

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

DATE: July 11, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of the renewal of and amendment to a Coastal Development Permit and Planned Agricultural District Permit and adoption of a Mitigated Negative Declaration for the construction of six (6) new Farm Labor Housing (FLH) units and new septic system, and the renewal of a Planned Agricultural District Permit for three (3) existing FLH units. The property is located at 12511 San Mateo Road in the unincorporated Half Moon Bay area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2000-00031 (Pastorino)

PROPOSAL

The applicant is proposing to construct six (6) Farm Labor Housing (FLH) units, each 490 sq. ft. in size, located at 12511 San Mateo Road, Half Moon Bay. A new septic system will be installed to support the new units and the units will be connected to an existing Coastside County Water District water line. The new units and septic system will be constructed in an area that is currently developed with an existing greenhouse. The project also involves the renewal of the existing Farm Labor Housing (FLH) permit on the property for three housing units.

RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the amendment of the Coastal Development Permit and Planned Agricultural District Permit, County File Number PLN 2000-00031, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The Farm Labor Housing units, 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 and Mitigated Negative Declaration (IS/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 the staff report.

The proposed project is located at 12511 San Mateo Road, an 18-acre parcel. The majority of the parcel is utilized for agricultural production, most of which occurs in greenhouses on the property. The proposed area of development is located where an existing, vacant greenhouse currently stands. The greenhouse will be demolished as part of this project. A new septic system will be constructed to support the new FLH. No changes to the existing three FLH units are proposed under 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. There is no riparian vegetation within the project area and the closest riparian corridor is located 50 feet to the west of the project area, which is separated from the vegetation by an existing road. 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 or structures and are screened by existing vegetation and development.

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 proposed FLH units are in areas classified as non-Prime Agricultural Lands as defined in the Local Coastal Program, and the majority of the property 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 with the Farm Labor Housing Policy for compliance with the underlying zoning district and building, fire, and housing code requirements.

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

DATE: July 11, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of the renewal of and amendment to a Coastal Development Permit and a 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 six (6) new Farm Labor Housing units and a new septic system and the renewal of a Planned Agricultural District Permit for three (3) existing Farm Labor Housing units. The property is located at 12511 San Mateo Road in the unincorporated Half Moon Bay area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2000-00031 (Pastorino)

PROPOSAL

The applicant is proposing to construct six (6) new Farm Labor Housing (FLH) units, each 490 sq. ft. in size, located at 12511 San Mateo Road, Half Moon Bay. A new septic system will be installed to support the new units and the units will be connected to an existing Coastside County Water District water line. The new units and septic system will be constructed in an area that is currently developed with an existing greenhouse. The project also involves the renewal of the existing FLH permit on the property for three (3) existing FLH units.

RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and renew and amend the Coastal Development Permit and Planned Agricultural District Permit, County File Number PLN 2000-00031, 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: Kerry Burke

Owner: Pastorino Family Trust

Location: 12511 San Mateo Road, Half Moon Bay, California

APN: 056-231-040

Parcel Size: 18 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 under a Williamson Act Contract (AP69-03)

Existing Land Use: Two existing single-family houses, existing greenhouses, three existing FLH units, and associated barns and sheds. There are currently eight farm laborers living on the property in the three FLH units.

Water Supply: The applicant will utilize an existing Coastside County Water District connection.

Sewage Disposal: The applicant will construct a new septic system for the six new FLH units.

Flood Zone: The project site is located within a flood hazard area on the FEMA Flood Insurance Rate Map (FIRM). The site is located in a FEMA Flood Zone A, which has the possibility to be inundated by 1% annual chance flooding. The property is not located within a floodway. FEMA Community FIRM Panel 06081C0260E, Effective October 16, 2012.

Environmental Evaluation: Initial Study and Mitigated Negative Declaration issued with a public review period from June 20, 2018 through July 10, 2018 for the six new FLH units and the renewal of the permit for the three existing FLH units.

Setting: The project parcel is accessed via a driveway located off of San Mateo Road/Highway 92. The property has a developed area that consists of multiple greenhouses, two single-family homes, three FLH units, and agricultural support structures. The property is bounded by Diggs Creek to the west and Pilarcitos Creek to the south. The proposed area of development will be located in an area that is currently developed with one greenhouse. The parcels surrounding the subject property are used for agricultural uses.

Chronology:

<u>Date</u>	<u>Action</u>
1969	- Parcel placed under Williamson Act Contract (AP69-03).
1979	- San Mateo County approved Use Permit for two mobile home units for Farm Labor Housing (USE15-79). Coastal Commission issues CDP79-520 for the project.
April 1988	- San Mateo County approved a Use Permit amendment and Coastal Development Permit (CDP) to allow for construction of a new 2,700 sq. ft. Farm Labor Housing barracks.
March 1994	- County Zoning Hearing Officer approved renewal of Use Permit for the FLH units on the property.
February 2000	- Administrative review approved for Use Permit. New file name given to project, PLN 2000-00031.
May 11, 2015	- Agricultural Advisory Commission (AAC) reviewed and approved the renewal of permit for existing FLH units.
November 12, 2015	- Applicant submitted application for eight new FLH units, later revised to only propose six new units.
March 12, 2018	- AAC reviewed and recommends approval to the Planning Commission for amendment to PLN 2000-00031. The AAC also approved a Williamson Act Contract exception due to parcel size for this property and issued a determination of compatibility for the property.
July 11, 2018	- Planning Commission hearing for PLN 2000-00031.

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 six new FLH units are located in an existing disturbed portion of the parcel. The subject area is developed with a vacant greenhouse that will be demolished to allow for the construction of the six new units and associated utilities.

No tree or riparian vegetation removal is necessary to accommodate the new or existing FLH units. The project area is separated from the riparian vegetation abutting Diggs Creek and Pilarcitos Creek by an existing paved farm road. The new FLH units will be 50 feet from the riparian vegetation associated with Diggs Creek, while it is more than 100 feet from the riparian vegetation associated with Pilarcitos Creek.

The subject parcel is not mapped for critical habitat for any endangered or protected species. The proposed project is located in a highly disturbed area, as it is already developed with a structure and lacks riparian vegetation. An existing farm road separates the proposed project location and the riparian vegetation on the site. As the development will be outside of the required riparian vegetation buffers and the property is not mapped as critical habitat for sensitive or special-status species, the project is not anticipated to have any impacts on vegetative, water, fish, and wildlife resources.

There are no proposed changes to the three existing FLH units. No impact to vegetative, water, fish, and wildlife resources are anticipated.

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 that 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

developed with a vacant greenhouse. There is an existing farm road and driveway which will provide access to the new FLH units. Some minor vegetation clearing and grading will occur for the installation of the FLH units, septic system, and underground utility lines. The proposed project will keep grading and earth-moving operations to a minimum. A sediment and erosion control plan is identified as a mitigation measure in the Initial Study to contain disturbance to the project area 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. 11).

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 of land uses with 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 I, II, III, and IV rating (irrigated). On the 18-acre parcel, approximately 11.5 acres are prime soils and 6.5 acres are non-prime soils. The area that is proposed for conversion is an already developed area. The vacant greenhouse in the proposed development area will be demolished. The project will reserve the bulk of the acreage of the property for agricultural activities, which occur in other greenhouses on the property and the field on the eastern property line. Therefore, while the project would result in the conversion of Farmland (containing non-prime soils), it is in an existing developed area on the site, and has clear delineation from the agricultural operations, and will not impact the ongoing agricultural operations on the property. No changes are proposed to the existing FLH units on the property.

The area that is proposed for conversion totals 0.2 acres of the 18 acres. The FLH units will be located in a disturbed area where agricultural activities are not present, as the existing greenhouse is not in use. The majority of the property is developed with greenhouses, which are in active use for plant and crop cultivation.

There are no proposed changes to the three existing FLH units. No impact to soil resources are anticipated

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 is within the Half Moon Bay Road (Highway 92) County Scenic Corridor. The six new FLH units will be located over 400 feet from Half Moon Bay/San Mateo Road. The property is currently developed with two single-family dwelling units, several greenhouses, three FLH units, and agricultural support structures. The property is also heavily vegetated along the western property line. The new FLH units will be screened by the existing development and vegetation on the site. No exterior changes or alterations are proposed for the existing FLH units on the property.

However, to further reduce any potential impact, Condition of Approval No. 8 has been placed on the project, which requires exterior lighting to be designed in a way to prevent glare and ensuring that no light is directed off site.

There are no proposed changes to the three existing FLH units. No impact to visual resources are anticipated by the continued operation of the three FLH units.

d. Rural Land Use Policies

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

The subject parcel has a General Plan land use designation of "Agriculture." The proposed project will not be located on prime soils. The development of this project will be located in an already developed area to preserve agricultural land and uses on the property.

The new FLH units and associated utilities will be clustered with existing uses on the site.

There are no proposed changes to the three existing FLH units. No impact to the rural land use polices are anticipated by the continued operation of the three FLH units.

e. 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 new 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 100 feet from the edge of the riparian corridor on the property. The Environmental Health Division has conditionally approved the proposed septic plan.

There are no proposed changes to the three existing FLH units. The three existing FLH units will continue to be served by the existing septic system on the property.

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 FLH units and associated utilities will have a minimal impact on coastal resources including sensitive wildlife species, riparian corridors, and scenic views. The FLH units 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 to minimize vegetation removal.

b. Agriculture Component

Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) conditionally allows single-family structures provided the criteria in Policy 5.10 (*Conversion of Land Suitable for Agriculture Designated as Agriculture*) are met:

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

The majority of the property is developed with greenhouses, which are in active use for plant and crop cultivation. The greenhouse that is proposed for removal is currently not in use. If the units were proposed in a different location on the property, they would have an impact on existing agricultural operations.

- (2) Continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors (Section 30108 of the Coastal Act).

The existing non-soil dependent greenhouse comprises approximately 45,000 square feet. The greenhouse is currently vacant and is proposed to be demolished for the new FLH units and associated septic system. The previous development has disturbed the soil in the area. The development of the new FLH units will support the ongoing agriculture operations on the property.

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

The majority of the agriculture operations on the property occurs within greenhouses. The areas where row crops are located are on the eastern portion of the property, which are located on the opposite end of the property from the proposed development. Existing farm roads will separate the greenhouses from the proposed development.

- (4) The productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing.

The six new FLH units will not diminish the existing agriculture operation on the property or on adjacent properties. The area

that the FLH units are proposed in is already developed with a greenhouse, which is not in agricultural use.

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

The proposed FLH units do not require public service or facility expansion. Water will be provided from an existing water connection from the Coastside County Water District, which has conditionally approved the project. The project parcel contains soils that can safely accommodate a septic system and has been preliminarily reviewed by the County Environmental Health Division. San Mateo Road will not require significant improvement to accommodate the proposed FLH units. 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 should 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 the General Plan Policy section for Vegetative, Water, Fish, and Wildlife Resources above, riparian vegetation is present on the site; however, the proposed FLH unit locations are located outside of the required 50-ft. riparian buffer. The development is separated from the riparian vegetation on the site by an existing farm road and development on the site. The new FLH units will be located in an area that is already developed and lacks habitat for species.

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 San Mateo Road County Scenic Corridor. The six

new FLH units will be located over 400 feet from San Mateo Road. The property is developed with two dwelling units, several greenhouses, three FLH units, and agricultural support structures. The property is also heavily vegetated along the western property line. The new FLH units will be screened by the existing development and vegetation on the site. No exterior changes or alterations are proposed for the existing FLH units on the property.

The FLH units will be painted a natural color to match either the existing vegetation or the existing development on the property. The utilities to the new FLH units will be undergrounded. 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. 9 through 11 have been placed on the project to require an erosion control plan 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.

The project area is separated from the riparian vegetation abutting Diggs Creek and Pilarcitos Creek by an existing paved farm road. The new FLH units will be 50 feet from the riparian vegetation associated with Diggs Creek, while it will be more than 100 feet from the riparian vegetation associated with Pilarcitos Creek. The project's location will in no way adversely affect the visual quality of the creek as no work or vegetation removal within the creek is proposed.

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

The project area is relatively flat. The FLH units are one-story modular units and will have wood exterior walls and will be painted to match either existing vegetation or development on the property. The surrounding vegetation on the property will continue to provide screening of the new development. All proposed utilities will be located underground and a condition of approval has been included to ensure that all exterior lighting is designed and located to confine direct rays to the subject property and to prevent glare in the surrounding area.

e. Hazards Component

Policy 9.9 (*Regulation of Development in Floodplains*) requires that development located within flood hazard areas shall employ the standards within the County Zoning Ordinance and the Building Regulations.

The area of the parcel where the project is located is within a flood zone. The proposed and existing FLH units are located in a FEMA Flood Zone A, which has the possibility to be inundated by 1% annual chance of flooding. The existing greenhouse that will be demolished is currently located in this Flood Zone. The proposed septic system is located out of the flood zone. Condition No. 12 requires that all structures located in the Floodplain shall meet the latest adopted California Building Standards. An elevation certificate will be required from a licensed surveyor as part of this condition.

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	Approximately 400 feet
Minimum Side Yard Setbacks	20 feet	Approximately 50 feet (left side); 900 feet (right side)
Minimum Rear Yard Setback	20 feet	Approximately 130 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.

Water will be provided from an existing water connection from the Coastside County Water District, which has conditionally approved the project. This connection currently serves the existing single-family dwellings, farm labor housing, and other development on the property.

(2) Criteria for the Conversion of Land Suitable for Agricultural and Other Lands

Conversion of Prime Agricultural Lands to a use not principally permitted is allowed when: (a) all agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable, and; (b) continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors (Section 30108 of the Coastal Act), and (c) clearly defined buffer areas are developed between agricultural and non-agricultural uses; (d) the productivity of any adjacent agricultural lands is not diminished; and (e) public service and facility 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 proposed FLH units and septic system are located in an already disturbed area on the property, and will not impact the ongoing agricultural uses on the property. The overall area of disturbance is limited to an area that is currently developed with a vacant greenhouse, the existing farm center, and farm road which keep 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. 9).

c. Agricultural Advisory Committee Review

At its March 13, 2018 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. The Committee also approved a parcel size exception to for the

Williamson Act Contract for the property as well as issued a Determination of Compatibility.

