COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: November 30, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit and a Planned Agricultural Permit, and Certification of an Initial Study and Mitigated Negative Declaration for the construction of one new Farm Labor Housing unit at 1906 Pomponio Creek Road, in the unincorporated San Gregorio area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00257 (Cook Trust)

PROPOSAL

The applicant proposes to construct one (1) new 1,538 sq. ft. Farm Labor Housing (FLH) unit with 3 bedrooms and 2 bathrooms that will be located at 1906 Pomponio Creek Road (APN 087-180-150). Access to the new unit can be taken from a new access road located on the property. There is an existing domestic well that will provide water for the FLH unit. The new unit will be occupied by the farm laborer supporting the agricultural activities on the property. No trees will be removed as part of this project.

RECOMMENDATION

That the Planning Commission approve the requested permits County File Number PLN 2016-00257, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The Farm Labor Housing project, as proposed and conditioned, complies with the applicable policies and standards of the General Plan, Local Coastal Program, and Zoning Regulations. An Initial Study (IS)/Mitigated Negative Declaration (MND) 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 MND have been included as conditions of approval in Attachment A of this staff report.

The proposed Farm Labor Housing unit is located at APN 087-180-150, a 105-acre parcel. The majority of the parcel is utilized for cattle grazing as part of a four (4) parcel, 400-acre ranch. The proposed area of development is a relatively flat area of the property. A new septic system and driveway from Pomponio Creek Road are a part of this project. The domestic water source for the proposed Farm Labor Housing unit is an existing domestic well located at APN 087-180-170, located to the north of the subject parcel.

The project complies with the General Plan Policies regarding Vegetative, Water, Fish and Wildlife Resources, Soil Resources, and Visual Quality as well as General Plan Policies relating to agriculture, land use, and water supply. The submitted biologist report noted that there is no riparian vegetation within the project area and the closest riparian corridor is located 200 feet to the north of the property. No riparian vegetation will be removed as part of this project. Visual resources also will be minimally impacted and the FLH unit will be conditioned to employ natural colors to blend with the surrounding vegetation.

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

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

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: November 30, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit and a Planned Agricultural Permit, and Certification of an Initial Study and Mitigated Negative Declaration pursuant to the California Environmental Quality Act, for the construction of one new Farm Labor Housing unit. The property is located in the unincorporated San Gregorio area of San Mateo County. The project is appealable to the CA Coastal Commission.

County File Number: PLN 2016-00257 (Cook Trust)

PROPOSAL

The applicant proposes to construct one (1) new 1,538 sq. ft. Farm Labor Housing (FLH) unit with three (3) bedrooms and two (2) bathrooms that will be located at 1906 Pomponio Creek Road (APN 087-180-150). Access to the new unit can be taken from a new access road located on the property. There is an existing domestic well that will provide water for the FLH unit. The new unit will be occupied by the farm laborer supporting the agricultural activities on the property. No trees will be removed as part of this project.

RECOMMENDATION

That the Planning Commission approve the requested permits, County File Number PLN 2016-00257, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

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

Owner/Applicant: Scott Cook Trust

Location: 1906 Pomponio Creek Road, San Gregorio

APN: 087-180-150

Parcel Size: 105 Acres

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

General Plan Designation: Agriculture/Rural

Local Coastal Program Designation: Agriculture

Existing Land Use: Existing cattle ranch and grazing fields. Across the road to the north of the parcel, there is an existing barn, bridge, and domestic well.

Water Supply: The ranch relies on water from a nearby reservoir and an existing spring water system. The domestic water source for the proposed Farm Labor Housing is an existing domestic well located at APN 087-180-170.

Sewage Disposal: A new septic system on the property is proposed to support the new Farm Labor Housing unit.

Flood Zone: The project site is located in Zone X (area of minimal flooding); FEMA FIRM Panels 06081C0390E; effective October 16, 2012.

Williamson Act: Contracted (AP66-40). The parcel and the three other parcels that are under the contract (APNs: 087-180-160, 087-180-170, and 087-180-170) were reviewed in 2014 and deemed to be compliant.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration issued with a public review period from November 2, 2016 through November 22, 2016 for the new Farm Labor Housing unit.

Setting: The project parcel is accessed via Pomponio Creek Road. Pomponio Creek is located on the north side of the property. The proposed area of development is a relatively flat area of the property. The western, eastern, and southern portions of the property consist of hillsides where cattle are grazed. The property is adjacent to agricultural use and open space on all sides. The property north of Pomponio Creek Road is developed with a barn and a domestic well. The project parcel is part of a larger ranch consisting of 400 acres. The ongoing agricultural operations consist of cattle grazing.

Chronology:

Date		Action
June 23, 2016	-	Application submitted to construct one (1) new Farm Labor Housing unit.

September 12, 2016 - The Agricultural Advisory Committee (AAC) reviewed and recommended approval of the project.

DISCUSSION

A. KEY ISSUES

1. Conformity with the General Plan

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

a. Vegetative, Water, Fish and Wildlife Resources

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

The proposed Farm Labor Housing unit will be located on an existing disturbed portion of the parcel. Pomponio Creek runs parallel to Pomponio Creek Road and is located to the north of both the road and the proposed project location. The proposed location of the Farm Labor Housing unit is over 200 feet from the edge of the riparian vegetation on the adjacent parcel, according to the biological report dated August 8, 2016 that was submitted to the County by the applicant. There is an ephemeral drainage that flows south to north, toward Pomponio Creek Road. The drainage lacks riparian vegetation, lacks flowing or standing water, and appears to only carrying water immediately after storm events. The southern portion of the drainage passes through a thicket of arroyo willows, poison oak, and California blackberry. The drainage lacks water for a majority of the year and does not support sensitive wildlife or plant species. Per the biological report, no wildlife species were observed within the drainage portion of the Study Area.

In the biological report submitted by the applicant, a riparian corridor was identified to the north of Pomponio Creek Road; however, no riparian vegetation is proposed for removal or will be affected as part of the construction of the Farm Labor Housing unit and septic system. The proposed Farm Labor Housing unit and septic system will be located in an area that the biological report described as disturbed with only ruderal and non-native vegetation. This type of vegetation consists of grasses and plants such as bull mallow dooryard knotweed, Italian ryegrass, and big heron bill. No wildlife species

were observed per the biological report in this area. Within the project area there is a Monterey Cypress grove. The applicant is not proposing the removal of any of the Monterey Cypress trees. No wildlife species were observed in the area of the grove as well.

The subject parcel is mapped for critical habitat for the California red-legged frog (CRLF) and the San Francisco garter snake (SFGS). Per the biological report, the project site does not contain breeding or upland habitat for the CRLF, as the project site lacks riparian vegetation and aquatic habitat that is suitable for habitation and breeding. While the project site is in an area that is considered to be dispersal habitat, (areas that include lands that are accessible between the upland and riparian areas), the lack of ground cover on the project site reduces the possibility that the CRLF would be moving through the property. Per the biological report, the frogs would more likely move in the riparian corridor, than the project site.

Although the project site does not contain any of the main habitat requirements of SFGS, Pomponio Creek may be used as a dispersal corridor and several potential foraging ponds are within 1.25 miles. Therefore, SFGS has the potential to pass through the Pomponio Creek riparian corridor, but is unlikely to disperse or reside within other habitats in the Study Area. There is no habitat for SFGS in the Study Area south of Pomponio Creek Road. Per the biological report, the site does not contain suitable habitat elements for SFGS, such as wetland or pond habitats, vegetative cover, or prey items.

The report concluded that to ensure that there are no impacts to wildlife species such as the San Francisco garter snake, the California red-legged frog, or the San Francisco dusky-footed woodrat, or migratory song birds, mitigation measures should be followed. These mitigation measures, which include a wildlife monitor and erosion control plan, have been incorporated into the Conditions of Approval in Attachment A.

b. Soil Resources

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

The proposed project does not require significant vegetation removal as the area of the proposed development is already disturbed. There is an existing dirt driveway that will be utilized for access to the property. Grading is proposed for the construction of the compacted gravel driveway. A sediment and erosion control plan is recommended as a mitigation measure in the Initial Study and Mitigated Negative Declaration and has also been included as a condition of approval in Attachment A. A sediment and erosion control plan will also be required for development of the site with the Farm Labor Housing unit, septic system, and utilities on the property.

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

The project site is located outside of the mapped Productive Soil Resources Soils with Agricultural Capability areas for irrigated row crops, however the site is located inside of the mapped Agricultural Capability areas for grazing. There are no agricultural activities occurring in the areas where the development will occur. The agricultural activities, cattle grazing, that occur are located on the southern portion of the property. The area of where the Farm Labor Housing unit is proposed has not historically been under agricultural production except for grazing. The proposed development for this project will be clustered to minimize soil disturbance.

Policy 2.21 (*Protect Productive Soil Resources Against Soil Conversion*) calls for the regulation land uses of productive soil resources and encourages appropriate management practices to protect against soil conversion. While the project will convert a small area of the parcel, 0.3-acres of the 105-acre parcel, to accommodate the proposed FLH unit, there is no expectation that the proposed Farm Labor Housing unit and associated development would result in damage to the capability of the surrounding soil. Further, given the small portion of agricultural lands proposed for conversion in comparison to the overall parcel size, the amount of conversion is considered insignificant. The majority of the areas on the parcels are available for agricultural uses.

c. Visual Quality

Policy 4.15 (*Appearance of New Development*), Policy 4.21 (*Utility Structures*), Policy 4.24 (*Rural Development Design Concept*) and Policy 4.25 (*Location of Structures*), seek to regulate development to promote and enhance good design, site relationships and other

aesthetic considerations; minimize the adverse visual quality of utility structures, including by clustering utilities; protect and enhance the visual quality of scenic corridors; minimize grading; allow structures on open ridgelines and skylines as part of a public view when no alternative building site exists; screen storage areas with fencing, landscape or other means; and install new distribution lines underground.

