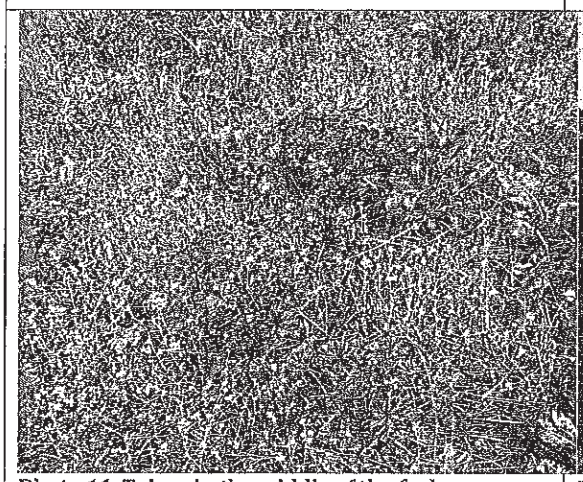


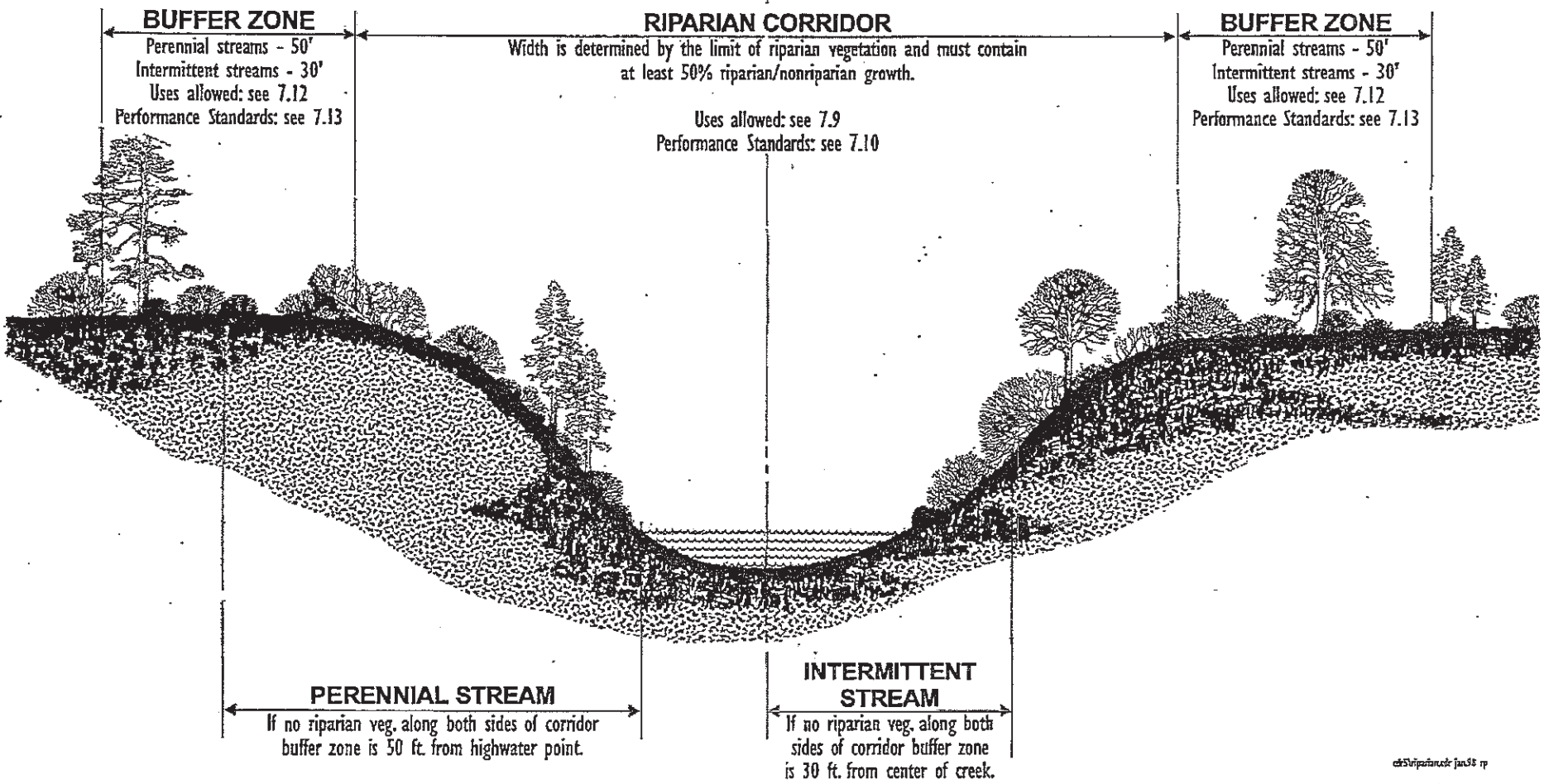
Photo 11. Taken in the middle of the forb dominated portion of field proposed for the Farm Center. This photo shows the array of non-native plants currently growing in this highly disturbed environment. This include prickly ox-tongue, wild mustard, curly doc, filaree, and cheeseweed. This field still has furrows from recent agricultural use and the vegetation is patches like this and patches of various cereal and non-cereal non-native grasses (slender oats, rye, etc).