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 FLH units and limit the use of these structures for the housing of farm workers and, if the uses cease, the structures must either be demolished or used for another permitted use pursuant to a permit amendment.

The applicant submitted a FLH 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 eight existing and the eight to twelve 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.

5. Compliance with Previous Conditions of Approval

The applicant is also proposing to renew the existing Farm Labor Housing Permit granted in 1994. The conditions of approval are identified below with staff's discussion on compliance and a recommendation to retain/not retain each condition. Subsequently, staff also recommends additional conditions identified below:

- a. The units shall be occupied by farm labors and their dependents only.

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

Recommend to Retain? Yes, see Condition No. 3.

- b. An administrative review for compliance with conditions shall be applied for yearly, by November 9. To facilitate this review, Planning staff will notify the applicant annually and the applicant shall annually submit documentation, to the Planning Department, verifying that occupants of the farm labor housing are farm laborers. This documentation must consist of at least:
- (1) Copies of the payroll receipts (or other payroll documentation acceptable to the Community Development Director) of the housing occupants. These receipts must span at least a three-month period of the year in review.
 - (2) Income statements for the farm operation from which the housing occupants are being paid.

Compliance with Condition? Yes.

Recommend to Retain? Yes, but change to: PLN 2000-00031 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 FLH 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 FLH permit shall be applied for six (6) months prior to expiration to the Planning and Building Department (Condition No. 2).

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 June 20, 2018 and ended on July 10, 2018. No public comments were received during this period. Mitigation measures have been included as conditions of approval in Attachment A.

C. REVIEWING AGENCIES

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

ATTACHMENTS

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

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2000-00031

Hearing Date: July 11, 2018

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 and existing Farm Labor Housing units are consistent with the adopted policies and procedures for approved Farm Labor Housing.
8. That the establishment, maintenance, and conduct of the proposed use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
9. That the operation and location of the Farm Labor Housing units 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 and associated utilities are located in an already disturbed area on the property. Conversion of non-Prime land will not result in a significant impact to the ongoing agricultural uses on the property. The overall area of disturbance is limited to just the area around the proposed units and utilities which keeps the remaining portion of the parcel available for agricultural usage.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

General Conditions:

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 July 11, 2018 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 to, this approval.
2. PLN 2000-00031 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 laborers, 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. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal. Only the minimum vegetation necessary shall be removed to accommodate the Farm Labor Housing unit, driveway, and associated utilities.
7. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,280.75, 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 \$2,330.75, 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, 2019). The fee amount due is based on the date of payment of the fees.

Mitigation Measures from the Mitigated Negative Declaration:

8. **Mitigation Measure 1:** 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.

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

10. **Mitigation Measure 3:** 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).

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

- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
 - l. No erosion or sediment control measures will be placed in vegetated areas.
 - m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
 - n. Control of fuels and other hazardous materials associated with construction.
 - o. Preserve existing vegetation whenever feasible.
12. **Mitigation Measure 5:** All structures located in the Floodplain shall meet the latest adopted California Building Standards. An elevation certificate will be required from a licensed surveyor.
13. **Mitigation Measure 6:** 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).
14. **Mitigation Measure 7:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources shall be taken prior to implementation of the project.
15. **Mitigation Measure 8:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid

and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

16. **Mitigation Measure 9:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.
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. 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 Planning and Building Department for review and approval.

Building Inspection Section

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

Environmental Health Division

19. At the building application stage, the applicant will need to have the septic system staked out by a septic professional and field verified by the Environmental Health Division. Also, the septic plans will need to accurately delineate and properly label the percolation test numbers to reflect the completed perc data dated August 17, 2016 and August 18, 2017.

Coastside Fire Protection District

20. Smoke Alarm/CO detectors are to be hard wired, interconnected with battery backup. Location to meet Chapter R314 of the 2013 CRC.
21. Address numbers shall be 4 inches in height with a minimum 3/4-inch stroke and shall be internally illuminated 6 feet above finish grade and numbers to be posted in a conspicuous place and visible from the street.
22. Fire hydrant to have a minimum fire flow of 1,000 gallons per minute (gpm) at 20 pounds per square inch (psi) and be within 500 feet of units.

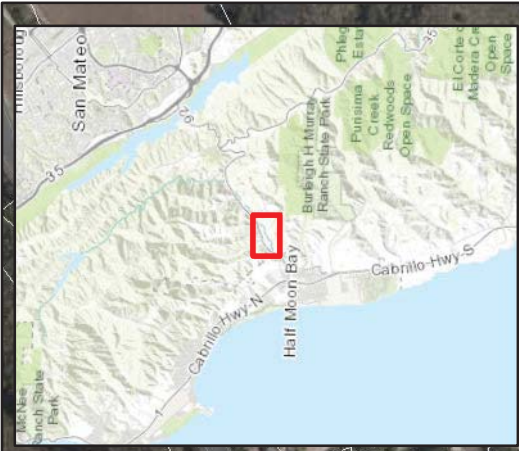
23. Fire apparatus roads to be a minimum 20-foot wide all weather asphalt surface. Dead-end roads exceeding 150 feet shall require an approved turnaround.
24. Fire Department access on plans shows 15 feet 5 inches and it needs to be 20 feet. The applicant shall also show the width of the service road, type of material, and if there is an outlet to a main road.
25. Emergency access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing at least 75,000 lbs. and shall have a minimum of 2-inch asphalt surface providing all-weather driving capabilities. Certification by a civil engineer may be required. Grades of less than 15% shall be surfaced with a minimum Class 2 aggregate base with 95% compaction and an asphalt surface. Grades of 15% to 20% shall require a non-skid asphalt or concrete surface, or equivalent. Grades 15% to 20% shall be limited to 150 feet in length.
26. Roof assembly shall have a minimum Class A fire rating.
27. While fire sprinklers are not required for mobile homes, the Coastside Fire Protection District Fire Marshal recommends the installation of fire sprinklers in all new mobile and manufactured homes.

RJB:jlh – RJBCC0254_WJU.DOCX



County of San Mateo - Planning and Building Department

ATTACHMENT B

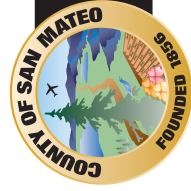


Project Parcel

Streets

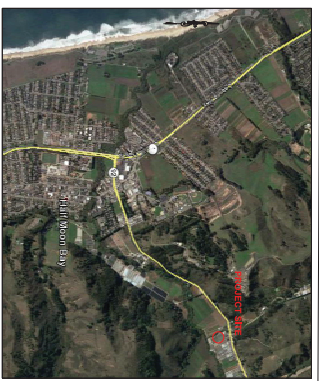
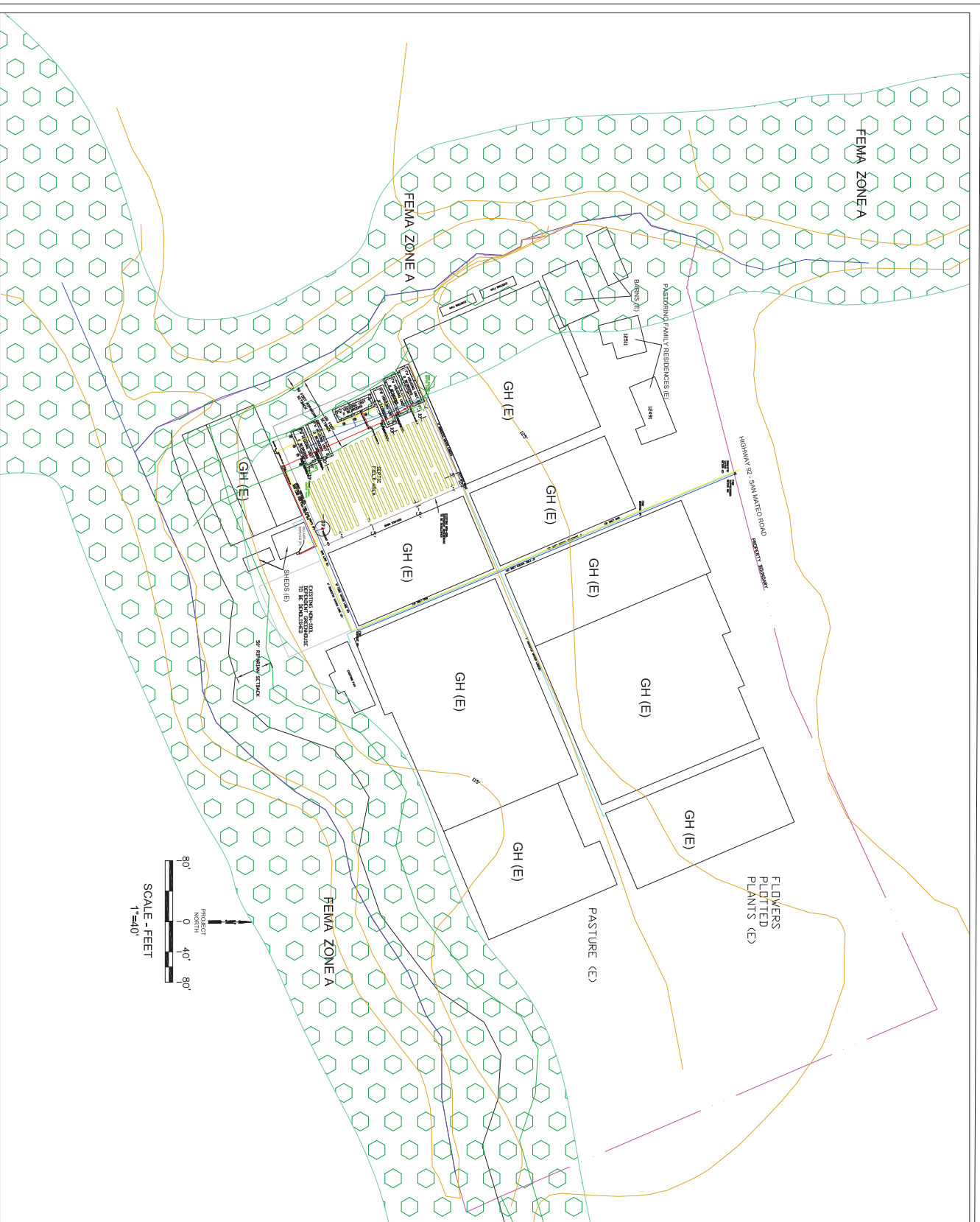
0 250 500 Ft N

Vicinity Map



County of San Mateo - Planning and Building Department

ATTACHMENT C



LEGEND
SITE LOCATION MAP - not to scale

- F/WH FARM WORKER HOUSING
- OP, NO PROPOSED, OR NEW
- (E) EXISTING
- GH GREEN HOUSE
- (P) PARKING

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: PASTORINO FAMILY TRUST, PROPERTY OWNER, 332 PRINCETON AVENUE, HALF MOON BAY, CA 94019
2. PASTORINO FAMILY TRUST HAS REVIEWED AND APPROVED THESE PLANS AND CONSENTS TO THE FINAL PROPOSAL AND SUBMITTAL TO COUNTY GIS MAPS. THIS IS NOT A BOUNDARY SURVEY.
3. DEMOLITION OF EXISTING MANUFACTURED HOMES - 2-BEDROOMS
4. 6-FARM WORKER HOUSING UNITS TO BE SINGLE SECTION MANUFACTURED HOMES - 2-BEDROOMS
5. EACH PROPOSED TRAILER HAS A 30'FOOT TOTAL AREA OF 5278 SF.