The project site will be visible from Pomponio Creek Road which is located approximately 140 feet from the front property line. The proposed Farm Labor Housing unit will be partially screened from view from the public right-of-way by vegetation. A condition of approval has been included to ensure all exterior lighting is designed and located to confine direct rays to the subject property and prevent glare in the surrounding area.

d. Rural Land Use

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

The subject parcel has a General Plan land use designation of "Agriculture." The above policy encourages that non-agricultural development be located in areas of the parcel that are not identified as having agricultural capability. The portion of the parcel that is proposed for development of the Farm Labor Housing unit and associated utilities is an area that is considered prime soils. However, the area that will be disturbed will be 0.3-acres of the 105-acre parcel. All development associated with the project will be clustered together in order to retain the remaining acreage for agricultural uses. The new septic system and water connection will be reviewed by The San Mateo County Environmental Health Division prior to approval for the Farm Labor Housing unit.

e. Water Supply

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

The applicant is proposing to utilize an existing domestic well on a neighboring parcel, APN 087-180-170, which is under the same ownership as the project parcel. These two parcels, in addition to two adjacent properties, make up the larger ranch consisting of 400 acres. The connection from this well will be undergrounded across Pomponio Creek Road. The San Mateo County Environmental Health Division has conditionally approved the use of this existing well for domestic use for the new Farm Labor Housing unit.

f. Wastewater Policies

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

A new septic system is proposed for the new Farm Labor Housing unit. The system has been reviewed and conditionally approved by the San Mateo County Environmental Health Division. The new septic system will be located outside of the required 50-foot setback from riparian vegetation.

3. Conformity with the Local Coastal Program

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

a. Land Use Component

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

As discussed in the General Plan (*Rural Land Use*) Section above, the new Farm Labor Housing Unit and associated utilities would have a minimal impact on coastal resources including sensitive wildlife species, riparian corridors, and scenic views. The Farm Labor Housing and new utilities will be clustered and will be accessed from the nearby existing road in order to retain the remaining acreage for agricultural uses and minimize vegetation removal.

The project locations are identified as Prime Agricultural Land under Policy 5.1 (*Definition of Prime Agricultural Lands*) but no agriculture is occurring at the proposed Farm Labor Housing unit location. The Storie Index[1] rating is Grade 1 (where Grade 1 is prime), and the Land Capability Classification[2] is not mapped as land suitable for artichokes or Brussels sprouts. However the site is located inside of the mapped Agricultural Capability areas for grazing. The area of where the Farm Labor Housing is proposed has not historically been under agricultural production except for grazing. The area that is proposed for conversion converted totals 0.3 acres. Coastal resources are not significantly impacted as the property is over two (2) miles from the coastline. The Farm Labor Housing unit will be located in a disturbed area where agricultural activities are not present, where visual impacts are minimized, and impacts to water resources and sensitive habitats are avoided.

b. Agriculture Component

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

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

The parcel contains steep slopes in the southern portions of the property. The areas that are generally flat are located on the northern portion of the property. This area is in close proximity to Pomponio Creek Road. This flat area is described as a disturbed area and its use will not convert areas that are currently used for agricultural production. The agricultural uses including cattle grazing on the property, are located on the

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

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

southern portions of the property and will not be impacted by the installation of the Farm Labor Housing unit. The proposed FLH and associated utilities are located outside of the riparian vegetation areas.

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

The project is located in an existing disturbed area. The hillsides of the property, where cattle grazing is occurring, provide for a clearly defined buffer between agricultural uses and the proposed Farm Labor Housing unit. The project will reserve a large area of the property for agricultural activities.

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

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

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

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

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

The subject parcel is mapped for critical habitat for the CRLF and the San Francisco garter snake (SFGS), per the biological report. As noted in the biological report, there is no habitat that is suitable to either species in or immediately adjacent to the proposed FLH site. No riparian vegetation is proposed for removal. However, some non-native vegetation will be removed for the Farm Labor Housing unit's construction. The report

concluded that to ensure that there are no impacts to wildlife species such as the San Francisco garter snake, the California red-legged frog, the San Francisco dusky-footed woodrat, or migratory song birds, the proposed mitigation measures should be followed. The project will not entail the creation of impermeable surface significant enough to affect the water table.

c. Sensitive Habitats Component

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

The FLH site is located outside of the nearby riparian corridor's required vegetation buffer. According to the biologist's report, the riparian corridor, which is located to the north of the FLH site, is approximately 200 feet away from the project site. There is an ephemeral drainage on the property that flows south to north, toward Pomponio Creek Road. The drainage lacks riparian vegetation, lacks flowing or standing water, and appears to only carry water immediately after storm events. The southern portion of the drainage passes through a thicket of arroyo willows, poison oak, and California blackberry. The drainage lacks water for a majority of the year and does not support sensitive wildlife or plant species. Per the biological report, no wildlife species were observed. No riparian vegetation is proposed for removal. However, some non-native vegetation will be removed for the construction of the Farm Labor Housing unit, driveway, and associated utilities. There are no trees proposed for removal part of this project.

While no sensitive wildlife species were observed during the field investigation in August of 2016, the site is mapped for California red-legged frog and the San Francisco garter snake. The biological report notes that there is no primary habitat for either species within the project area and no habit is proposed to be removed on the property. The report concluded that to ensure that there are no impacts to wildlife species such as the San Francisco garter snake, the California red-legged frog, the San Francisco dusky-footed woodrat, or migratory song birds, the proposed mitigation measures should be followed. These mitigation measures have been incorporated into the Conditions of Approval in Attachment A.

d. Visual Resources Component

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development: (1) is least visible from State Scenic Roads; (2) is least likely to impact views from public view points; and (3) best preserves the visual and open space qualities of the parcel overall. The proposed Farm Labor Housing unit will be partially screened from view from the public right-of-way by existing vegetation. The unit is located 140 feet from the edge of the existing right-of-way. A condition of approval has been included to ensure all exterior lighting is designed and located to confine direct rays to the subject property and prevent glare in the surrounding area. The proposed FLH unit is also compliant with the other requirements of the Local Coastal Program.

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

a. Conformity with the PAD Development Standards

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

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

Development Standards	Allowed	Proposed
Maximum Height of Structures	36 feet	18 feet
Minimum Front Yard Setback	50 feet	140 feet
Minimum Side Yard Setbacks	20 feet	Approximately 1,600 feet (left side); Approximately 1,700 feet (right side)
Minimum Rear Yard Setback	20 feet	Approximately 1,900 feet

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

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

(1) General Criteria

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

(a) That the encroachment of all development upon land which is suitable for agricultural uses shall be minimized.
(b) That all development shall be clustered.

(c) That every project shall conform to Chapter 20A.2 of the Zoning Regulations (*Site Design Criteria*). Applicable criteria stated in these sections include location, siting, and design to: (1) fit the environment and preserve the pre-existing character; (2) preserve and fit to the natural topography and minimization of grading; and (3) not substantially detract from natural characteristics or wildlife habitats. In addition, all development is to be sited to minimize the impacts of noise, light, and glare on adjacent properties and the larger community.

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

(2) Water Supply Criteria

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

The applicant is proposing to utilize an existing domestic well on a neighboring parcel, APN 087-180-170, which is under the same ownership as the project parcel. These two parcels, in addition to two adjacent properties, make up the larger ranch consisting of 400 acres. Farm Labor Housing unit is considered to be accessory to the on-going agricultural operations and is not required to have an on-site domestic source. The connection from this well will be undergrounded across Pomponio Creek Road. The San Mateo County Environmental Health Division has conditionally approved the use of this existing well for domestic supply to the new Farm Labor Housing unit.

(3) Criteria for the Conversion of Prime Agriculture Lands

Conversion of Prime Agricultural Lands to a use not principally permitted on them requires that (a) no alternative site exists on the parcel for the use; (b) clearly defined buffer areas are developed between agricultural and non-agricultural uses; (c) the productivity of any adjacent agricultural lands is not diminished; and (d) public service and facility expansion and

permitted uses do not impair agricultural viability, including by increased assessments costs or degrading air and water quality. As previously discussed in the LCP Agriculture Component, the project will not impact the agricultural activity or lands on the property or the surrounding area. The FLH unit is located in an already disturbed area on the property. Relocating the FLH unit to other non-Prime land would impact on-going agricultural uses on the property. The cattle grazing operation utilizes the majority of the property, which mostly consists of non-Prime lands. If the new FLH unit was required to be placed on non-Prime lands, it would directly impact the cattle grazing. The development of the property with a FLH unit and related utilities at the proposed location will not impact the existing agricultural activities, such as cattle grazing, on the property. The overall area of disturbance is limited to just the area around the proposed unit which keeps the remaining portion of the parcel to be available for agricultural usage. The permitted use will not degrade the air and water quality as conditioned (Condition No. 6).

5. Compliance with Farm Labor Housing Guidelines

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

The applicant submitted a Farm Labor Housing application regarding the proposed FLH unit as part of this application. The operation for which the new FLH is proposed, cattle grazing, is ongoing. As defined, a farm laborer is a person who derives more than 20 hours per week average employment from on- or off-site agricultural operations within the County and earns at least half their income from agriculturally-related work. The one (1) proposed farm laborer is active in the agricultural operations on the property and the applicant has submitted such documentation to meet the definition of a farm laborer.

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

Building Inspection Section and Environmental Health Division code requirements.

a. Agricultural Advisory Committee Review

At its September 12, 2016 meeting, the Agricultural Advisory Committee recommended approval of this project on the basis that it will have no negative impact to the surrounding agricultural uses on the property.

6. Compliance with the Williamson Act

The property is the under a Williamson Act Contract (AP66-38) entered into by Carver Ranch in 1966. The existing cattle grazing operation is considered an agricultural use. The proposed Farm Labor Housing unit would be consistent with the Williamson Act Contract as it will be creating a residential unit that will house an individual that will be working on the property in support of the agricultural uses. The contract covers four parcels, for a total of 409.54 acres.