Photo 12. Man-made drainage ditch/road berm bordering the property and Hwy 84. The fence in the background separates the Farm Center footprint from the agricultural fields. Approximately 165 ft of this linear feature adjacent to the proposed Farm Center is bordered by upland vegetation with two isolated arroyo willows (one in the foreground and one next to the driveway). The final 20-25ft transitions from coyote brush dominated to willow dominated.

APPENDIX A

SAN MATEO COUNTY PLANNING AND BUILDING DIVISION

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



Excerpts from the San Mateo County Local Coastal Program Riparian Corridor Policies

Definitions, Permitted Uses, and Performance Standards:

7.7 Definition of Riparian Corridors

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

7.9 Permitted Uses in Riparian Corridors

a. Within corridors, permit only the following uses: (1) education and research, (2) consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code, (3) fish and wildlife management activities, (4) trails and scenic overlooks on public land(s), and (5) necessary water supply projects.

b. When no feasible or practicable alternative exists, permit the following uses: (1) stream dependent aquaculture, provided that non-stream dependent facilities locate outside of corridor, (2) flood control projects, including selective removal of riparian vegetation, where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, (3) bridges when supports are not in significant conflict with corridor resources, (4) pipelines, (5) repair or maintenance of roadways or road crossings, (6) logging operations which are limited to temporary skid trails, stream crossings, roads and landings in accordance with State and County timber harvesting regulations, and (7) agricultural uses, provided no existing riparian vegetation is removed, and no soil is allowed to enter stream channels.

7.10 Performance Standards in Riparian Corridors

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

7.11 Establishment of Buffer Zones

a. On both sides of riparian corridors, from the "limit of riparian vegetation" extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams.

b. Where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams.

c. Along lakes, ponds, and other wet areas, extend buffer zones 100 feet from the high water point except for man-made ponds and reservoirs used for agricultural purposes for which no buffer zone is designated.

7.12 Permitted Uses in Buffer Zones

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

7.13 Performance Standards in Buffer Zones

Require uses permitted in buffer zones to: (1) minimize removal of vegetation, (2) conform to natural topography to minimize erosion potential, (3) make provisions to (i.e., catch basins) to keep runoff and sedimentation from exceeding pre-development levels, (4) replant where appropriate with native and non-invasive exotics, (5) prevent discharge of toxic substances, such as fertilizers and pesticides, into the riparian corridor, (6) remove vegetation in or adjacent to man-made agricultural ponds if the life of the pond is endangered, (7) allow dredging in or adjacent to man-made ponds if the San Mateo County Resource Conservation District certified that siltation imperils continued use of the pond for agricultural water storage and supply, and (8) require motorized machinery to be kept to less than 45 dBA at any wetland boundary except for farm machinery and motorboats.