SECTION AND DETAIL CONVENTION

SECTION OF AREA IDENTIFICATION
 REFERENCE SHEET No. 011
 REFERENCE SHEET No. 012
 REFERENCE SHEET No. 013
 REFERENCE SHEET No. 014
 REFERENCE SHEET No. 015
 REFERENCE SHEET No. 016
 REFERENCE SHEET No. 017
 REFERENCE SHEET No. 018
 REFERENCE SHEET No. 019
 REFERENCE SHEET No. 020

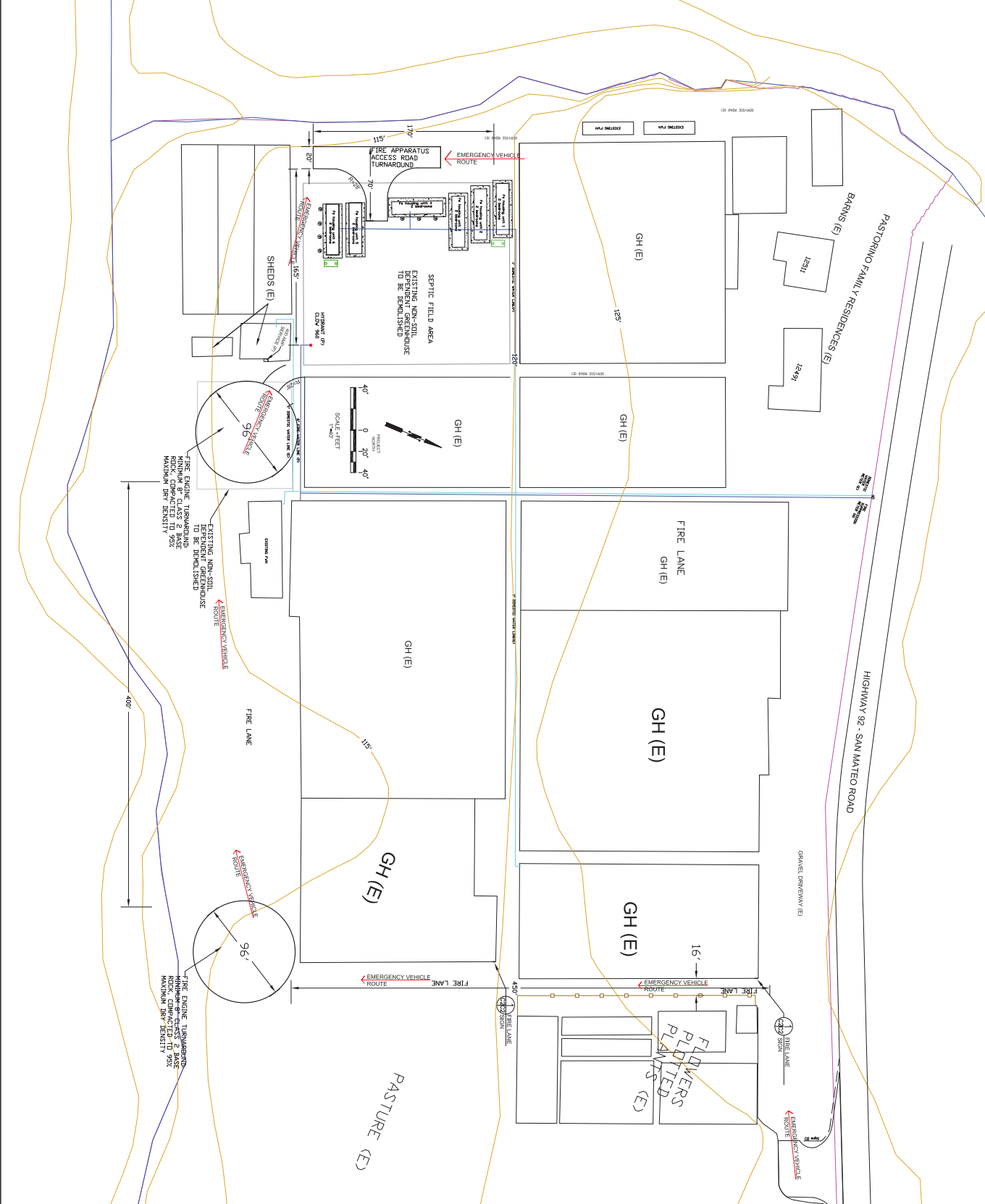


DATE: 6-22-17	<p>Sigma Prime Geosciences, Inc. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3590 FAX 728-3593</p>
DRAWN BY: AZG	
CHECKED BY: CMK	
REV. DATE: 9-5-17	
REV. DATE: 1-22-18	

SITE PLAN

PASTORINO FARM WORKER HOUSING
 12511 SAN MATEO ROAD
 HALF MOON BAY, CALIFORNIA
 APN: 056-321-040

SHEET
C-1



LEGEND

- FWH FARM WORKER HOUSING
- OP, ON PROPOSED, OR NEW
- EX EXISTING
- GH GREEN HOUSE
- P PARKING

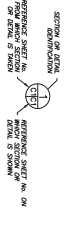
GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF THE OWNER.
2. SITE PLAN PREPARED BY SIGMA PRIME BY OVERLAY OF AERIAL PHOTOS AND SAN MATEO COUNTY GIS MAPS. THIS IS NOT A BOUNDARY SURVEY.
3. APPROXIMATELY 45,000 SQUARE FEET OF EXISTING GREENHOUSE.
4. FARM WORKER HOUSING UNITS TO BE SINGLE SECTION MANUFACTURED FEET IN AREA.

FIRE NOTES

1. SMOKE ALARM/SCD DETECTORS ARE TO BE HARD WIRED INTERCONNECTED WITH BATTERY BACKUP. LOCATION TO MEET CHAPTER R314 OF 2016 CMC.
2. ADDRESS NUMBERS SHALL BE INCHES IN HEIGHT WITH A MINIMUM 1/2" STROKE TO BE POSTED IN A CONSPICUOUS PLACE AND VISIBLE FROM ACCESS ROAD.
3. FIRE HYDRANT TO HAVE A MINIMUM FIRE FLOW OF 1000GPM @ 20PSI AND BE WITHIN 500 FEET OF UNITS.
4. THE GREENHOUSES TO BE MOSTLY AROUND THE OUTER PERIMETERS OF THE GREENHOUSES TO TURN-AROUNDS AS SHOWN WITH LESS THAN 400 FEET BETWEEN WEATHER ROAD CLASS 2 BASE-ROCK COMPACTED TO 95% DENSITY.
5. ROOF ASSEMBLY SHALL HAVE A MINIMUM CLASS A FIRE RATING.
6. VEGETATION MANAGEMENT - FIRE LANE AND PROJECT CONTAINS NO VEGETATION REQUIRING MANAGEMENT.
7. CLEAR AT ALL TIMES.
8. ALTERNATIVE MEANS AND METHODS FOR 16 FOOT FIRE LANE ALONG EXISTING EASTERN GREENHOUSES APPLIED FOR 12/19/17.

SECTION AND DETAIL CONVENTION



Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.,
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3550
 FAX 728-3583

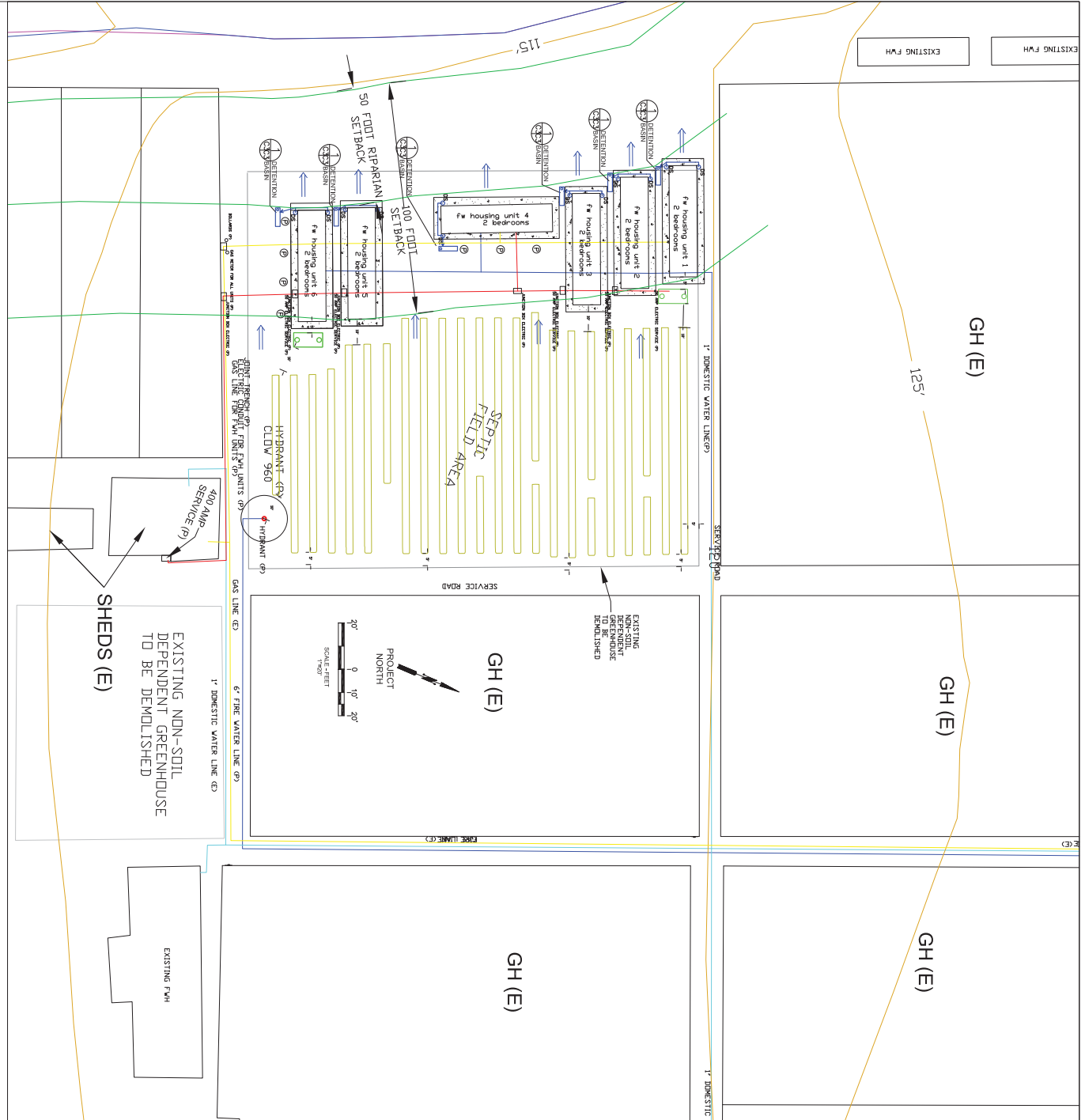
DATE:	6-22-17
DRAWN BY:	AZG
CHECKED BY:	CMK
REV. DATE:	9-6-17
REV. DATE:	12-15-17
REV. DATE:	

FIRE LANE
 NO PARKING
 CVC 22200.1

12" x 18" or White
 Not Self-Illuminated
 0.065 Grade
 (1) FIRE LANE SIGN
 (2) NOT TO SCALE

FIRE DEPARTMENT AND EMERGENCY ACCESS
 PASTORINO FARM WORKER HOUSING
 12511 SAN MATEO ROAD
 HALF MOON BAY, CALIFORNIA
 APN: 056-321-040

SHEET
C-2



GH (E)

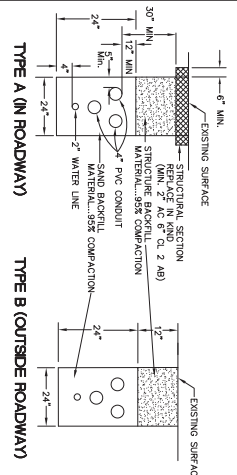
GH (E)

GH (E)

- GENERAL NOTES**
1. PLANS PREPARED AT THE REQUEST OF: PASTORINO FARM WORKER HOUSING TRUST, PROPERTY OWNER.
 2. SAN MATEO COUNTY GAS MAPS. THIS IS NOT AN BOUNDARY SURVEY.
 3. DEMOLITION OF 2 EXISTING NON-SOIL DEPENDENT GREENHOUSE.
 4. 6 FARM WORKER HOUSING UNITS TO BE SINGLE SECTION MANUFACTURED HOMES - 2 BEDROOMS, 1 BATHROOM - 11.87' X 48' IN SIZE AND 578 SQUARE FEET IN AREA.

- LEGEND**
- F/W FARM WORKER HOUSING
 - PH, PD PROPOSED, OR NEW
 - EX EXISTING
 - GH GREEN HOUSE
 - P PARKING
 - EXISTING CONTROLS
 - DS DOWNSPOUT
- GRADING NOTES**
1. ABOVE VOLUMES ARE APPROXIMATE.
 2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
 3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

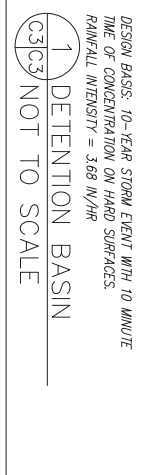
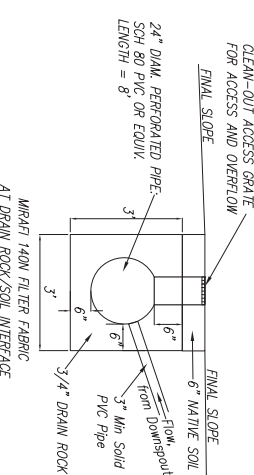
- DRAINAGE NOTES**
1. FINISH ELEVATION IS THE ELEVATION OF THE DRAINAGE CENTER TO CONVENTIONAL FINISH TO A SHIRT LOCATION AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
 2. DRAINAGE SHALL BE TO THE STREET OR TO THE DRAINAGE SYSTEM.
 3. ALL DRAINAGE SHALL BE TO THE STREET OR TO THE DRAINAGE SYSTEM.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE DRAINAGE SYSTEM AS CHECKED FOR CLOSING AND BEING EVERY FALL.
 5. SLOPE AWAY FROM PROPOSED SEPTIC LEACH FIELD AREA.
 6. PERIODIC INSPECTION OF THE DRAINAGE SYSTEM SHALL BE REQUIRED.
 7. PERIODIC INSPECTION OF THE DRAINAGE SYSTEM SHALL BE REQUIRED.
 8. PERIODIC INSPECTION OF THE DRAINAGE SYSTEM SHALL BE REQUIRED.



- NOTES**
1. SAND BACKFILL... FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No. 4	100
No. 200	0-5
 2. STRUCTURE BACKFILL... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20% AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No. 100	35-100
No. 200	20-100



GRADING AND DRAINAGE PLAN

PASTORINO FARM WORKER HOUSING
12511 SAN MATEO ROAD
HALF MOON BAY, CALIFORNIA
APN: 056-321-040

DATE: 6-22-17
DRAWN BY: AZG
CHECKED BY: CMK
REV. DATE: 9-6-17
REV. DATE: 1-22-18
REV. DATE:

Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
352 PRINCE STREET
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

REGISTERED PROFESSIONAL ENGINEER
No. 62264
EXPIRES 12/31/2023
CIVIL ENGINEER

SHEET C-3

EXISTING F.V.H

EXISTING F.V.H

GH (E)

GH (E)

125'

1" DOMESTIC WATER LINE (P)

120'

1" DOMESTIC WATER LINE (P)

SEPTIC FIELD AREA
EXISTING NON-SOIL
DEPENDENT GREENHOUSE
TO BE DEMOLISHED

GH (E)

CONSTRUCTION MATERIALS
STORAGE AREA

RECURS PILE AND
DEBRIS BOX AREA

SE-5 SILT FENCE

400 AMP
SERVICE (P)

EXISTING NON-SOIL
DEPENDENT GREENHOUSE
TO BE DEMOLISHED

SHEDS (E)

1" FIRE WATER LINE (P)

HYDRANT (P)
CLDW. 960

PERVA-POLTY

WM-3 CONCRETE
C&G WASTE



GENERAL EROSION AND SEDIMENT CONTROL NOTES

EROSION CONTROL LOCATIONS SHOWN
AT 1/8" AS SHOWN IN DETAIL.