	Williamson Act Program Requirements	**Planning Review**	**Compliance**
Land Use Designation	Open Space or Agriculture	Agriculture	Yes
Zoning[1]	PAD, RM, or RM-CZ	PAD	Yes
Parcel Size[2]	40 Acres	409.54 Acres	Yes
Prime Soils[3]	N/A	35.15 Acres	N/A
Non-Prime Soils	N/A	374.39 Acres	N/A
Crop Income[4,6]			
Grazing Utilization[5,6]	307.15 Acres (75%)	394 Acres (96%)	Yes
Horse Breeding			

1. Zoning designations: "PAD" (Planned Agricultural District), "RM" (Resource Management), and "RM-CZ" (Resource Management-Coastal Zone).

2. Minimum parcel size required is determined by the presence of Prime Agricultural Lands and/or Non-Prime Agricultural Lands. Parcel size taken from the San Mateo County Assessor's Office records.

3. Prime soils: Class I or Class II (U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification), Class III (lands capable of growing artichokes or Brussels sprouts, and lands qualifying for an 80-100 Storie Index Rating taken from the Planning and Building Department GIS data).

4. Required income calculated per Income Requirements for Crops (Uniform Rule 2.A.6).

5. Grazing land utilization is 75% of parcel acreage (Uniform Rule 2.A.7).

6. Crop income and grazing data taken from Assessor's Office Agricultural Preserve Questionnaire response using the highest income and grazing acreage of the previous three years for purposes of this review. Contracted parcels are required to meet the minimum commercial crop income, commercial grazing land utilization, or commercial horse breeding.

The parcel meets the minimum eligibility requirements and is compliant with the requirements for grazing.

a. Minimum Requirement for Grazing

Seventy five percent (75%) of the acreage (307.15 acres) of the four parcels under contract must be used for grazing operations. Per Planning's Staff review of the Williamson Act Contract in 2014, there are grazing operations on the four

parcels utilizing 96% of the acreage (394 acres) of the four parcels, meeting the minimum requirements for the Williamson Act. This Williamson Act Contract was reviewed by the AAC at the September 8, 2014 and October 14, 2014 meetings where the AAC recommended to the San Mateo County Board of Supervisors that the appeal to the 2011 County-initiated Notice of Non-Renewal for the Williamson Act contract for parcel be upheld and the parcel be retained under the Williamson Act Contract. The Board of Supervisors upheld the appeal and the parcel remains under the Williamson Act Contract.

b. Determination of Compatibility

All of the uses on the four parcels, currently and proposed, are considered to be agricultural uses. There are no uses on the property that need to be reviewed for compatibility with the Williamson Act Contract.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration was issued with a public review period from November 2, 2016 through November 22, 2016 for the new Farm Labor Housing unit. As of the publication of this staff report, no comments have been received on this document.

C. REVIEWING AGENCIES

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

ATTACHMENTS

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

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2016-00257 Hearing Date: November 30, 2016

Prepared By: Rob Bartoli, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Find:

1. That the Planning Commission does hereby find that this Initial Study/Mitigated Negative Declaration (IS/MND) reflects the independent judgment of San Mateo County.

2. That the (IS/MND) is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.

3. That, on the basis of the (IS/MND), comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.

4. That the mitigation measures in the (IS/MND) and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan.

For the Coastal Development Permit, Find:

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

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

Regarding the Farm Labor Housing permit, Find:

7. That the proposed Farm Labor Housing is consistent with the adopted policies and procedures for approved Farm Labor Housing.

8. That the establishment, maintenance, and conduct of the proposed use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

9. That the continued operation and location of the unit as Farm Labor Housing, is consistent with applicable requirements of the Planned Agricultural District regulations.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission at the November 30, 2016 meeting. The Community Development Director (CDD) may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformity with this approval.

2. This permit shall be valid for a period of five (5) years from the date of final approval, with annual administrative review. The applicant shall submit documentation for the Farm Labor Housing unit, to the satisfaction of the Community Development Director, at the time of each administrative review (i.e., prior to the anniversary date on which these permits were approved), which demonstrates that the occupant has a minimum of 20 hours of employment per week on this project site or at another farm or ranch within the County. This documentation shall include signed statements from the occupant and any other relevant documentation, which the Community Development Director deems necessary. Failure to submit such documentation may result in a public hearing to consider revocation of this permit. Renewal of the Farm Labor Housing permit shall be applied for six (6) months prior to expiration to the Planning and Building Department.

3. The unit shall be occupied by farm workers and their dependents only.

4. In the case of proposed changes to permitted Farm Labor Housing (FLH), the owner/applicant shall submit a written description of the proposed change to the Planning Department, and if the change is considered significant by the

Community Development Director, submit a complete permit amendment application.

5. In the event that the farming operations justifying the FLH unit ceases or if the FLH development is proposed to be enlarged or significantly changed, it shall be the owner's/applicant's responsibility to notify the County by letter of such change, and applying for the necessary permits to demolish the structure or use it for another permitted use. Accordingly, such notice shall identify the owner's/applicant's intention to either remove the FLH unit (and associated infrastructure) or otherwise convert such improvements to that allowed by Zoning District Regulations. In either case, building permits and associated inspections by the Building Inspection Section and the Environmental Health Division shall be required to ensure that all structures have been removed, infrastructure properly abandoned or that such converted development complies with all applicable regulations.

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

7. The Department of Fish and Game has determined that this project is not exempt from Department of Fish and Game California Environmental Quality Act (CEQA) filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of $2,260.00 plus the applicable recording fee at the time of filing of the Notice of Determination by the County Planning and Building Department staff within ten (10) business days of the approval.

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

    a. Water all active construction areas at least twice daily.

    b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

    c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

    d. Apply water two (2) 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.

9. **Mitigation Measure 2:**

a. Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.

b. The FLH unit shall be painted a color that will match and blend with the existing vegetation on the site.

10. **Mitigation Measure 3:** The following avoidance and minimization measures are recommended to avoid impacts to CRLF and SFGS and their habitat:

a. All work will occur during the dry season (May 1 – September 30).

b. Tightly woven fiber netting or similar material shall be used for erosion control or other purposes at the Project to ensure that the California red-legged frog (CRLF) and the San Francisco garter Snake (SFGS) do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material shall not be used because CRLF, SFGS, and other species may become entangled or trapped in it.

c. Because dusk and dawn are often the times when CRLF are most actively moving and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour after sunrise.

d. No work shall occur during rain events (defined as greater than 0.25-inch within a 24-hour period) when either species is most likely to disperse.

e. If work occurs outside of the dry season, a qualified biologist will conduct a preconstruction survey within 24 hours prior to initiation of ground disturbing activities and within 24 hours prior to re-starting work following a rain event. If vegetation within the work area is sufficiently dense such that absence of either species cannot be determined, a qualified biologist will monitor vegetation removal and initial ground disturbance for CRLF and SFGS. If either species is observed during preconstruction surveys or monitoring, work will be halted and the individual(s) will be allowed to leave the work area on its own.

11. **Mitigation Measure 4:** The following avoidance and minimization measures are recommended to avoid impacts to special-status and non-special-status nesting birds:

a. If work is to be initiated during the nesting season (February 15 – August 31), a preconstruction nesting bird survey should be performed no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.

b. If the survey identifies any active nest, an exclusion buffer should be established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, but typically ranges between 25 up to 600 feet. The buffer should be maintained until all young have fledged. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1 – January 31).

12. **Mitigation Measure 5:** The following avoidance and minimization measures are recommended to avoid impacts to the San Francisco dusky-footed woodrat:

a. A pre-construction survey within the poison oak scrub habitat will be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.

b. Woodrat houses which cannot be avoided will be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian, woodland, scrub) that will not be impacted.

13. **Mitigation Measure 6:** Prior to the commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of

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

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter

strips should have relatively flat slopes and be vegetated with erosion-resistant species.

k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

l. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

m. No erosion or sediment control measures will be placed in vegetated areas.

n. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.

o. Control of fuels and other hazardous materials, spills, and litter during construction

p. Preserve existing vegetation whenever feasible.

14. **Mitigation Measure 7:** In the event that cultural, paleontological or archaeological resources are inadvertently 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).

15. **Mitigation Measure 8:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

Building Inspection Section

16. 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

17. At the time of building permit review, the applicant shall submit an application for installation of the septic system and plans to the San Mateo County Environmental Health Division.

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

Cal-Fire

19. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first-story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 Base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

20. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch x 18-inch green reflective metal sign.

21. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2-inch in size or an approved spark arresting device. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet

and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.

22. A Wet Draft Hydrant with a 4.5-inch National Hose Thread outlet with a valve shall be mounted 30 to 36 inches above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building nor more than 150 feet from the main residence or building.

23. CRC T-14 requires structures, subdivision and developments in State Responsibility Areas on parcels one-acre and larger to provide a minimum 30-foot setbacks for buildings and accessory structures from all property lines and the center of the road.

24. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.

25. A Site Plan showing all required components of the water system is required to be submitted with the building plans to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction for verification and approval. Plans shall show the location, elevation and size of required water storage tanks, the associated piping layout from the tank(s) to the structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipe/joints/valves/valve indicators, thrust block calculations/joint restraint, the location of the standpipe/hydrant and the location of any required pumps and their size and specifications.

26. The water storage tank(s) shall be so located as to provide gravity flow to a standpipe/hydrant. Plans and specifications shall be submitted to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction.

27. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72-hours notice to the Fire Department at 650/573-3846.

Department of Public Works.

28. Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

29. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

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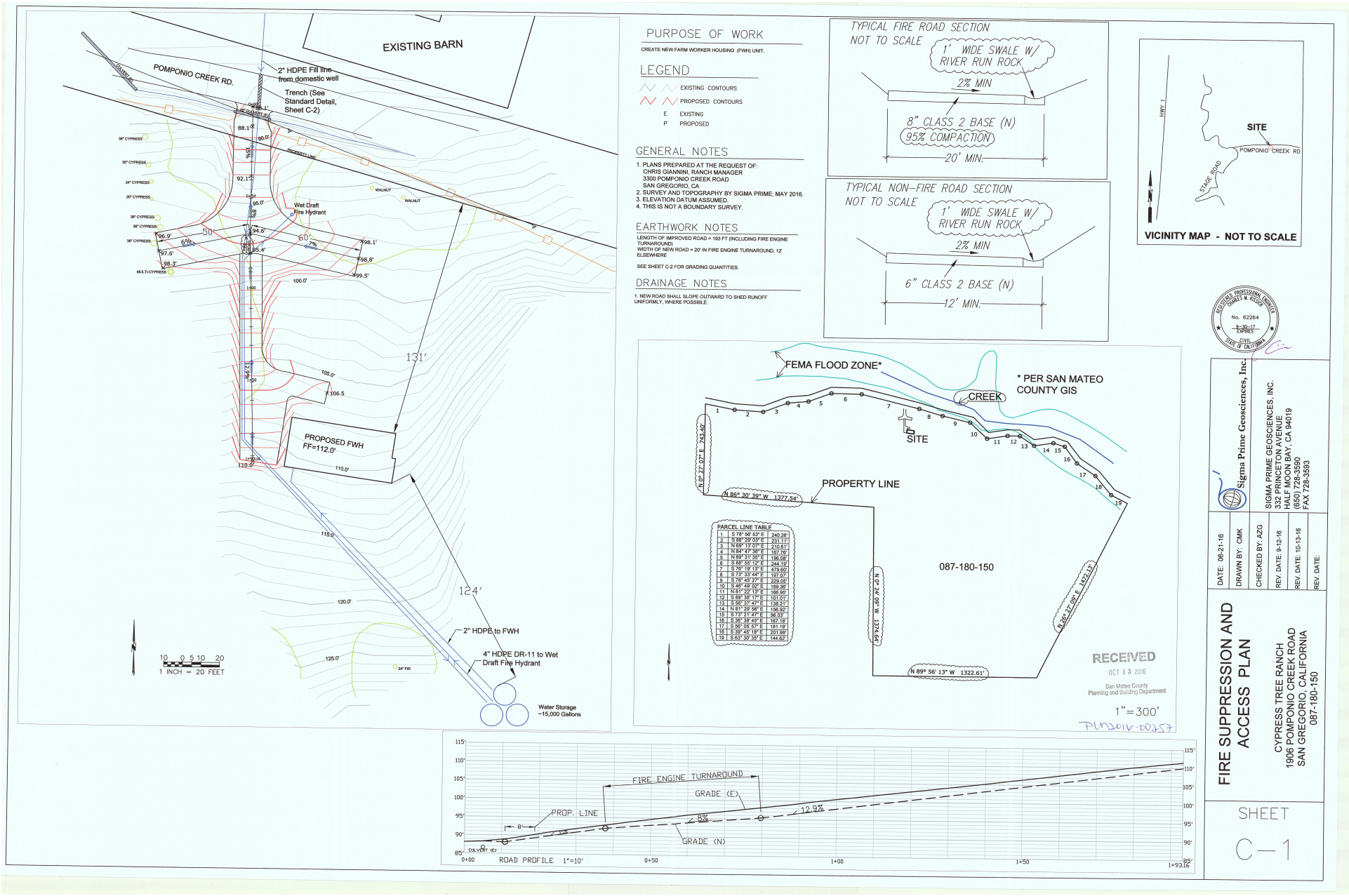
San Mateo County Planning Commission Meeting

Owner/Applicant: **Cook Trust/Kerry Burke** Attachment: **B**

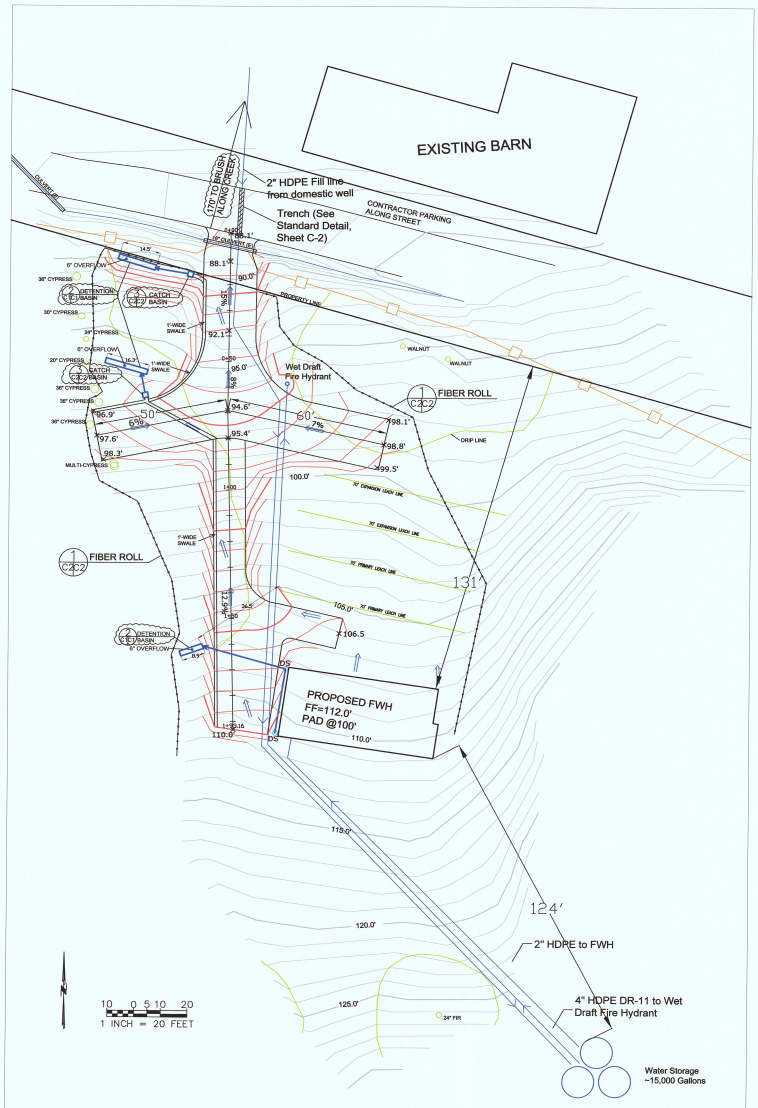
File Numbers: **PLN2015-00386**



San Mateo County Planning Commission Meeting

Owner/Applicant: **Cook Trust/Kerry Burke** Attachment: **C**

File Numbers: **PLN2015-00386**



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- 102.4 PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE FLOW
- 3" SOLID DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE.
- E EXISTING
- P PROPOSED
- FF FINISH FLOOR ELEV.

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   CHRIS GIANNINI, RANCH MANAGER
   3300 POMPONIO CREEK ROAD
   SAN GREGORIO, CA
2. SURVEY AND TOPOGRAPHY BY SIGMA PRIME; MAY 2016.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE PROPOSED WATER TANKS WILL COVER AN AREA OF ABOUT 600 SQUARE FEET.

GRADING NOTES

CUT VOLUME: 230 CY (FOR ROAD ONLY - NONE FOR FWH UNIT)
FILL VOLUME: 0 CY
NET VOLUME: 230 CY EXPORT (TO BE OFF-HAULED)

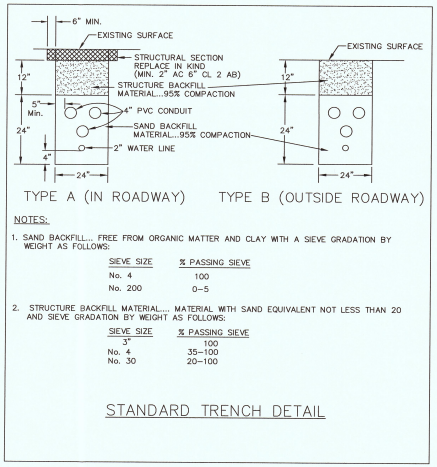
1. ABOVE VOLUMES ARE APPROXIMATE.
2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. DRAIN LINES SHALL LEAD TO DRY WELL SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 3" MIN DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE DRAINAGE SYSTEM IN A GOOD WORKING CONDITION. THE OWNER SHALL SEE THAT THE SYSTEM IS CHECKED FOR CLOGGING AND DEBRIS EVERY FALL.
5. SLOPE DRIVEWAY AWAY FROM PROPOSED SEPTIC LEACH FIELD AREA.

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. 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 cleaning, 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 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



NOTES:

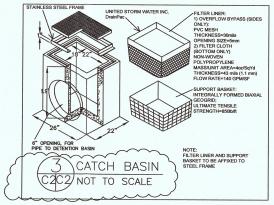
1. SAND BACKFILL... FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:

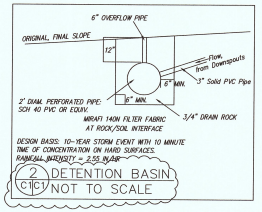
SIEVE SIZE	% PASSING SIEVE
No. 4	100
No. 200	0–5

2. STRUCTURE BACKFILL MATERIAL... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
3"	100
No. 4	35–100
No. 30	20–100

STANDARD TRENCH DETAIL





SECTION AND DETAIL CONVENTION

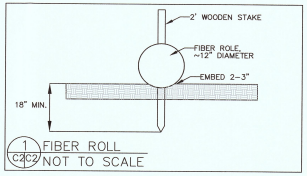
SECTION OR DETAIL IDENTIFICATION — 1 C1C2
REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN
REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN

REGISTERED PROFESSIONAL ENGINEER — CHARLES M. KESSLER — No. 62264 — 6-30-17 EXPIRES — CIVIL — STATE OF CALIFORNIA

EROSION CONTROL POINT OF CONTACT

THIS 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: CHRIS GIANNINI
TITLE/QUALIFICATION: RANCH MANAGER
PHONE: 650-726-2925
PHONE:
E-MAIL: POMPONIORANCH@YAHOO.COM



FIBER ROLE
INSTALL AT LOCATIONS SHOWN. AFIX AS SHOWN IN DETAIL 1

1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE. IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH MULCH AND/OR LANDSCAPING.