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round.
- Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid clearing, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site

LEGEND

- F.V.H FARM WORKER HOUSING
- P.O. PROPOSED, OR NEW
- (E) EXISTING
- GH GREEN HOUSE
- (P) PARKING

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: PASTORINO FAMILY TRUST PROPERTY OWNER.
2. SITE PLAN PREPARED BY SIGMA PRIME GEOSCIENCES, INC. (APPROXIMATELY 4600 SQUARE FEET SINGLE SECTION MANUFACTURED HOMES - 2 BEDROOMS, 1 BATHROOM - 12' X 48' IN SIZE AND 480 SQUARE FEET IN AREA).
3. SITE PLAN PREPARED BY SIGMA PRIME GEOSCIENCES, INC. (APPROXIMATELY 4600 SQUARE FEET SINGLE SECTION MANUFACTURED HOMES - 2 BEDROOMS, 1 BATHROOM - 12' X 48' IN SIZE AND 480 SQUARE FEET IN AREA).
4. APPROXIMATELY 4600 SQUARE FEET SINGLE SECTION MANUFACTURED HOMES - 2 BEDROOMS, 1 BATHROOM - 12' X 48' IN SIZE AND 480 SQUARE FEET IN AREA.

SECTION AND DETAIL CONVENTION

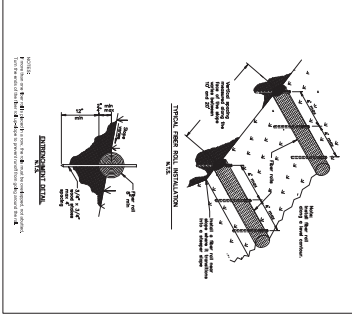


EROSION CONTROL POINT OF CONTACT

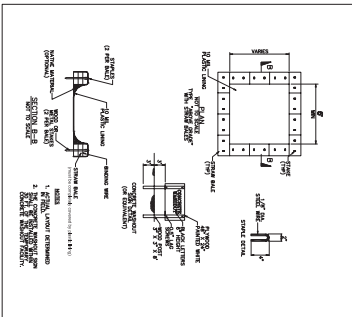
THE PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: WAYNE EASTON/DO
 TITLE: EDUCATION - OWNER
 PHONE: 650-646-6172
 PHONE: 650-646-6172
 EMAIL: WAYNE.EASTON@COMCAST.COM

FIBER ROLLS SE-5



CONCRETE WASTE MANAGEMENT WM-3



Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX 728-3593

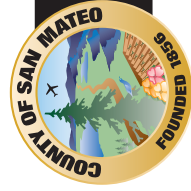
DATE: 6-22-17
DRAWN BY: AZG
CHECKED BY: CMK
REV. DATE: 9-6-17
REV. DATE:
REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN

PASTORINO FARM WORKER HOUSING
 12511 SAN MATEO ROAD
 HALF MOON BAY, CALIFORNIA
 APN: 056-321-040

SHEET C-4





County of San Mateo - Planning and Building Department

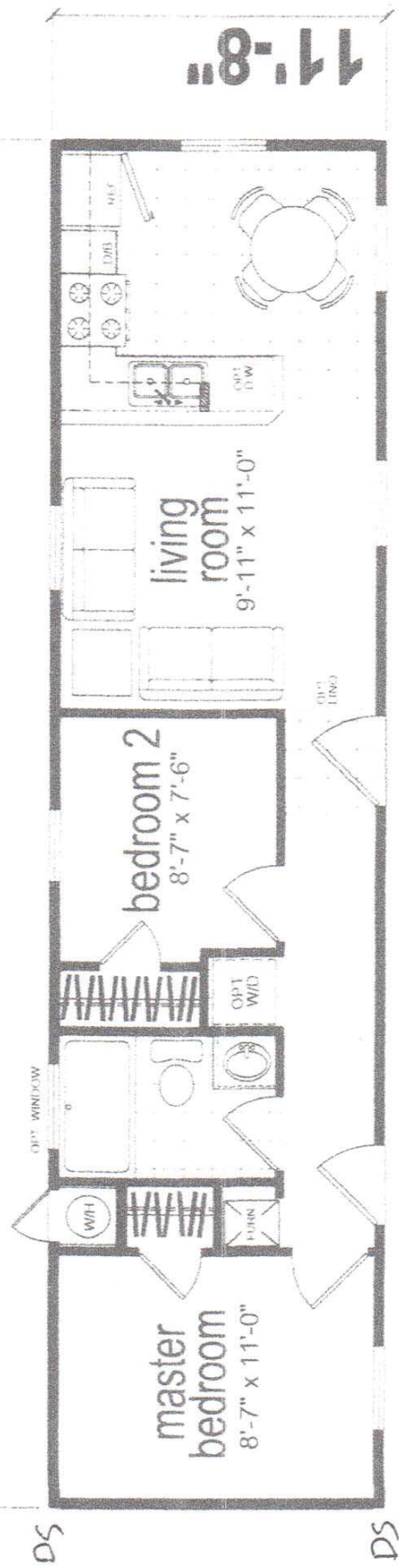
ATTACHMENT D

PLN 2000 - 00031

12511 SAUMATEO ROAD
HALF MOON BAY

48'-0"

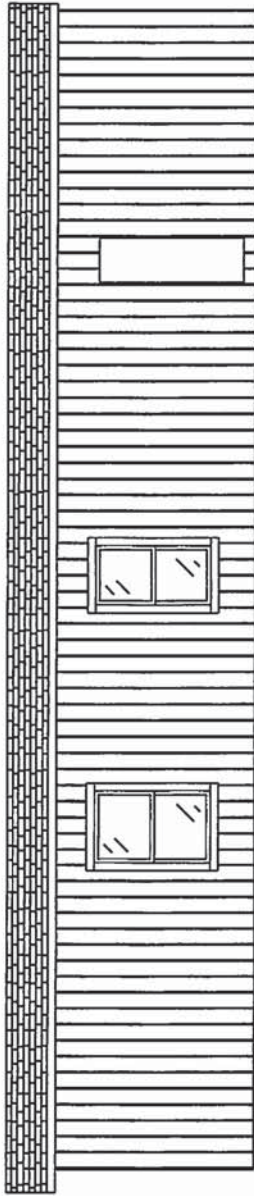
11'-8"



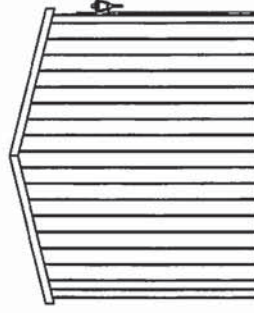
O9-CM-1482D

Down Spout

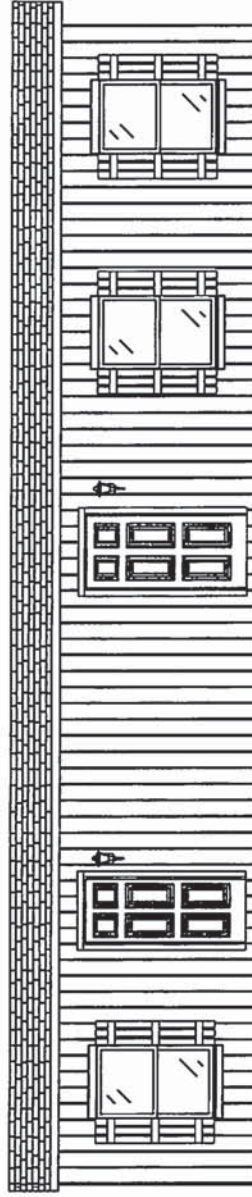
APPLICABLE MODEL #



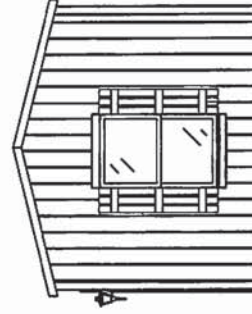
BACK ELEVATION



REAR ELEVATION



FRONT ELEVATION



HITCH ELEVATION

CREEK SIDE MANOR

ALL DRAWINGS AND DIMENSIONS ARE APPROXIMATE, AND MAY BE SUBJECT TO CHANGES BY CHAMPION HOME BUILDERS CO. LINDSAY, CA

***NOTE 8' FLAT CEILINGS**

DAPIA SEAL

MODIFICATIONS

MODEL: 09-CM-1482D
Model Description

SHEET:

REDMAN HOMES

CHAMPION
840 W. Palm Ave. Lindsay, CA 93247

TITLE: **ELEVATION PLAN**

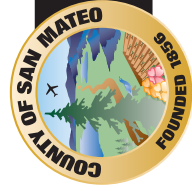
EV-103

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DRAWN BY: J.SERPAS

DATE: 10/14/14

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



County of San Mateo - Planning and Building Department

ATTACHMENT E

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

**POSTING
ONLY
JUN 20 2018
XIMENA CASTILLO**

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

FILE NO.: PLN 2000-00031

OWNER/APPLICANT: Pastorino Family Trust/Kerry Burke

ASSESSOR'S PARCEL NO.: 056-321-040

LOCATION: 12511 San Mateo Road, Half Moon Bay, CA

PROJECT DESCRIPTION: The applicant is proposing to renew renewal an existing and amendment to the Coastal Development Permit and Planned Agricultural District Permit for three farm labor housing units. The applicant also is proposing to amend said permits to add, to allow construction of six new additional farm labor housing units where three units were previously approved and constructed to be located adjacent to the existing. The project includes the construction of a new septic system to accommodate the additional units.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

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

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

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

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

Mitigation Measure 1: 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 2: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

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

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

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

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. No erosion or sediment control measures will be placed in vegetated areas.
- m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- n. Control of fuels and other hazardous materials, spills.
- o. Preserve existing vegetation whenever feasible.

Mitigation Measure 5: All structures located in the Floodplain shall meet the latest adopted California Building Standards. An elevation certificate will be required from a licensed surveyor.

Mitigation Measure 6: 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).

Mitigation Measure 7: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources shall be taken prior to implementation of the project.

Mitigation Measure 8: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 9: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

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: June 20, 2018 to July 10, 2018

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.** July 10, 2018.

CONTACT PERSON

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



Rob Bartoli, Project Planner

RJB:aow – RJBCC0251_WAH.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
2. **County File Number:** PLN 2000-00031
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:** 12511 San Mateo Road, Half Moon Bay
6. **Assessor's Parcel Number and Size of Parcel:** 056-321-040 (18 acres)
7. **Project Sponsor's Name and Address:**

Kerry Burke
34 Amesport Landing
Half Moon Bay, CA 94019
8. **General Plan Designation:** Agriculture/Rural
9. **Zoning:** PAD/CD (Planned Agricultural District/Coastal Development)
10. **Description of the Project:** The applicant is proposing to renew an existing Coastal Development Permit and Planned Agricultural District Permit for three farm labor housing units. The applicant also is proposing to amend said permits to add, six new additional farm labor housing units to be located adjacent to the existing. The project includes the construction of a new septic system to accommodate the additional units.
11. **Surrounding Land Uses and Setting:** The project parcel is accessed via a driveway located off of San Mateo Road/Highway 92. The property has a developed area that consists of multiple green houses, two single-family homes, three Farm Labor Housing units and agricultural support structures. The property is bounded by Diggs Creek to the west and Pilarcitos Creek to the south. The proposed area of development is located in an area that is currently developed with two greenhouses. The parcels surrounding the subject property are used for agriculture uses.
12. **Other Public Agencies Whose Approval is Required:** None
13. **Have California Native American tribes, traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?** *(NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to*

discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (see Public Resources Code Section 21083.3.2.). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality).
 The County of San Mateo has not received any requested consultations pursuant to Public Resources Code Section 21080.1.1.

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	Hazards and Hazardous Materials		Recreation
	Agricultural and Forest Resources		Hydrology/Water Quality		Transportation/Traffic
X	Air Quality		Land Use/Planning	X	Tribal Cultural Resources
	Biological Resources		Mineral Resources		Utilities/Service Systems
X	Cultural Resources	X	Noise		Mandatory Findings of Significance
X	Geology/Soils		Population/Housing		
X	Climate Change		Public Services		

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p>Discussion: The six new Farm Labor Housing (FLH) units will be located over 400 feet from San Mateo Road/Highway 92. The property is developed with two dwelling units, several green houses, three FLH units, and agricultural support structures. The property is also heavily vegetated along the western property line. The new structures will be at the rear of the property and will be screened by the existing structures on the property. No grading for the project site is proposed. There are no proposed changes to the three existing FLH units on the property. The project is within the Half Moon Bay Road County Scenic Corridor, however, due to the nature of the structures and site, the visual impact is less than significant.</p> <p>Source: Project Plans and County Maps.</p>				

1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p>Discussion: There are no rock outcroppings to be disturbed nor are there any trees proposed for removal. The property is developed with a number of structures, however the one greenhouse that is proposed to be removed does not have historic qualities. The project is not within a State-designated Scenic Corridor.</p> <p>Source: Project Plans and County Maps.</p>				
1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
<p>Discussion: See the discussion provided to question 1.a. above.</p> <p>Source: Project Plans.</p>				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
<p>Discussion: The new FLH units will not create a new source of significant light or glare. The new units will be screened by vegetation and existing structures from neighboring properties, so any light produced from the habitation of these units will be lessened by the screening. However, to further reduce any potential impact, the following mitigation is recommended:</p> <p>Mitigation Measure 1:</p> <p>Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.</p> <p>Source: Project Description and Project Plans.</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
<p>Discussion: The project site is located within the Half Moon Bay Road County Scenic Corridor. The proposed FLH units will be located over 400 feet from San Mateo Road/Highway 92. The new FLH units are screened by vegetation and existing structures on the property. The FLH units will be painted a color that will match and blend with the existing structures or vegetation on the site. Therefore, the proposed structures will not negatively impact the visual resources within this section of the Half Moon Bay Road County Scenic Corridor.</p> <p>Source: County Maps.</p>				

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p>Discussion: The subject site is not located in a Design Review overlay district and does not conflict with applicable General Plan or Zoning Ordinance provisions.</p> <p>Source: County Maps.</p>					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
<p>Discussion: See the discussion provided to question 1.a. above.</p> <p>Source: County Maps.</p>					
<p>2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: The parcel on which the proposed project is located within the Coastal Zone, thus, the question is not relevant to this project at this site.</p> <p>Source: County Maps.</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p>Discussion: The property is under Williamson Act Contract (AP69-03) entered into by Tom, Elsie, and Eugene Pastorino in 1969. The existing crop/flower production is considered an agricultural use. Construction of the proposed Farm Labor Housing units is consistent with the Williamson Act</p>					

Contract as they will be used to house individuals that will be working on the property in support of the agricultural uses. The contract covers one parcel, for a total of 18 acres. The property is in compliance with the Williamson Act income requirements for crop production. The San Mateo County Agriculture Advisory Committee has reviewed the Williamson Act contract and approved a parcel size exception for this contract, as the parcel is considered to be highly productive, even though the minimum parcel size of 40 acres is not met. San Mateo County Agriculture Advisory Committee also found that the property is in compliance with the allowed compatible uses on the property.

The location of the new FLH units will be within the existing footprint of a vacant greenhouse. The majority of the agriculture operations on the property occur within greenhouses. The areas where row crops are located are on the eastern portion of the property, which is located on the opposite end of the property from the proposed development. Existing farm roads will separate the greenhouses from the proposed development. There are no Open Space Easements on the parcel.

Source: Zoning Maps and Williamson Act Index.

2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?			X	
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Discussion: The definition of forestland (PRC Section 12220(g)) is "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." The subject area proposed for the new FLH units does not meet the definition of forestland and no trees are proposed for removal as part of this project.

The project site is not considered to be Prime Agricultural Land under the San Mateo County General Plan as soils in the project area have a Storie Index rating of Grade 2 (where Grade 1 is prime) and a Land Classification of 3. In addition, as the greenhouse is vacant, it does not meet the income requirement for Prime soils as well. The area that is proposed to be converted to development totals 0.2 acres of the 18 acre parcel. The area where the new FLH units are proposed is developed with two greenhouses that are proposed for removal. The majority of the property is developed with greenhouses, which are in active use for plant and crop cultivation.

While the project would result in the conversion of Farmland (containing non-prime soils), the area of the new FLH unit will support the on-going agriculture operations on the property and will not impact the agricultural operations on the property.

Source: Zoning Maps, Department of Conservation San Mateo County Important Farmland 2014 Map.

2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?			X	
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Discussion: The subject parcel is located within the Coastal Zone. The Natural Resources Conservation Service has classified the project site as containing soils that have a soils Class I, II, III, and IV rating (irrigated). On the 18-acre parcel, approximately 11.5 acres are prime soils and 6.5 acres are non-prime soils. The area that is proposed to be converted for the six new FLH units and utilities are in an already developed area. The vacant greenhouse in the proposed development area will be demolished. The project will reserve the bulk of the acreage of the property for agricultural activities, which occur in other greenhouses on the property and field on the eastern property line. No division of land is proposed. Therefore, while the project would result in the conversion of Farmland (containing non-prime soils), is in an existing developed area on the site, and has clear delineation from the agricultural operations, and would not impact the ongoing agricultural operations on the property. No changes are proposed to the existing FLH units on the property. 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 area is considered to be non-Prime Agricultural Land under the San Mateo County General Plan. The area that is proposed to be converted to development totals 0.2 acres of the 18 acres. The Farm Labor Housing units will be located in a disturbed area where agricultural activities are not present, as the existing greenhouse is not in use. There is no expectation that the FLH unit would result in any damage to soil capability or loss of agricultural land.

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). FLH is an allowed use in the PAD Zoning District subject to the approval of a PAD permit and Coastal Development Permit and any other applicable land use permits.

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

<p>3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?		X		
<p>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.</p> <p>The project would not conflict with or obstruct the implementation of the BAAQMD's 2010 CAP. The project and its operation involve minimal hydrocarbon (carbon monoxide; CO₂) air emissions, whose source would be from trucks and equipment (whose primary fuel source is gasoline) during its construction. The impact from the occasional and brief duration of such emissions would not conflict with or obstruct the Bay Area Air Quality Plan. Regarding emissions from construction vehicles (employed at the site during the project's construction), the following mitigation measure is recommended to ensure that the impact from such emissions is less than significant:</p> <p>Mitigation Measure 2: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:</p> <ol style="list-style-type: none"> a. Water all active construction areas at least twice daily. b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind. c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard. d. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas. e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them. f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). g. Limit traffic speeds on unpaved roads within the project parcel to 15 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. <p>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.</p> <p>Source: BAAQMD, Sustainable San Mateo Indicators Project.</p>					

3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		
<p>Discussion: The project would not violate any construction-related or operational air quality standard or contribute significantly to an existing or projected air quality violation. See the discussion provided to question 3.a. and Mitigation Measure 1 above.</p> <p>Source: BAAQMD, Sustainable San Mateo Indicators Project.</p>				
3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
<p>Discussion: The San Francisco Bay Area Air Basin is a State non-attainment area for 1-hour and 8-hour ozone and particulate matter (PM2.5 and PM10). Although the Environmental Protection Agency has ruled that the Bay Area Basin has attained the 2006 national 24-hour PM2.5 standard, the Bay Area is still classified as non-attainment for PM2.5 until such time the area is re-designated by the Environmental Protection Agency.</p> <p>The impact of the six new FLH units would not result in a significant impact to air quality in the immediate area or the air basin.</p> <p>Source: BAAQMD.</p>				
3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?			X	
<p>Discussion: The project site is located in a rural area with no sensitive receptors, such as schools, located within the project vicinity. Therefore, the project would not expose sensitive receptors to significant levels of pollutant concentrations.</p> <p>Source: Project Plans and Google Maps.</p>				
3.e. Create objectionable odors affecting a significant number of people?			X	
<p>Discussion: The project, once operational, would not create or generate any odors. The project has the potential to generate odors associated with construction activities. However, any such odors would be temporary and would be expected to be minimal. Construction-related odors would not have a significant impact on large numbers of people over an extended duration of time. Thus the impact would less than significant.</p> <p>Source: Project Description.</p>				

3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?			X	
<p>Discussion: During project construction, dust could be generated for a short duration. To ensure that the project impact will be less than significant, see Mitigation Measure 2 described in 3.a.</p> <p>Source: BAAQMD and Project Plans.</p>				
<p>4. BIOLOGICAL RESOURCES. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
<p>Discussion: No tree or vegetation removal is necessary to accommodate the new or existing FLH units. The project area is separated from the riparian vegetation abutting Diggs Creek and Pilarcitos Creek by an existing paved farm road. The new FLH units will be 50 feet from the riparian vegetation from Diggs Creek, while it is more than 100 feet from riparian vegetation Pilarcitos Creek.</p> <p>The subject parcel not is mapped for critical habitat for any endangered or protected species. The proposed project is located in a highly disturbed area, as it is already developed with a structure and lacks riparian vegetation. An existing farm road separates the proposed project location and the riparian vegetation on the site. As the development will be outside of the required riparian vegetation buffers and the property is not mapped as critical habitat for sensitive or special status species, the project will have a less than significant impact.</p> <p>Source: California Natural Diversity Database, California Department of Fish and Game, U.S. Fish and Wildlife Service.</p>				
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	
<p>Discussion: The project parcel does include riparian habitat; however, the proposed project will be located 50 feet from the riparian vegetation from Diggs Creek, while it is more than 100 feet</p>				

from riparian vegetation Pilarcitos Creek. An existing road separates the project area from the top of the bank of the creek. The subject property (including the project site) is not located within any established native resident or migratory wildlife corridors or includes any native wildlife nursery.

Source: County Maps and Project Plans.

4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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Discussion: The site does not contain any wetlands. No work will occur in Diggs Creek or Pilarcitos Creek.

Source: Project Plans and 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	
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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
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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: Project Plans and 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
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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
<p>Discussion: The subject parcel is not located inside or within 200 feet of a marine or wildlife reserve. Thus, the project poses no impact.</p> <p>Source: County Maps.</p>				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: The project parcel includes no oak woodlands or other timber woodlands. Thus, the project poses no impact.</p> <p>Source: Project Plans.</p>				
<p>5. CULTURAL RESOURCES. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<p>Discussion: Neither the project parcel nor the project site hosts any known historical resources, by either County, State, or Federal listings. Thus, the project poses no impact.</p> <p>Source: California Register of Historical Resources.</p>				
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p>Discussion: Neither the project parcel nor the project site hosts any known archaeological resources. However, the following mitigation measure is recommended to ensure that the impact is less than significant:</p> <p>Mitigation Measure 3: In the event that should cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).</p> <p>Source: Site Survey.</p>				

5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
<p>Discussion: Neither the project parcel nor the project site hosts any known paleontological resources, sites, or geologic features. However, Mitigation Measure 3 (as cited above) is added to ensure that the impact is less than significant.</p> <p>Source: Site Survey.</p>				
5.d. Disturb any human remains, including those interred outside of formal cemeteries?				X
<p>Discussion: No known human remains are located within the project area. The nearest known and still existing cemetery is over 1 mile from the project site. In case of accidental discovery, Mitigation Measure 3 is recommended.</p> <p>Source: Site Survey.</p>				
<p>6. GEOLOGY AND SOILS. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
<p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault?</p> <p><i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i></p>				X
<p>Discussion: The site is not within the area delineated on the Alquist-Priolo Earthquake Fault Zoning Map.</p> <p>Source: Alquist-Priolo Earthquake Fault Zoning Map.</p>				
ii. Strong seismic ground shaking?			X	
<p>Discussion: The project area is located within the Violent shaking scenario for a Probabilistic Seismic Hazard event. The principal concern related to human exposure to ground shaking is that it can result in structural damage, potentially jeopardizing the safety of persons occupying the structures. However, the project would be designed and constructed to meet or exceed relevant</p>				

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 the construction of the new FLH units. Therefore, impacts related to strong seismic ground shaking would be less than significant.

Source: Association of Bay Area Governments (ABAG) Earthquake Shaking Potential Map.

iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
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Discussion: The property has been determined by the ABAG to be at high risk for liquefaction during a seismic event.

Source: ABAG Earthquake Liquefaction Scenarios Map.

iv. Landslides?			X	
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Discussion: The project site is located in an area determined to be low susceptible to landslides.

Source: San Mateo County Landslide Risk Map.

v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
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Discussion: The site is not on a coastal bluff or cliff. The project site is located approximately 1.95 miles from the coast.

Source: San Mateo County maps

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

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

Source: Project Description.

6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X	
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Discussion: The property has been determined by the Association of Bay Area Governments

<p>(ABAG) to be at low risk for liquefaction during a seismic event. All construction will be reviewed by the County Geologist. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures). Therefore, impacts related to expansive soils would be less than significant.</p> <p>Source: ABAG Maps.</p>					
6.d.	Be located on expansive soil, as noted in the 2016 California Building Code, creating significant risks to life or property?			X	
<p>Discussion: The principal concern related to expansive soil is that it can result in structural damage, potentially jeopardizing the safety of persons around the structures. However, all new facilities would be designed and constructed to meet or exceed relevant standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures). Therefore, impacts related to expansive soils would be less than significant.</p> <p>Source: California Building Code.</p>					
6.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	
<p>Discussion: The project will require a septic system for the new FLH units. The proposed septic system plan has been submitted to the San Mateo County Environmental Health Service for their review. The design for the system has been preliminarily approved by Environmental Health. The applicant will be required to submit plans during the building permit stage. No changes to the existing septic systems on the property are proposed. Therefore, the impact would be less than significant.</p> <p>Source: Project Description.</p>					
<p>7. CLIMATE CHANGE. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
<p>Discussion: Greenhouse Gas Emissions (GHE) includes CO₂ emissions from vehicles and machines that are fueled by gasoline. The construction of the FLH units would involve some vehicles during construction and residents in vehicles making traveling to and from the unit. 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</p>					

the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 2 is recommended 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
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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
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Discussion: The definition of forestland (PRC Section 12220(g)) is "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." The 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
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Discussion: The project site is not located along a coastal cliff or bluff which would be at risk due to rising sea level.

Source: San Mateo County Maps.

7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
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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 1.9 miles inland from the Pacific Ocean. Thus, the project poses no impact.