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

DATE: 06-21-16	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 9-12-16	REV. DATE: 10-13-16	REV. DATE:

GRADING, DRAINAGE, EROSION CONTROL PLAN

CYPRESS TREE RANCH
1906 POMPONIO CREEK ROAD
SAN GREGORIO, CALIFORNIA
087-180-150

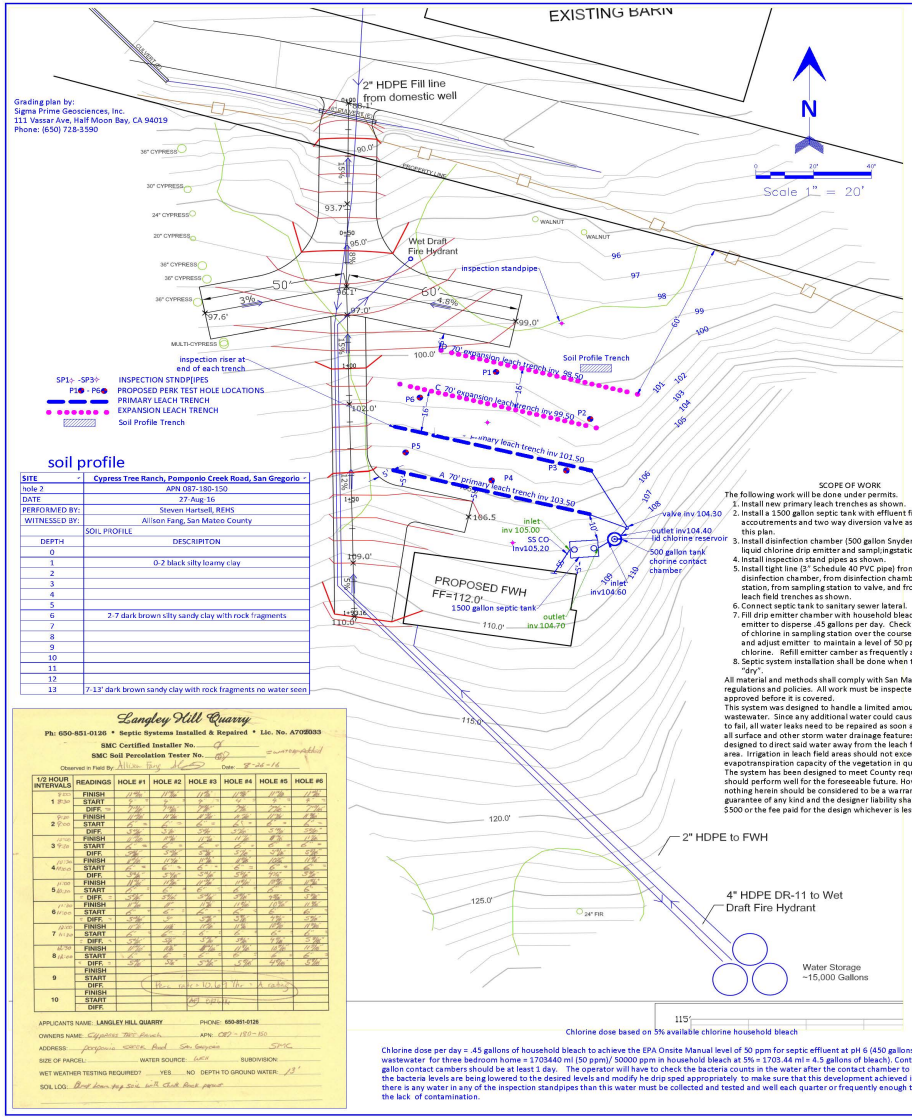
SHEET
C – 2

San Mateo County Planning Commission Meeting

Owner/Applicant: **Cook Trust/Kerry Burke**

Attachment: **C**

File Numbers: **PLN2015-00386**



soil profile

SITE	Cypress Tree Ranch, Pomponio Creek Road, San Gregorio
hole 2	APN 087-180-150
DATE	27-Aug 16
PERFORMED BY:	Steven Hartsell, REHS
WITNESSED BY:	Allison Fang, San Mateo County
	SOIL PROFILE
DEPTH	DESCRIPITON
0	
1	0-2 black silty loamy clay
2	
3	
4	
5	
6	2-7 dark brown silty sandy clay with rock fragments
7	
8	
9	
10	
11	
12	
13	7-13' dark brown sandy clay with rock fragments no water seen

Langley Hill Quarry
Ph: 650-851-0126 * Septic Systems Installed & Repaired * Lic. No. A705033
SMC Certified Installer No.
SMC Soil Percolation Tester No.

1/2 HOUR INTERVALS	READINGS	HOLE #1	HOLE #2	HOLE #3	HOLE #4	HOLE #5	HOLE #6
1	FINISH						
	START						
	DIFF.						
2	FINISH						
	START						
	DIFF.						
3	FINISH						
	START						
	DIFF.						
4	FINISH						
	START						
	DIFF.						
5	FINISH						
	START						
	DIFF.						
6	FINISH						
	START						
	DIFF.						
7	FINISH						
	START						
	DIFF.						
8	FINISH						
	START						
	DIFF.						
9	FINISH						
	START						
	DIFF.						
10	FINISH						
	START						
	DIFF.						

APPLICANTS NAME: LANGLEY HILL QUARRY PHONE: 650-851-0126
OWNERS NAME: Cypress Tree Ranch APN: 087-180-150
ADDRESS: Pomponio Creek Road San Gregorio
SIZE OF PARCEL: WATER SOURCE: well SUBDIVISION:
WET WEATHER TESTING REQUIRED? YES NO DEPTH TO GROUND WATER: 13'
SOIL LOG: Dark brown clay soil with rock fragments

SCOPE OF WORK

The following work will be done under permits.

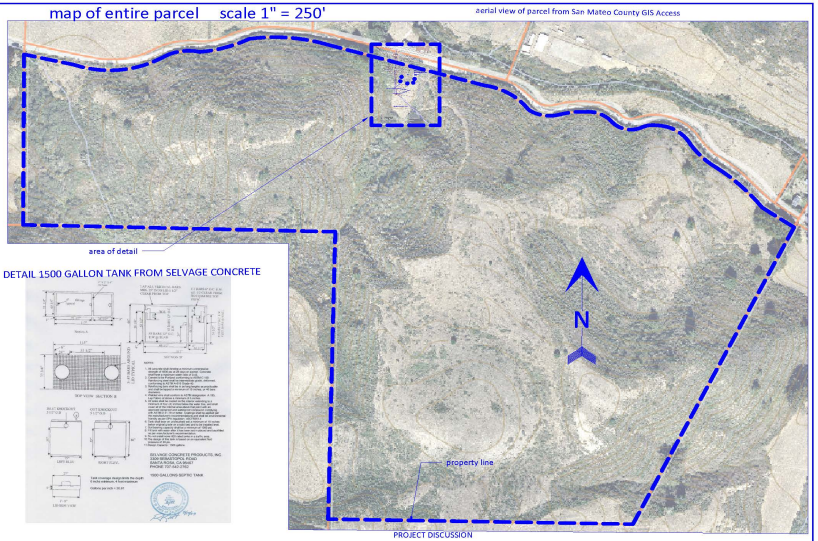
1. Install new primary leach trenches as shown.
2. Install a 1500 gallon septic tank with effluent filter and accoutrements and two way diversion valve as shown on this plan.
3. Install disinfection chamber (500 gallon Snyder tank) and liquid chlorine drip emitter and sampl;ingstatioon as shown.
4. Install inspection stand pipes as shown.
5. Install tight line (3" Schedule 40 PVC pipe) from tank to disinfection chamber, from disinfection chamber to sampling station, from sampling station to valve, and from valve to leach field trenches as shown.
6. Connect septic tank to sanitary sewer lateral.
7. Fill drip emitter chamber with household bleach and adjust emitter to dispense .45 gallons per day. Check concentration of chlorine in sampling station over the course of two weeks and adjust emitter to maintain a level of 50 ppm of available chlorine. Refill emitter camber as frequently as needed.
8. Septic system installation shall be done when the soil is "dry".

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

This system was designed to handle a limited amount of wastewater. Since any additional water could cause the system to fail, all water leaks need to be repaired as soon as possible and all surface and other storm water drainage features should be designed to direct said water away from the leach field trench area. Irrigation in leach field areas should not exceed the evapotranspiration capacity of the vegetation in question. The system has been designed to meet County requirements and should perform well for the foreseeable future. However, nothing herein should be considered to be a warranty or guarantee of any kind and the designer liability shall be limited to $500 or the fee paid for the design whichever is less.

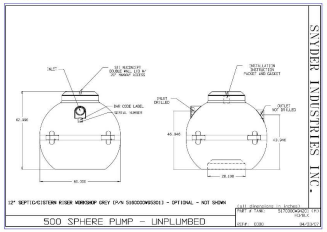
Chlorine dose per day = .45 gallons of household bleach to achieve the EPA Onsite Manual level of 50 ppm for septic effluent at pH 6 (450 gallons a day of wastewater for three bedroom home = 1703440 ml (50 ppm)/ 50000 ppm in household bleach at 5% = 1703.44 ml = 4.5 gallons of bleach). Contact time in 500 gallon contact cambers should be at least 1 day. The operator will have to check the bacteria counts in the water after the contact chamber to make sure that the bacteria levels are being lowered to the desired levels and modify he drip sped appropriately to make sure that this development achieved is maintained. If there is any water in any of the inspection standpipes than this water must be collected and tested and well each quarter or frequently enough to demonstrate the lack of contamination.

map of entire parcel scale 1" = 250'



DETAIL 1500 GALLON TANK FROM SELVAGE CONCRETE

DETAIL 500 GALLON TANK FROM SNYDER INDUSTRIES



PROJECT DISCUSSION

The owner's of this property would like to install a three bedroom trailer house to serve as farm labor housing on this site as shown. Since there is no public sewer in this area a septic system must be installed to serve as the sanitary means of waste water treatment and disposal.

This plan was developed to show where and how this system will be installed.

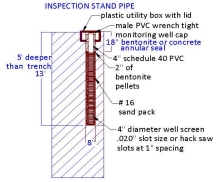
The leach field is sized based on the proposed three bedrooms and an 'A' perk rate. San Mateo County requires four leach fields each with70' of leach trench as shown: two of which are called primary and are to be installed and two of which are know as expansion which will be installed when needed.

The County of San Mateo requires a 1500 gallon septic tank as shown to serve a three bedroom home.

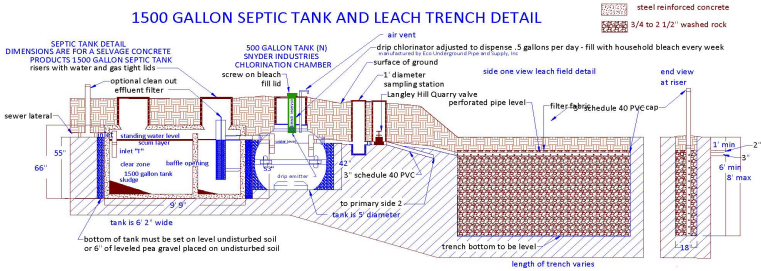
Since the system is within 600' of a "pathogen" impaired creek (Pomponio Creek - based on the presence of indicator organisms at the mouth of the creek) per County Onsite Manual, this system must have a pathogen reduction system. I specify a 500 gallon chlorination chamber which is gravity fed from the tank and fed by a liquid chlorine drip emitter.

This dwelling is to be used as farm labor housing.

INSPECTION STAND PIPE



1500 GALLON SEPTIC TANK AND LEACH TRENCH DETAIL



scale approximately 1/4" = 1'

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

SEPTIC SYSTEM PLAN

Cypress Tree Ranch
Pomponio Creek Road
San Gregorio, CA 94074
APN 087-180-150

September 4, 2016
SCALE AS NOTED
BY SRH

PAGE
SEPTIC SYSTEM PLAN
1 OF 1

San Mateo County Planning Commission Meeting

Owner/Applicant: **Cook Trust/Kerry Burke**

Attachment: **C**

File Numbers: **PLN2015-00386**

County of San Mateo - Planning and Building Department

ATTACHMENT D

ANSHU NAND

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

POSTING ONLY

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public NOV 02 2016 Resources Code 21,000, et seq.), that the following project: *New Farm Labor Housing Units*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2016-00257

OWNER: Scott Cook Trust

APPLICANT: Kerry Burke

ASSESSOR'S PARCEL NO.: 087-180-150

LOCATION: 1906 Pomponio Creek Road, San Gregorio

PROJECT DESCRIPTION: The applicant proposes to construct one new Farm Labor Housing units, 1,538 sq. ft. in size, on an undeveloped property to support the ongoing agricultural activities on the site.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.

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

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

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

    b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

    c. Create impacts for a project which are individually limited, but cumulatively considerable.

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

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

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

Mitigation Measure 1:

a. Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.

b. The FLH unit shall be painted a color that will match and blend with the existing vegetation on the site.

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

a. Water all active construction areas at least twice daily.

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.

h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.

i. Replant vegetation in disturbed areas as quickly as possible.

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

a. All work will occur during the dry season (May 1 – September 31).

b. Tightly woven fiber netting or similar material should be used for erosion control or other purposes at the Project to ensure that the CRLF and SFGS do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament

netting (erosion control matting), rolled erosion control products or similar material should not be used because CRLF, SFGS, and other species may become entangled or trapped in it.

c. Because dusk and dawn are often the times when CRLF are most actively moving and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour after sunrise.

d. No work shall occur during rain events (defined as greater than 0.25-inch within a 24-hour period) when either species is most likely to disperse.

e. If work occurs outside of the dry season, a qualified biologist will conduct a preconstruction survey within 24 hours prior to initiation of ground disturbing activities and within 24 hours prior to re-starting work following a rain event. If vegetation within the work area is sufficiently dense such that absence of either species cannot be determined, a qualified biologist will monitor vegetation removal and initial ground disturbance for CRLF and SFGS. If either species is observed during preconstruction surveys or monitoring, work will be halted and the individual(s) will be allowed to leave the work area on its own.

Mitigation Measure 4: The following avoidance and minimization measures are recommended to avoid impacts to special-status and non-special-status nesting birds:

a. If work is to be initiated during the nesting season (February 15 – August 31), a preconstruction nesting bird survey should be performed no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.

b. If the survey identifies any active nest, an exclusion buffer should be established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, but typically ranges between 25 up to 600 feet. The buffer should be maintained until all young have fledged. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1 – January 31).

Mitigation Measure 5: The following avoidance and minimization measures are recommended to avoid impacts to the San Francisco dusky-footed woodrat:

a. A pre-construction survey within the poison oak scrub habitat will be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.

b. Woodrat houses which cannot be avoided will be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian, woodland, scrub) that will not be impacted.

Mitigation Measure 6: 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 7: Prior to the commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

l. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

m. No erosion or sediment control measures will be placed in vegetated areas

n. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.

o. Control of fuels and other hazardous materials, spills, and litter during construction

p. Preserve existing vegetation whenever feasible.

Mitigation Measure 8: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

RESPONSIBLE AGENCY CONSULTATION: None.

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

REVIEW PERIOD: November 2, 2016 to November 22, 2016

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. November 22, 2016**.

CONTACT PERSON

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

Rob Bartoli

Rob Bartoli, Project Planner

RB:pac - RJBAA0612_WPH.DOCX

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Farm Labor Housing

2. **County File Number:** PLN 2016-00257

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:** 1906 Pomponio Creek Road, east of Highway 1, unincorporated San Gregorio

6. **Assessor's Parcel Number and Size of Parcel:** 087-180-150 (105 acres)

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

   Kerry Burke
   34 Amesport Landing
   Half Moon Bay, CA 94019

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

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

10. **Description of the Project:** The applicant is proposing to construct a new Farm Labor Housing unit, 1,538 sq. ft. in size, on parcel (APN 087-180-150), an undeveloped area of the parcel to support the ongoing agricultural activities on the site and surrounding properties.

11. **Surrounding Land Uses and Setting:** The project site is located on a 105-acre parcel (APN 087-180-150). The parcel abuts properties used for cattle grazing to the east, south, and west. To the north, the property abuts Pomponio Creek Road. North of the road is a parcel that is developed with an existing barn, domestic well, and a road bridge crossing over Pomponio Creek The parcel is encumbered with a Williamson Act Contract that also covers three additional parcels. These four parcels comprise a 400-acre cattle ranch.

12. **Other Public Agencies Whose Approval is Required:** None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

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

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

1. **AESTHETICS.** Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The proposed Farm Labor Housing (FLH) unit will be partially screened from view from the public right-of-way by vegetation. The unit is located 140 feet from the edge of the existing right-of-way. The project will be conditioned to be painted a natural color to match the existing vegetation on the site. The FLH units will be located in a way that will not require the alteration of the existing topography of the site. Grading for the project will only be for the new driveway. The project is at the lowest elevation on the site and will not impact any views from the surrounding properties. Thus, the visual impact is less than significant. **Source:** Project Plans, County Maps.				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: There are no rock outcroppings to be disturbed nor are there any trees proposed for removal. There are no structures currently located on the property. The project is not within a State-designated Scenic Corridor. **Source:** County Maps, Project Plans.				
1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X

Discussion: See the discussion provided to Question 1.a above. **Source:** Site Plans.				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: The proposed FLH units would not create a new source of significant light or glare. The units will be screened by development and trees from neighboring properties, so any light produced from the habitation of these units will be lessened by the screening. However, to further reduced any potential impact the following mitigation is recommended: **Mitigation Measure 1:** a. Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition. b. The FLH unit shall be painted a color that will match and blend with the existing vegetation on the site. **Source:** Project Description, Project Plans.				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
Discussion: The project site is not located within Scenic Highway, or State or County Scenic Corridor. **Source:** County Maps.				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The subject site is not located in a Design Review Overlay District. **Source:** County Maps.				
1.g. Visually intrude into an area having natural scenic qualities?				X
Discussion: See the discussion provided to Question 1.a above. **Source:** County Maps.				

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

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

Discussion: The parcels on which the proposed project is located are within the Coastal Zone. Thus, the question is not relevant to this project at this site.

Source: County Maps.

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X	

Discussion: The site is not in an agricultural zone preserve. The property is under Williamson Act Contract (AP66-38) entered into by Carver Ranch in 1966. The existing cattle grazing is considered agricultural uses. The proposed Farm Labor Housing unit would be consist with the Williamson Act Contract as it would be creating a residential unit that would house an individual that would be working on the property in support of the agricultural uses. The contract covers four parcels, (APNs: 087-180-150, 087-180-160, 087-180-170 and 087-180-170) for a total of 409.54 acres. The contract was reviewed by the San Mateo County Board of Supervisor in 2014 and deemed to be compliant. The hillsides of the property, where cattle grazing is occurring, provide for a clearly defined buffer between agricultural uses and the proposed Farm Labor Housing unit. The project will reserve a large area of the property for agricultural activities. There is no Open Space Easements on the parcel.

Source: Zoning Maps, 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	

Discussion: The definition of forestland (PRC Section 12220(g)) is "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." The smaller parcel may contain 10% percent of tree cover; however, no conversion of these areas is occurring. The project site is considered to be Prime Agricultural Land under the San Mateo County General Plan as soils in the project area have a Storie Index rating is Grade 1 (where Grade 1 is prime). The area that is proposed to be converted to development totals 0.3 acres. The area of where the Farm Labor Housing is proposed has not historically been under agricultural production except for grazing. Therefore, while the project would result in the conversion of Farmland (containing prime soils), the area is small, is in close proximity to Pomponio Creek Road, and would not impact the on-going agricultural operations on the property.