Source: San Mateo County Maps

7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate		X		
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Map or other flood hazard delineation map?				
<p>Discussion: The project site is located within a flood hazard area on the FEMA Flood Insurance Rate Map (FIRM). The site is located in a FEMA Flood Zone A, which has the possibility to be inundated by 1% annual chance flooding. The property is not located within a floodway. The existing greenhouse is currently located in this Flood Zone. The following mitigation measure is recommended to ensure that the impact is less than significant:</p> <p>Mitigation Measure 5: All structures located in the Floodplain shall meet the latest adopted California Building Standards. An elevation certificate will be required from a licensed surveyor.</p> <p>Source: FEMA Community FIRM Panel 06081C0260E, Effective October 16, 2012.</p>				
7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?		X		
<p>Discussion: See 7.f., above.</p> <p>Source: FEMA Community FIRM Panel 06081C0260E, Effective October 16, 2012.</p>				
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p>Discussion: No transport of hazardous materials is associated with this project.</p> <p>Source: Project Plans.</p>				
8.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p>Discussion: The use of hazardous materials is not proposed as part of the project.</p> <p>Source: Project Description</p>				
8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or				X

proposed school?				
<p>Discussion: The emission of hazardous materials, substances, or waste are not proposed as part of the project. The project parcel is not located within any such distance to an existing or proposed school.</p> <p>Source: Project Description.</p>				
8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p>Discussion: The project site is not located in an area identified as a hazardous materials site.</p> <p>Source: Project Maps, Planning Maps.</p>				
8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not located in such an area.</p> <p>Source: Project Location, Planning Maps.</p>				
8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not located in such an area.</p> <p>Source: Project Location, Planning Maps.</p>				
8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. All improvements are located within the parcel boundaries, thus, the project poses no impact.</p> <p>Source: San Mateo County Office of Emergency Services.</p>				
8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences				X

are intermixed with wildlands?				
<p>Discussion: The project parcel is located within a Moderate Fire Hazards Severity Zone. Given that the parcel is not identified as being a high risk location, there is no expected impact.</p> <p>Source: Cal-Fire Fire Hazard Severity Zones Maps.</p>				
8.i.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?		X	
<p>Discussion: As noted in 7.f., the project site is located within a flood hazard area on the FEMA Flood Insurance Rate Map (FIRM). The site is located in a FEMA Flood Zone A, which has the possibility to be inundated by 1% annual chance flooding. The property is not located within a floodway. The existing greenhouse that is to be demolished is currently located in this Flood Zone. Mitigation Measure 5 would reduce this issue to a less than significant level.</p> <p>Source: FEMA Community FIRM Panel 06081C0260E, Effective October 16, 2012.</p>				
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?		X	
<p>Discussion: See 8.i., above.</p> <p>Source: FEMA Community FIRM Panel 06081C0260E, Effective October 16, 2012.</p>				
8.k.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
<p>Discussion: No dam or levee is located on or near the subject parcel.</p> <p>Source: San Mateo County General Plan Hazards Map.</p>				
8.l.	Inundation by seiche, tsunami, or mudflow?			X
<p>Discussion: The site is not in a seiche, tsunami, or mudflow hazard zone. It is not on the coast, in a landslide area, or near a lake or the Bay.</p> <p>Source: San Mateo County General Plan Hazards Map.</p>				
9. HYDROLOGY AND WATER QUALITY. Would the project:				
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>
9.a.	Violate any water quality standards or waste discharge requirements			X

(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))?				
<p>Discussion: The project is required to treat all runoff on-site. A drainage analysis of the proposed project will be submitted to the Department of Public Works for their review.</p> <p>Source: Project Plans.</p>				
9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
<p>Discussion: The property currently relies on an existing domestic water connect from Coastside County Water District, which has conditionally approved this project. It is not anticipated that the new FLH units will have an impact on groundwater.</p> <p>Source: Project Plans.</p>				
9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			X	
<p>Discussion: The project is not within a watercourse. The project 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, Mitigation Measure 3, added under the discussion to Question 6.b., will ensure that, all issues taken together, the project will represent a less than significant impact.</p> <p>Source: Project Plans.</p>				
9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	

Discussion: See 9.c., above.					
Source: Project Plans.					
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 9.c., above.					
Source: Project Plans.					
9.f.	Significantly degrade surface or groundwater water quality?			X	
Discussion: No degradation of surface or groundwater water quality is expected with the proposed project.					
Source: Project Plans.					
9.g.	Result in increased impervious surfaces and associated increased runoff?			X	
Discussion: See 9.c., above.					
Source: Project Plans.					
10. LAND USE AND PLANNING. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a.	Physically divide an established community?				X
Discussion: The project does not include a proposal to divide lands or include development that would result in the division of an established community.					
Source: Project Plans.					
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," "Sensitive Habitats" and "Hazards" Components policies. Likewise, the discussion under Sections 1, 2 and 9 of this document concludes compliance with the PAD zoning regulations, specifically the District's "Substantive Criteria for Issuance of a Planned Agricultural Permit," which this project requires. Finally, the discussion under Sections 1, 2, 4, 5, 6, 8, and 9 of this document speaks to conformance with applicable and respective General Plan's "Visual Quality," "Soil Resources," "Vegetative, Water, Fish and Wildlife Resources," "Historical and Archaeological Resources," "Natural Hazards," "Man-Made Hazards" and "Water Supply" Elements policies. Thus, the project poses no significant impact.

Source: Project Plans, San Mateo County General Plan, San Mateo County Zoning Regulations.

10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
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Discussion: There is no known conservation plan that covers the project parcel.

Source: San Mateo County General Plan.

10.d. Result in the congregating of more than 50 people on a regular basis?				X
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Discussion: The proposed project does not propose a use that would result in the congregation of more than 50 people on a regular basis.

Source: Project Plans.

10.e. Result in the introduction of activities not currently found within the community?				X
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Discussion: The proposed project does not introduce new activities which are not currently found within the community. The project is six new FLH units and the renewal of three existing units on the property.

Source: Project Plans and Project Location.

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
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Discussion: The project proposes improvements to serve only the subject property. These improvements are completely within the parcel boundaries and do not serve to encourage off-site development of undeveloped areas or increases the development intensity of surrounding developed areas, thus, the project poses no such impact.

Source: Project Plans.

10.g. Create a significant new demand for housing?				X
<p>Discussion: The project is meeting a demand for housing for farm labors at the property. Thus, the project poses no impact.</p> <p>Source: Project Plans.</p>				
11. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p>Discussion: There are no known mineral resources in the project area.</p> <p>Source: California Department of Conservation, San Mateo County General Plan, Project Location.</p>				
11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>Discussion: There are no known mineral resources in the project area.</p> <p>Source: California Department of Conservation, San Mateo County General Plan, Project Location.</p>				
12. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
<p>Discussion: Upon operation, the project 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 limit any potential construction impact to a less than significant level:</p>				

Mitigation Measure 6: 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).

Source: Project Plans, San Mateo County Noise Ordinance.

12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
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Discussion: Some ground-borne vibration is expected during the construction, 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
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Discussion: A temporary increase in ambient noise levels during the construction phase of the project is expected. However, due to the project scope, this is not expected to be significant or prolonged. During post-construction, no additional ambient noise is expected.

Source: Project Plans, San Mateo County Noise Ordinance.

12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
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Discussion: See 12.c., above.

Source: Project Plans, San Mateo County Noise Ordinance.

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
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Discussion: The project is not located in such an area.

Source: Project Plans, Project Location.

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
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Discussion: The project is not located in such an area.

Source: Project Plans, Project Location.				
13. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
<p>Discussion: The population growth will not be significant due to the construction of six FLH unit. The average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons. The applicant projects that 6-10 new laborers will live in the new FLH units. All proposed improvements are completely within the subject parcel's boundaries are sufficient only to serve it. Thus, the project poses less than significant impact.</p> <p>Source: Project Description.</p>				
13.b. Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: The project will create six new housing units for farm labors and renew the permit for three existing units on the property. No units will be removed and no residences will be displaced.</p> <p>Source: Project Plans.</p>				
14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X

14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<p>Discussion: The result of the project will be six FLH units in an area characterized by, agricultural uses, single-family houses, and FLH units. This project 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.</p> <p>Source: Project Plans, Project Location.</p>				
<p>15. RECREATION. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?			X	
<p>Discussion: The project will create six (6) new FLH units. The impact of use would be less than significant.</p> <p>Source: Project Plans, Project Location.</p>				
15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p>Discussion: The project does not include the construction or expansion of recreational facilities.</p> <p>Source: Project Plans.</p>				
<p>16. TRANSPORTATION/TRAFFIC. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system,				X

including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
<p>Discussion: As discussed previously, all of the site improvements are to occur completely on the subject privately owned parcel. These improvements provide compliant standard and emergency access to the site. The project does not involve a level of development that would adversely impact any plan, ordinance, or policy which establishes measures of effectiveness for the performance of the circulation system.</p> <p>Source: Project Location.</p>				
16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
<p>Discussion: No. See discussion under 16.a., above.</p> <p>Source: Project Location.</p>				
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
<p>Discussion: The project does not include any element which would result in changes to air traffic patterns.</p> <p>Source: Project Plans.</p>				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p>Discussion: The proposed project does not include any incompatible uses or impacts related to a design feature. An existing driveway from San Mateo Road/Highway 92 will provide access to the project site.</p> <p>Source: Project Location.</p>				
16.e. Result in inadequate emergency access?				X

<p>Discussion: The proposed improvements will provide adequate emergency access. The proposed plans have been reviewed and approved by Coastside Fire Protection District.</p> <p>Source: Project Plans.</p>				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<p>Discussion: No impacts. See discussion under 16.a., above.</p> <p>Source: Project Location.</p>				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p>Discussion: No. The proposed project site improvements do not introduce a use not currently found within the project area or result in changes outside of the parcel boundaries. There are no expectations of increases or changes to pedestrian patterns in the area.</p> <p>Source: Project Plans.</p>				
16.h. Result in inadequate parking capacity?				X
<p>Discussion: No. The subject parcel is 18 acres total in size. The proposed project will maintain adequate and routine access to the parcel. The site will have adequate space to accommodate parking associated with the new and existing FLH units. Therefore, there is more than adequate areas to provide compliant parking on-site.</p> <p>Source: Project Plans, Project Location.</p>				
<p>17. TRIBAL CULTURAL RESOURCES. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of				X

historical resources as defined in Public Resources Code section 5020.1(k)				
<p>Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).</p> <p>Source: Project Location, State Parks, Office of Historic Preservation, Listed California Historical Resources, San Mateo County General Plan.</p>				
<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)</p>		X		
<p>Discussion: The project will result in no change to the use of the project area as the property is already developed with FLH units, greenhouses, and two single-family dwellings. Proposed improvements are confined to the immediate project area and include minor grading and minor drainage improvements.</p> <p>The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, in following the NAHC's recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources:</p> <p>Mitigation Measure 7: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources shall be taken prior to implementation of the project.</p> <p>Mitigation Measure 8: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.</p> <p>Mitigation Measure 9: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.</p> <p>Source: Project Plans, Project Location, California Assembly Bill 52.</p>				

18. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p>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 Services for their review. The design for the system has been preliminarily approved by Environmental Health. 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.</p> <p>Source: Project Plans, Project Location.</p>				
18.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<p>Discussion: See 18.a., above.</p> <p>Source: Project Plans, Project Location.</p>				
18.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
<p>Discussion: On-site drainage measures will be included to ensure that the site will continue to accommodate pre-construction flows. However, these measures are relatively minor in nature and will not result in significant environmental effects.</p> <p>Source: Project Plans.</p>				
18.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<p>Discussion: The new FLH units will be served an existing domestic water connection from Coastside County Water District. No expansion of these water systems are proposed. Thus, the project poses no impact.</p> <p>Source: Project Location.</p>				

18.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p>Discussion: No impact. The project area is not served by a municipal wastewater treatment provider.</p> <p>Source: Project Plans, Project Location.</p>				
18.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
<p>Discussion: While the FLH unit would create a slight increase in demand on the solid waste disposal service already serving the parcel, there has been no evidence received to suggest that the increase in demand would adversely affect any existing capacities. Thus, the project poses no impact.</p> <p>Source: Project location.</p>				
18.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
<p>Discussion: The project would not have any impacts on solid waste requirements, and the project would not generate any solid waste.</p> <p>Source: Project Scope.</p>				
18.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?			X	
<p>Discussion: The Green Building Ordinance requires the use of water conserving fixtures, effective insulation, and other features that reduce water use and increase energy efficiency of residential buildings.</p> <p>Source: California Building Code.</p>				
18.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
<p>Discussion: Given the answers in response to the questions posed in this section, the project will not cause a public facility or utility to reach or exceed its capacity. Thus, the project poses no</p>				

impact.
Source: Project Description.

19. MANDATORY FINDINGS OF SIGNIFICANCE.

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.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: No sensitive habitats are mapped in the project area. Areas proposed for disturbance are limited and the majority of the parcel will remain in its current state. 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: Project Plans.

19.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	
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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 project would result in broader regional impacts, and there are no known approved projects or future projects expected for the project parcel. This type of development is consistent with the County Zoning Regulations. This project does not introduce any significant impacts that cannot be avoided through mitigation.
Source: Project Plans, Project Location.

19.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
<p>Discussion: As discussed previously, the project will add one new Farm Labor Housing unit. The construction will be regulated by State Codes. Visual impacts will be mitigated by Mitigation Measure 1. Construction air quality impacts will be mitigated by Mitigation Measure 2. Construction traffic impacts will be mitigated by Mitigation Measure 4. Construction noise impacts will be mitigated by Mitigation Measure 6.</p> <p>Source: Project Plans.</p>				

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

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
Caltrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:		X	

MITIGATION MEASURES		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p>Mitigation Measure 1: Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.</p> <p>Mitigation Measure 2: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:</p> <ol style="list-style-type: none"> Water all active construction areas at least twice daily. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard. 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. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways. Replant vegetation in disturbed areas as quickly as possible. <p>Mitigation Measure 3: In the event that should cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).</p> <p>Mitigation Measure 4: Prior to the issuance of the Building permit for the property, 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</p>		

site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

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

Mitigation Measure 5: All structures located in the Floodplain shall meet the latest adopted California Building Standards. An elevation certificate will be required from a licensed surveyor.

Mitigation Measure 6: 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).

Mitigation Measure 7: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources shall be taken prior to implementation of the project.