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

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

Discussion: The subject parcel is located within the Coastal Zone. The Natural Resources Conservation Service has classified project site as containing Class III (non-irrigated) soils. However, the San Mateo County General Plan Productive Soil Resources Soils with Agricultural Capability Map does not identify this area for Brussels sprouts or artichokes. However, the site is located inside of the mapped Agricultural Capability areas for grazing. The area of where the Farm Labor Housing is proposed has not historically been under agricultural production except for grazing. The area that is proposed to be converted to development totals 0.3 acres. The Farm Labor Housing unit will be located in a disturbed area where agricultural activities are not present. The hillsides of the property, where cattle grazing is occurring, provide for a clearly defined buffer between agricultural uses and the proposed Farm Labor Housing unit. The project will reserve the bulk of the acreage of the property of the property for agricultural activities. No division of land is proposed. Thus, the project poses minimal impact.

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

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

Discussion: The project site is considered to be Prime Agricultural Land under the San Mateo County General Plan as soils in the project area have a Storie Index rating is Grade 1 (where Grade 1 is prime). The area that is proposed to be converted to development totals 0.3 acres. The Farm Labor Housing unit will be located in a disturbed area where agricultural activities are not present.

The hillsides of the property, where cattle grazing is occurring, provide for a clearly defined buffer between agricultural uses and the proposed Farm Labor Housing unit. 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). The FLH is an allowed use in the PAD Zoning District subject to the approval of a use permit and any other applicable land use permits.

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

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

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

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

The project would not conflict with or obstruct the implementation of the BAAQMD's 2010 CAP. The project and its operation involve minimal hydrocarbon (carbon monoxide; CO_2) air emissions, whose source would be from trucks and equipment (whose primary fuel source is gasoline) during its construction. The impact from the occasional and brief duration of such emissions would not conflict with or obstruct the Bay Area Air Quality Plan. Regarding emissions from construction vehicles (employed at the site during the project's construction) the following mitigation measure is recommended to ensure that the impact from such emissions is less than significant:

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

a. Water all active construction areas at least twice daily.

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.

h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.

i. Replant vegetation in disturbed areas as quickly as possible.

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

Source: BAAQMD, Sustainable San Mateo Indicators Project.

3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		

Discussion: The project would not violate any construction-related or operational air quality standard or contribute significantly to an existing or projected air quality violation. See the discussion provided to Question 3.a and Mitigation Measure 1 above.

Source: BAAQMD, Sustainable San Mateo Indicators Project.

3.c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		

Discussion: The San Francisco Bay Area Air Basin is a State non-attainment area for 1-hour and 8-hour ozone and particulate matter (PM2.5 and PM10). Although the Environmental Protection Agency has ruled that the Bay Area Basin has attained the 2006 national 24-hour PM2.5 standard, the Bay Area is still classified non-attainment for PM2.5 until such time the area is re-designated by the Environmental Protection Agency. Mitigation Measure 1 is designed to mitigate the impact of this project's construction phase on regional air quality to a less than significant level.

The impact of the FLH unit would not result in a significant impact to air quality in the immediate area or the air basin. **Source:** BAAQMD.				
3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
Discussion: The project site is located in a rural area with no sensitive receptors, such as schools, located within the project vicinity. Therefore, the project would not expose sensitive receptors to pollutant concentrations. **Source:** Maps, BAAQMD.				
3.e. Create objectionable odors affecting a significant number of people?			X	
Discussion: The project, once operational, would not create or generate any odors. The project has the potential to generate odors associated with construction activities. However, any such odors would be temporary and would be expected to be minimal. Construction-related odors would not have a significant impact on large numbers of people over an extended duration of time. Thus, the impact would less than significant. **Source:** Project Description.				
3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		
Discussion: During project construction, dust could be generated for a short duration. To ensure that project impact will be less than significant, see Mitigation Measure 2 described in Question 3.a. **Source:** BAAQMD.				

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

Discussion: The proposed Farm Labor Housing unit will be located on an existing disturbed portion of the parcel. Pomponio Creek runs parallel to Pomponio Creek Road and is located to the north of both the road and the proposed project location. The proposed location of the Farm Labor Housing unit is over 200 feet from the edge of the riparian vegetation on the adjacent parcel the biological report dated August 8, 2016 that was submitted to the County by the applicant. There is an ephemeral drainage that flows south to north, toward Pomponio Creek Road. The drainage lacked riparian vegetation, lacked flowing or standing water, and appears to only carrying water immediately after storm events. The southern portion of the drainage passes through a thicket of arroyo willows, poison oak, and California blackberry. The drainage lacks water for a majority of the year and does not support sensitive wildlife or plant species. Per the biological report, no wildlife species were observed within the drainage portion of the study area.

In the biological report submitted by the applicant, the riparian corridor was identified to the north of Pomponio Creek Road, however no riparian vegetation is proposed to be removed or affected as part of the construction of the Farm Labor Housing unit and septic system. The proposed Farm Labor Housing unit and septic system will be located in an area that the biological report described as disturbed with only ruderal and non-native vegetation. This type of vegetation consists of grasses and plants such as bull mallow dooryard knotweed, Italian ryegrass, and big heron bill. No wildlife species were observed per the biological report in this area. Within the project area there is a Monterey Cypress grove. The applicant is not proposing the removal of any of the Monterey Cypress trees. No wildlife species were observed in the area of the grove as well.

The subject parcel is mapped for critical habitat for the California red-legged frog (CRLF) and the San Francisco garter snake (SFGS). Per the biological report, the project site does not breeding or upland habitat for the California red-legged frog, as the project site lacks riparian vegetation and aquatic habitat that is suitable for habitation and breeding. While the project site is in area that is considered to be dispersal habitat, areas that include lands that are accessible between the upland and riparian areas, the lack of ground cover on the project site reduces the possibility that the California red-legged frog would be moving through the property. Per the biological report, the frogs would likely move in the riparian corridor, then the project site.

Although the project site does not contain any of the main habitat requirements of SFGS, Pomponio Creek may be used as a dispersal corridor and several potential foraging ponds are within 1.25 miles. Therefore, SFGS has the potential to pass through the Pomponio Creek riparian corridor, but is unlikely to disperse or reside within other habitats in the study area. There is no habitat for SFGS in the study area south of Pomponio Creek Road. Per the biological report the site does not contain suitable habitat elements for SFGS, such as wetland or pond habitats, vegetative cover, or prey items.

There was no wildlife that was observed during the field investigation in July of 2016. The report concluded that to ensure that there are no impacts to wildlife species such as the San Francisco garter snake, California red-legged frog, San Francisco dusky footed woodrat, or birds the flowing mitigation measures be incorporated into the approval of the project:

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

a. All work will occur during the dry season (May 1 – September 31).

b. Tightly woven fiber netting or similar material should be used for erosion control or other purposes at the Project to ensure that the CRLF and SFGS do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material should not be used because CRLF, SFGS, and other species may become entangled or trapped in it.

c. Because dusk and dawn are often the times when CRLF are most actively moving and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour after sunrise.

d. No work shall occur during rain events (defined as greater than 0.25-inch within a 24- hour period) when either species is most likely to disperse.

e. If work occurs outside of the dry season, a qualified biologist will conduct a preconstruction survey within 24 hours prior to initiation of ground disturbing activities and within 24 hours prior to re-starting work following a rain event. If vegetation within the work area is sufficiently dense such that absence of either species cannot be determined, a qualified biologist will monitor vegetation removal and initial ground disturbance for CRLF and SFGS. If either species is observed during preconstruction surveys or monitoring, work will be halted and the individual(s) will be allowed to leave the work area on its own.

Mitigation Measure 4: The following avoidance and minimization measures are recommended to avoid impacts to special-status and non-special-status nesting birds:

a. If work is to be initiated during the nesting season (February 15 – August 31), a preconstruction nesting bird survey should be performed no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.

b. If the survey identifies any active nest, an exclusion buffer should be established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, but typically ranges between 25 up to 600 feet. The buffer should be maintained until all young have fledged. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1 – January 31).

Mitigation Measure 5: The following avoidance and minimization measures are recommended to avoid impacts to the San Francisco dusky-footed woodrat:

a. A pre-construction survey within the poison oak scrub habitat will be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.

b. Woodrat houses which cannot be avoided will be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian, woodland, scrub) that will not be impacted.

Source: California Natural Diversity Database, California Department of Fish and Game, U.S. Fish and Wildlife Service, Biological Resources Assessment Report for Farm Labor Housing by Dana Riggs of Patricia Valcarcel, from WRA Environmental Consultants submitted by Kerry Burke (Dated August 2016).

4.b.	Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		

Discussion: The subject property (including the project site) is not located within any established native resident or migratory wildlife corridors or includes any native wildlife nursery. See the discussion provided to Question 4.a above **Source:** County Maps.				
4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
Discussion: The site does not contain any wetlands. **Source:** County Maps.				
4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
Discussion: See the discussion provided to Question 4.a above **Source:** Project Description.				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
Discussion: Within the project area there is a Monterey Cypress grove. The applicant is not proposing the removal of any of the Monterey Cypress trees. No wildlife species were observed in the area of the grove as well. Thus, the project poses no impact. **Source:** Site Plan, Project Description.				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
Discussion: The subject parcel is not encumbered by an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. Thus, the project poses no impact. **Source:** County Maps.				

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The subject parcel is not located inside or within 200 feet of a marine or wildlife reserve. Thus, the project poses no impact. **Source:** County Maps.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: The project parcel includes no oak woodlands or other timber woodlands. Thus, the project poses no impact. **Source:** Site Plan.					

5.	**CULTURAL RESOURCES.** Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
Discussion: Neither the project parcel nor the project site hosts any known historical resources, by either County, State or Federal listings. Thus, the project poses no impact. **Source:** California Register of Historical Resources.					
5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
Discussion: Neither the project parcel nor the project site hosts any known archaeological resources. However, the following mitigation measure is recommended to ensure that the impact is less than significant: **Mitigation Measure 6:** In the event that should cultural, paleontological or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).				