Mitigation Measure 8: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 9: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

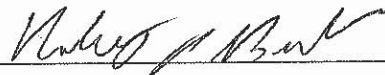
DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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



(Signature)

9/20/18

Date

Planner II

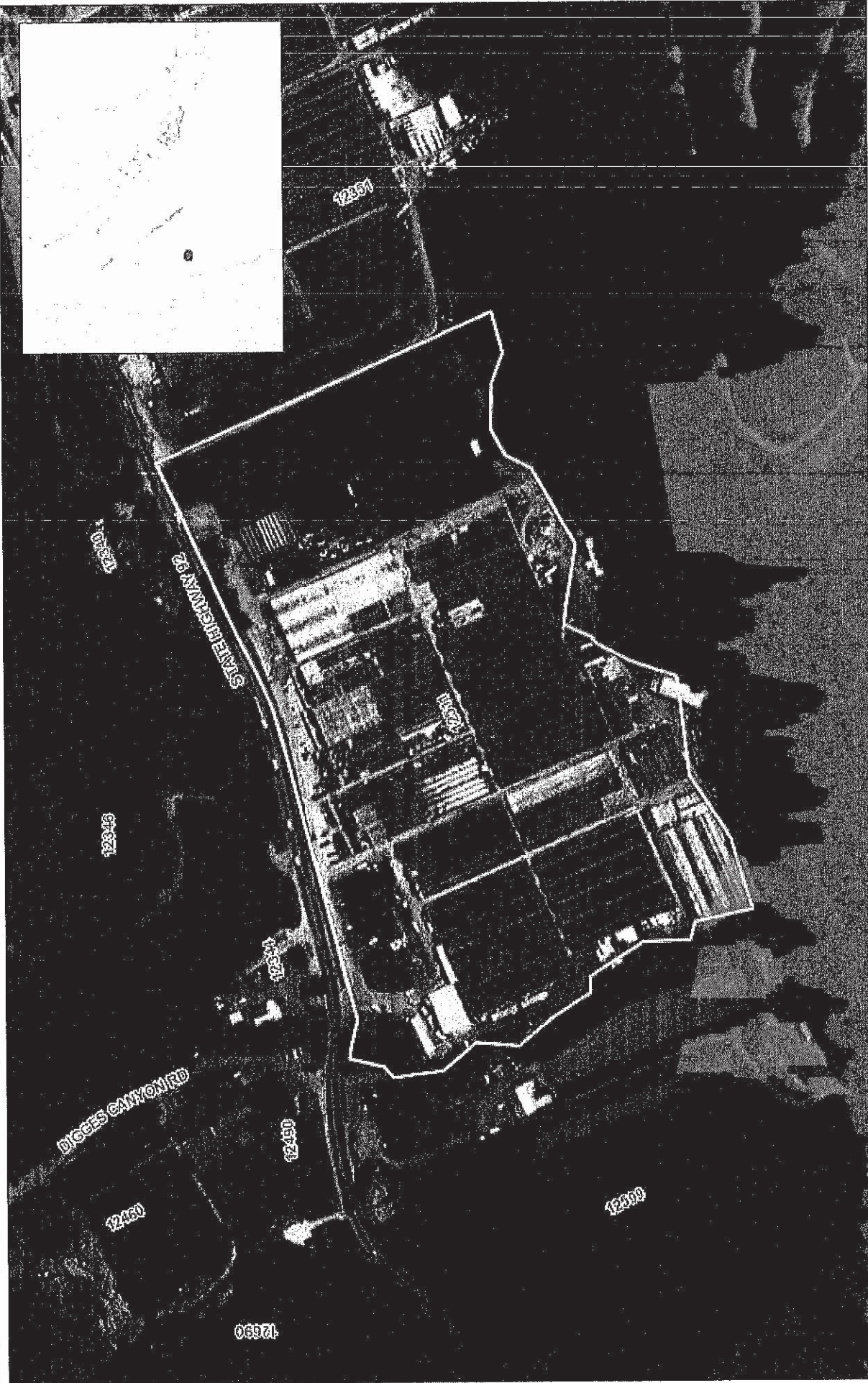
(Title)

Attachments:

1) Vicinity Map

2) Project Plans

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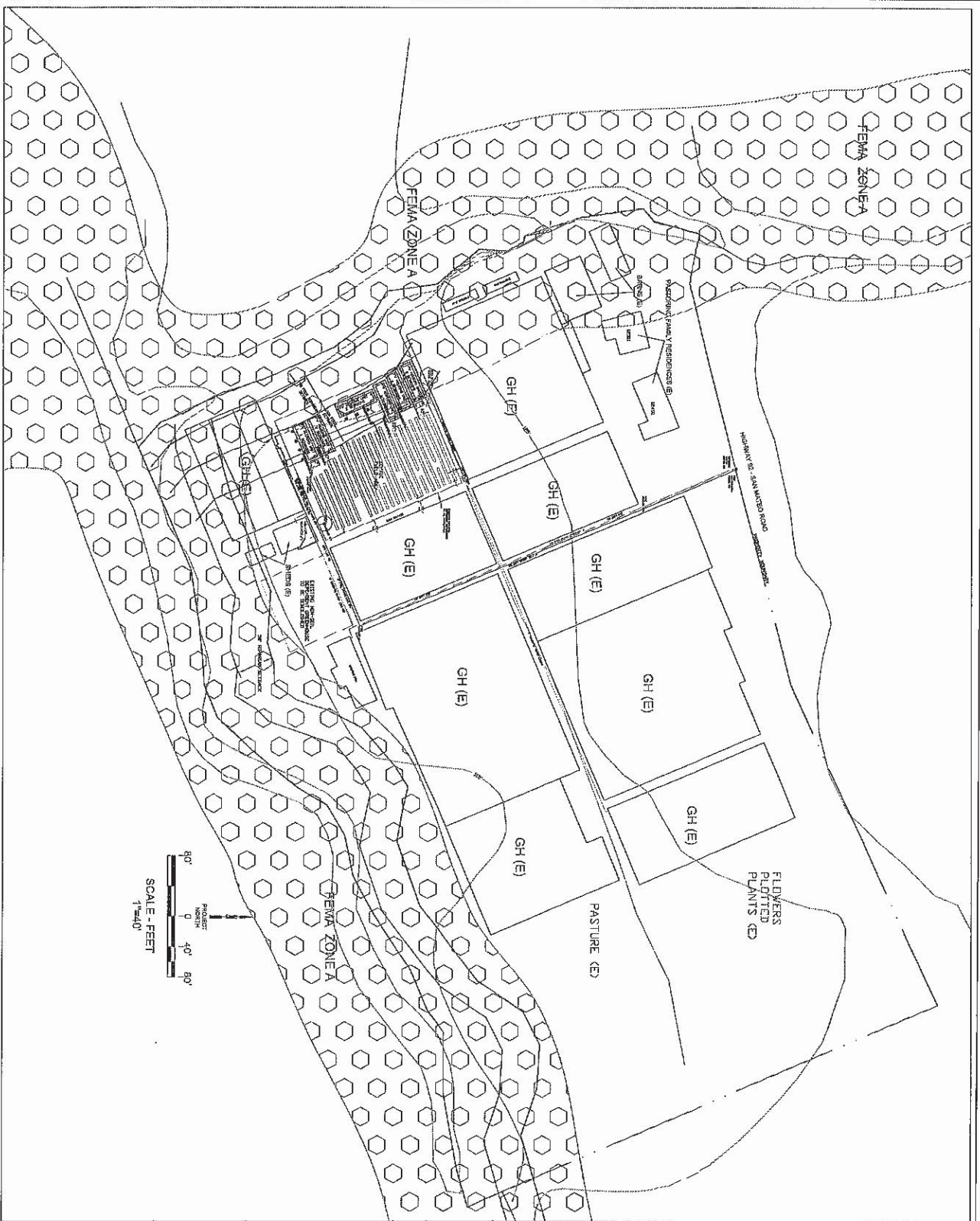
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



LEGEND

- FLW Farm Worker Housing
- OR, OO Proposed, OR New
- ED Existing
- GH Green House
- Ⓟ Person

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: PASTORINO FARM, TRUST PROPERTY OWNER.
2. ALL EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THIS IS NOT A BOUNDARY SURVEY.
3. EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
4. 6 FARM WORKER HOUSING UNITS TO BE SHELTER SECTION WITH ATTACHED PORCHES - 2 BEDROOMS EACH.
5. FLOOR AREA TOTAL ROOF AREA = 3600 SF.
6. FLOOR AREA TOTAL ROOF AREA = 3600 SF.
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SECTION AND DETAIL CONVENTION



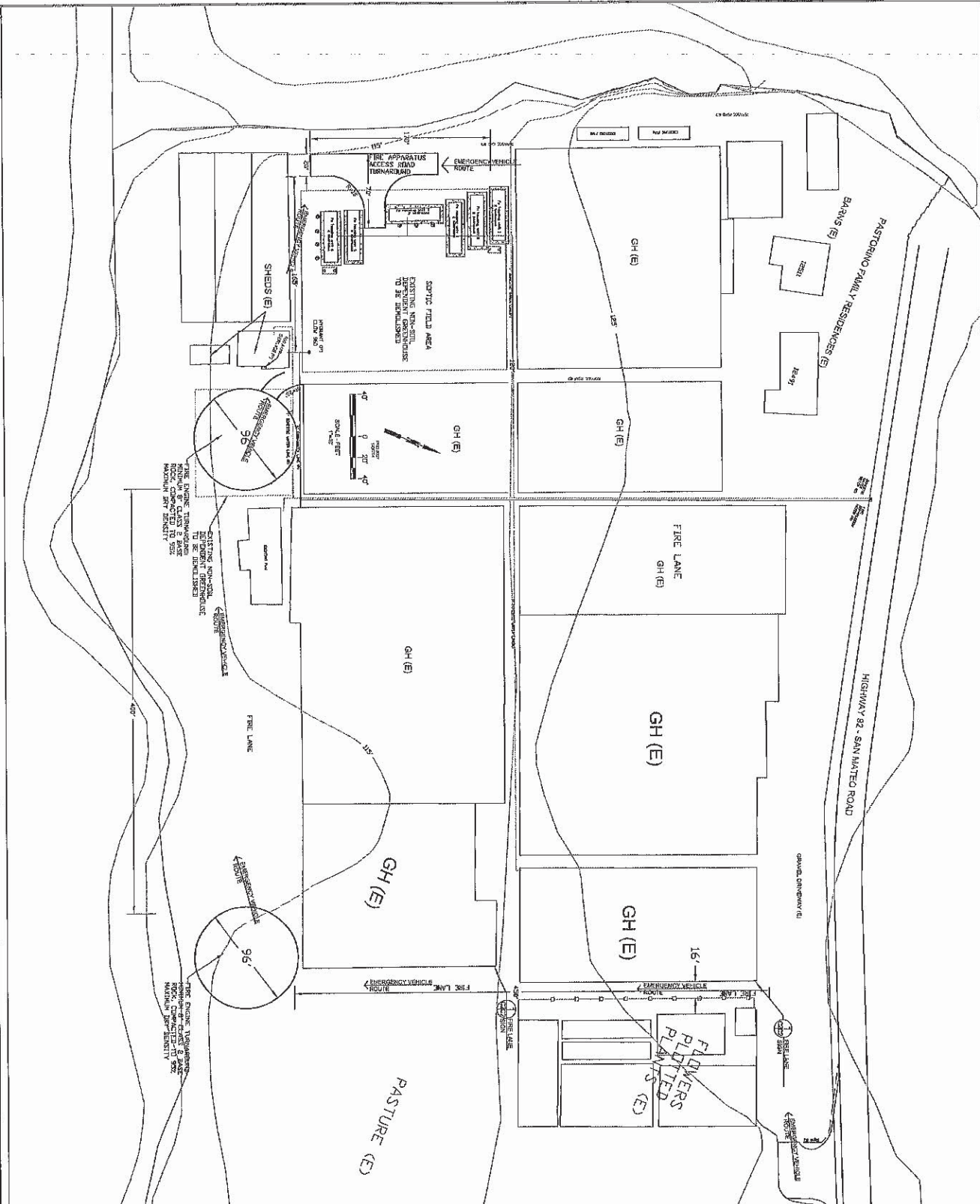
DATE: 8-22-17	<p>Sigma Prime Geosciences, Inc. 332 PRINCETON AVENUE HALF MOON BAY, CA 94018 (650) 726-3500 FAX 726-3593</p>
DRAWN BY: AZG	
CHECKED BY: CMK	
REV. DATE: 6-4-17	
REV. DATE: 1-22-18	

SITE PLAN

PASTORINO FARM WORKER HOUSING
12511 SAN MATEO ROAD
HALF MOON BAY, CALIFORNIA
APN: 056-321-040

SHEET
C-1





LEGEND

PHI FIRE WORKER HOUSING
 (E) PROPOSED, OR NEW
 (E) EXISTING
 (E) EXISTING
 (E) EXISTING
 (E) EXISTING

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF OWNER.
2. SITE PLAN PREPARED BY SIGMA PRIME BY CONSULTING ENGINEER.
3. SAN MATEO COUNTY GIS MAPS, THIS IS NOT A BOUNDARY SURVEY.
4. APPROXIMATELY 4,000 SQUARE FEET.
5. PASTORINO HOUSING UNITS TO BE BUILT IN SECTION 1 AND 2.
6. PASTORINO HOUSING UNITS TO BE BUILT IN SECTION 1 AND 2.

FIRE NOTES

1. SINGLE ALIGNED INTERSECTIONS ARE TO BE HAND DRIVEN, UNCONNECTED WITH BATTERY BACKUP. LOCATION TO WEST QUARTER R1/4 OF S1/4 C1/4.
2. ADDRESS NUMBERS SHALL BE A CROSS IN HEIGHT WITH A MINIMUM 4" STROKE TO BE COLORED IN A CONTRASTING COLOR AND VISIBLE FROM ACCESS ROAD.
3. FIRE HYDRANT TO HAVE A MINIMUM FLOW OF 1,000 GPM @ 20 PSI AND BE 15' FROM THE FIRE LANE.
4. THE ACCESS ROAD IS TO BE WIDE ENOUGH TO ALLOW THE TURN RADIUS OF THE TRUCKS TO TURN AROUND AS SHOWN WITH LESS THAN 90° BETWEEN THE FIRE LANE, EMERGENCY ACCESS ROAD AND TURNAROUNDS CONSIST OF ALL NEAR BY ROAD CLASS 2 BARRIERS COMPACTED TO 80% DENSITY.
5. BEST WORKPRACTICES ATTACHED.
6. REVEGETATION MANAGEMENT - FIRE LANE AND PROTECT CONTAINS NO VEGETATION OTHER THAN GRASS.
7. FIRE APPARATUS AND EMERGENCY VEHICLE LANE AND TURN AROUNDS WILL BE KEPT CLEAR AT ALL TIMES.
8. FIRE APPARATUS AND EMERGENCY VEHICLE LANE AND TURN AROUNDS WILL BE KEPT CLEAR AT ALL TIMES.
9. FIRE APPARATUS AND EMERGENCY VEHICLE LANE AND TURN AROUNDS WILL BE KEPT CLEAR AT ALL TIMES.
10. FIRE APPARATUS AND EMERGENCY VEHICLE LANE AND TURN AROUNDS WILL BE KEPT CLEAR AT ALL TIMES.

SECTION AND DETAIL CONVENTION



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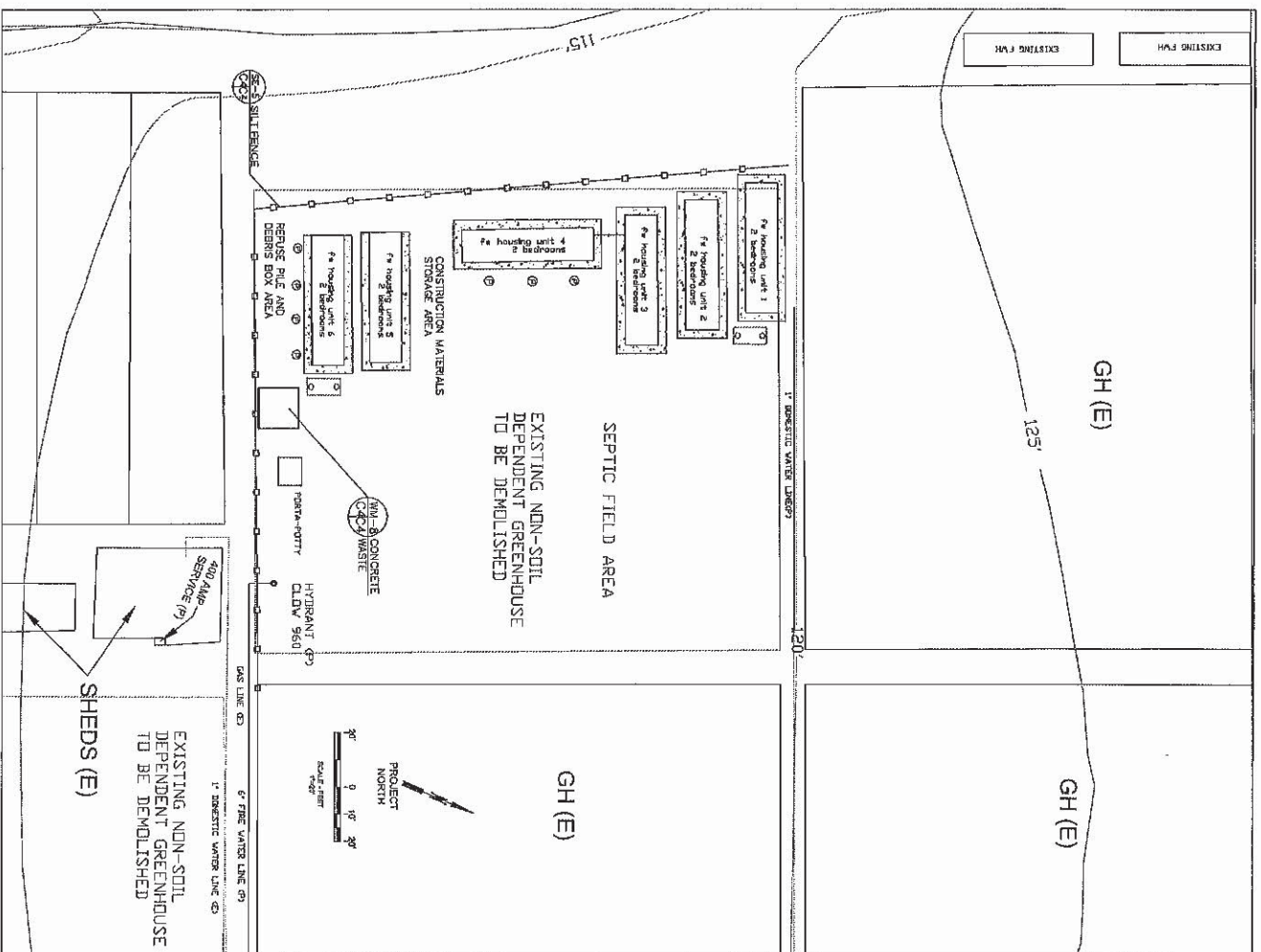
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 CHECKED BY: CMK
 REV. DATE: 8-1-17
 REV. DATE: 12-15-17
 REV. DATE:

FIRE DEPARTMENT AND EMERGENCY ACCESS
 PASTORINO FARM WORKER HOUSING
 12511 SAN MATEO ROAD
 HALF MOON BAY, CALIFORNIA
 APN: 056-321-040

SHEET
C-2

FIRE LANE
 NO PARKING
 CMC 22500.1

12" x 18" Fire Lane Sign
 Not to be used on walls
 Not to be used on
 signs
 Not to be used on
 signs



GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Schedule all denuded areas and maintain erosion control measures continuously between October 1 and April 31.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the dispersing of all potential pollutants, including pavement, cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or friction to remove sediment when developing site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid clearing, tilling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and herbicides to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site, clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated with the pairs for parking, grading, storage etc., shall not be engaged or "run over".
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.

FRESH POND LOCATIONS SHOWN, APPLICABLE AS SHOWN IN DETAIL.

LEGEND

- FAH PASTORINO HOUSING
- PROPOSED OR NEW
- EXISTING
- REUSE HOUSE
- PARKING

GENERAL NOTES

1. PLAN PREPARED AT THE REQUEST OF: PASTORINO FARM WORKER HOUSING PROPERTY OWNER, 12511 SAN MATEO ROAD, HALF MOON BAY, CA 94018.
2. SAN MATEO COUNTY GIS MAPS. THIS IS NOT A BOUNDARY SURVEY.
3. BOUNDARY OF EXISTING NON-SOIL DEPENDENT GREENHOUSE.
4. PASTORINO HOUSING UNITS TO BE SINGLE SECTION MANUFACTURED HOMES - 2 BEDROOMS, 1 BATHROOM - 17' X 48' IN SIZE AND 480 SQUARE FEET IN AREA.

SECTION AND DETAIL CONVENTION



EROSION CONTROL POINT OF CONTACT

THE PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE CONTACT PERSON FOR CONSTRUCTION OPERATIONS AND RESOURCES.

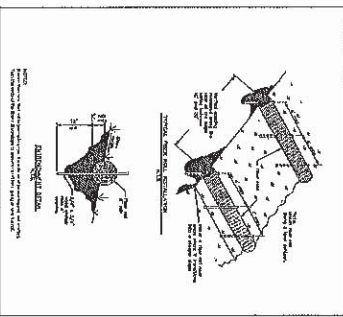
NAME: WALTER GONZALEZ

TITLE/OCCUPATION: OWNER

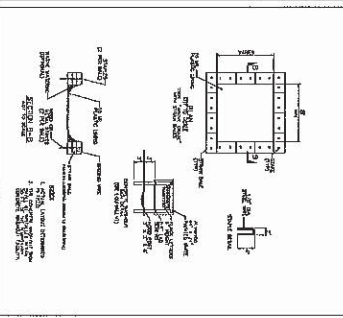
PHONE: 800-764-8427

EMAIL: wgonzalez@pastorino.com

FRESH PONDS



CONCRETE WASTE MANAGEMENT WA-9



EROSION AND SEDIMENT CONTROL PLAN

PASTORINO FARM WORKER HOUSING
12511 SAN MATEO ROAD
HALF MOON BAY, CALIFORNIA
APN: 056-321-040

DATE: 6-22-17	<p>Sigma Prime Geosciences, Inc. 332 PRINCETON AVENUE HALF MOON BAY, CA 94018 (650) 728-3590 FAX 728-3585</p>
DRAWN BY: AZG	
CHECKED BY: CMK	
REV. DATE: 9-5-17	
REV. DATE:	

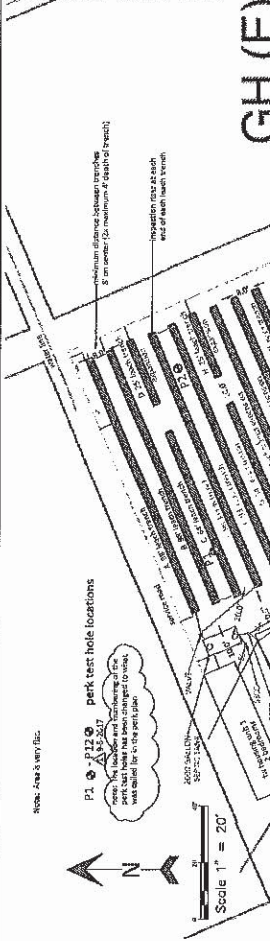
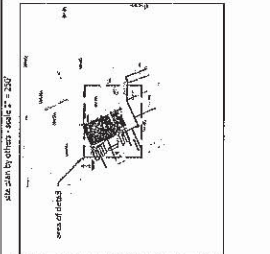
SHEET
C-4

Checklist

1. All work is in accordance with the approved plans.	Yes
2. All work is in accordance with the approved specifications.	Yes
3. All work is in accordance with the approved schedule.	Yes
4. All work is in accordance with the approved budget.	Yes
5. All work is in accordance with the approved safety plan.	Yes
6. All work is in accordance with the approved environmental plan.	Yes
7. All work is in accordance with the approved quality control plan.	Yes
8. All work is in accordance with the approved risk management plan.	Yes
9. All work is in accordance with the approved communication plan.	Yes
10. All work is in accordance with the approved stakeholder engagement plan.	Yes

Site Health Assessment Report, 05/28/2017

Area	Assessment	Notes
1. General Site Conditions	Good	Site is well-maintained and free of debris.
2. Soil Conditions	Good	Soil is well-drained and suitable for septic system.
3. Water Table	Good	Water table is at a depth of 4 feet.
4. Groundwater Quality	Good	Groundwater is clean and free of contaminants.
5. Surface Water	Good	Surface water is clean and free of pollutants.
6. Air Quality	Good	Air quality is good and free of odors.
7. Noise	Good	Noise levels are within acceptable limits.
8. Visual Quality	Good	Visual quality is good and free of clutter.
9. Cultural Resources	Good	No cultural resources were identified.
10. Biological Resources	Good	No biological resources were identified.



Proposed Discussion

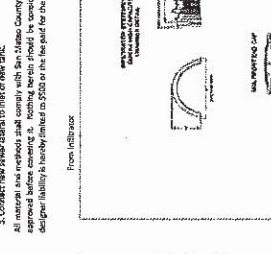
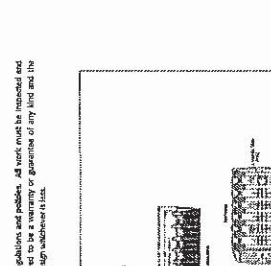
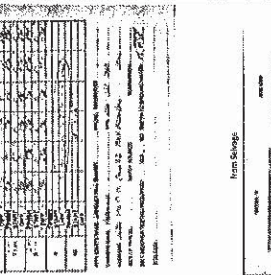
The property owner's request for a septic system is for a 32-trench system. The system is designed to serve a 3,000-gallon septic tank. The system is designed to be installed in a 12-foot wide by 12-foot deep trench. The system is designed to be installed in a 12-foot wide by 12-foot deep trench. The system is designed to be installed in a 12-foot wide by 12-foot deep trench.

SCOPE OF WORK

1. Install new 3,000-gallon septic tank.
2. Install new 32-trench septic system.
3. Install new vent pipe.
4. Connect new vent pipe to roof.
5. Connect new vent pipe to existing vent pipe.

The following is a brief summary of work to be done under a permit issued by the County of San Mateo:

1. Install new 3,000-gallon septic tank.
2. Install new 32-trench septic system.
3. Install new vent pipe.
4. Connect new vent pipe to roof.
5. Connect new vent pipe to existing vent pipe.



LEACH FIELD LAYOUT

UNIT NO.	LENGTH	WIDTH	AREA	VOLUME
A	12	12	144	1,728
B	12	12	144	1,728
C	12	12	144	1,728
D	12	12	144	1,728
E	12	12	144	1,728
F	12	12	144	1,728
G	12	12	144	1,728
H	12	12	144	1,728
I	12	12	144	1,728
J	12	12	144	1,728
K	12	12	144	1,728
L	12	12	144	1,728
M	12	12	144	1,728
N	12	12	144	1,728
O	12	12	144	1,728
P	12	12	144	1,728
Q	12	12	144	1,728
R	12	12	144	1,728
S	12	12	144	1,728
T	12	12	144	1,728
U	12	12	144	1,728
V	12	12	144	1,728
W	12	12	144	1,728
X	12	12	144	1,728
Y	12	12	144	1,728
Z	12	12	144	1,728
TOTALS	384	12	4,608	55,296