Source: Site Survey.				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
Discussion: Neither the project parcel nor the project site hosts any known paleontological resources, sites or geologic features. However, Mitigation Measure 3 (as cited above) is added to ensure that the impact is less than significant. **Source:** Site Survey.				
5.d. Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion: No known human remains are located within the project area. The nearest known and still existing cemetery is Skylawn Memorial Park Cemetery, over 13 miles from the project site. In case of accidental discovery, Mitigation Measure 3 is recommended. **Source:** Site Plan.				

6. **GEOLOGY AND SOILS.** Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				X
Discussion: The site is not within the area delineated on the Alquist-Priolo Earthquake Fault Zoning Map. **Source:** Alquist-Priolo Earthquake Fault Zoning Map.				
ii. Strong seismic ground shaking?			X	

Discussion: The project area is located within the Very Strong shaking scenario for a high intensity (Modified Mercalli Intensity (MMI) > 8) earthquake within the San Gregorio fault area. The principal concern related to human exposure to ground shaking is that it can result in structural damage, potentially jeopardizing the safety of persons occupying the structures. However, all new facilities would be designed and constructed to meet or exceed relevant standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures) for this unmanned facility. Therefore, impacts related to strong seismic ground shaking would be less than significant.

Source: ABAG Earthquake Shaking Potential Map.

iii. Seismic-related ground failure, including liquefaction and differential settling?			X	

Discussion: The property has been determined by the Association of Bay Area Governments (ABAG) to be at moderate risk for liquefaction during a seismic event.

Source: ABAG Earthquake Liquefaction Scenarios Map.

iv. Landslides?				X

Discussion: The project site is located in an area determined to be least susceptible to landslides.

Source: San Mateo County Landslide Risk Map.

v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X

Discussion: The site is not on a coastal bluff or cliff. The project site is located approximately 3 miles from the coast.

Source: Planning Maps.

6.b. Result in significant soil erosion or the loss of topsoil?		X		

Discussion: The project would incur only minor land vegetation removal within the project area and associated trenching to accommodate associated infrastructure. Relative to potential erosion during project construction activity, the following mitigation measure is recommended to ensure that the impact is less than significant:

Mitigation Measure 7: Prior to the commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application,

generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

l. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

m. No erosion or sediment control measures will be placed in vegetated areas

n. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.

o. Control of fuels and other hazardous materials, spills, and litter during construction p. Preserve existing vegetation whenever feasible. **Source:** Project Description.				
6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X
Discussion: The site is not located in an identified landslide or liquefaction risk area. All construction will be reviewed by the County Geologist. **Source:** ABAG Maps.				
6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?			X	
Discussion: The principal concern related to expansive soil is that it can result in structural damage, potentially jeopardizing the safety of persons around the structures. However, all new facilities would be designed and constructed to meet or exceed relevant standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures). Therefore, impacts related to expansive soils would be less than significant. **Source:** California Building Code.				
6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	
Discussion: The project will require a septic system for the new FLH unit. The proposed septic system plan has been submitted to the San Mateo County Environmental Health Division for their review. The design for the system has been preliminarily approved by the Environmental Health Division. The applicant will be required to submit plans during the building permit stage. Therefore, the impact would be less than significant. **Source:** Project Description.				

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

Discussion: Greenhouse Gas Emissions (GHE) includes CO_2 emissions from vehicles and machines that are fueled by gasoline. The new FLH unit would involve some vehicles during construction and residents in vehicle making traveling to and from the units.

Project-related minor grading and construction, and installation will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 2 is recommend for the project.

Source: Project Scope.

7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

Discussion: This project does not conflict with the County of San Mateo Energy Efficiency Climate Action Plan (EECAP).

Source: EECAP.

7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X

Discussion: The definition of forestland (PRC Section 12220(g)) is "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." The parcel may contain 10% percent of tree cover; however, no conversion of these areas is occurring. The project site does not host any such forest canopy. Thus, the project poses no impact.

Source: Planning Maps.

7.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The site is not on the coast and would not expose structures or infrastructure to accelerated costal cliff/bluff erosion due to sea level rise. The project site is located approximately 3 miles inland from the Pacific Ocean. Thus, the project poses no impact. **Source:** Site Survey.					
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project site is approximately 100 feet above sea level and is located over 0.20 miles inland from the Pacific Ocean. The National Oceanic and Atmospheric Administration (NOAA) estimates that mean sea level will rise by no more than 6.6 feet by 2100. **Source:** Project Description, FEMA Flood Maps. *Global Sea Level Rise Scenarios for the United States National Climate Assessment*, December 6, 2012; Accessed March 12, 2014, http://cpo.noaa.gov/sites/cpo/Reports/2012/NOAA_SLR_r3.pdf.					
7.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is not within a flood hazard area on the FEMA Flood Insurance Rate Map (FIRM). The site is located in a FEMA Flood Zone X, which is considered a minimal flood hazard. These areas have a 0.2% annual chance of flooding, with areas of 1% annual chance of flooding with average depths of less than 1-foot. **Source:** FEMA Community FIRM Panel 06081C0390E, effective October 16, 2012					
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The site is not within a floodway. See discussion in Section 7.f. above. **Source:** FEMA Community FIRM Panel 06081C0390E, effective October 16, 2012.					

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: The project does not entail the routine transport, use, or disposal of toxic or other hazardous materials. **Source:** Project Description.				
8.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: The use of hazardous materials is not proposed as part of this project. **Source:** Project Description.				
8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: The project parcel is not located within any such distance to an existing or proposed school. The emissions of hazardous materials, substances, or waste are not a part of the project. Thus, the project poses no impact. **Source:** San Mateo County Maps.				
8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: The EnviroStor Database and Hazardous Waste and Substances Site List show that it is not on such a site. Thus, the project poses no impact. **Source:** EnviroStor Database, Department of Toxic Substances Control.				

8.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project is not in such a location. **Source:** San Mateo County Maps.					
8.f.	For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project is not in the vicinity of a private airstrip. Thus, the project poses no impact. **Source:** Federal Aviation Administration San Francisco Sectional Aeronautical Chart.					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. All improvements are located within the parcel boundaries. Thus, the project poses no impact. **Source:** Project Plans.					
8.h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
Discussion: The project parcel is located within a Moderate fire hazards severity zone. Given that the parcel is not identified as being a high risk location, and that the project does not involve the construction of any habitable structures, there is no expected impact. **Source:** Aerial Photography, California Department of Forestry and Fire Protection.					
8.i.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is not in a flood hazard area. **Source:** FEMA Community FIRM Panel 06081C0465E, effective October 16, 2012.					

8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project is not in a floodway. Thus, the project poses no impact. **Source:** FEMA Community FIRM Panel 06081C0465E, effective October 16, 2012, Project Scope.					
8.k.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: No dam or levee is located on or near the subject parcel. The project site is at the highest elevation on the parcel. **Source:** Contour Maps, FEMA Community FIRM Panel 06081C0465E, effective October 16, 2012.					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: The site is not in a seiche, tsunami, or mudflow hazard zone. It is not on the coast, in a landslide area, or near a lake or the Bay. **Source:** Flood Insurance Rate Map, Landslide Map.					

9.	**HYDROLOGY AND WATER QUALITY**. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
9.a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X
Discussion: The project is required to treat all runoff on-site. A drainage analysis of the proposed project will be submitted to the Department of Public Works for their review. **Source:** Project Description.					

9.b.	Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X

Discussion: The potential demand for groundwater would be limited to the use of the existing Farm Labor Housing unit. The domestic water source for the proposed Farm Labor Housing is an existing domestic well located at APN 087-180-170. There are no nearby wells that would be impacted by the installation of this domestic well. The ranch relies on water from a nearby reservoir and an existing spring water system. The project will not entail the creation of impermeable surface significant enough to affect the water table. Thus, the project poses no impact.

Source: Project Description.

9.c.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			X	

Discussion: The project is not within a watercourse. The project improvements (6,977 sq. ft. of impervious surface for the new FLH unit and driveway) 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 4 added under the discussion to Question 6.b will ensure that, all issues taken together, the project will represent a less than significant impact.

Source: County Maps, Project Description.

9.d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X

Discussion: The County requires that all development not increase the volume, velocity, or pollutant load of surface runoff from the site in order to comply with State and Federal runoff permits. The Department of Public Works has reviewed and conditionally approved the conceptual drainage plans and will review the site's drainage plan.

Source: Project Description.

9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
Discussion: See the discussion provided to Question 9.d above. **Source:** Project Description.					
9.f.	Significantly degrade surface or ground-water water quality?				X
Discussion: See the discussion provided to Question 9.d above. **Source:** Project Description.					
9.g.	Result in increased impervious surfaces and associated increased runoff?				X
Discussion: See the discussion provided to Question 9.d above. **Source:** Project Description.					

10. LAND USE AND PLANNING. Would the project:					
		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
10.a.	Physically divide an established community?				X
Discussion: The project is located within established community. There is no land division or development that would result in the division an established community. Thus, the project poses no impact. **Source:** Location Maps.					
10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: The project has been reviewed for conformance, and found to not conflict, with applicable policies of the County Local Coastal Program (LCP) and applicable PAD zoning regulations. Staff concludes that the discussion in response to questions under Sections 1, 2, 4, and 6 of this document speaks to conformance with applicable and respective LCP "Visual Resources,"					

"Agriculture," "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.					
10.c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: The site is not within a habitat conservation plan (HCP) or conservation plan area. **Source:** County HCP Maps.					
10.d.	Result in the congregating of more than 50 people on a regular basis?				X
Discussion: The project would not result in a congregation of more than 50 people on the site on a regular basis. Thus, the project poses no such impact. **Source:** Project Description.					
10.e.	Result in the introduction of activities not currently found within the community?				X
Discussion: The project and surrounding properties are used of agricultural and residential activities. Thus, the project poses no such impact. **Source:** Project Description.					
10.f.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
Discussion: The project proposes improvements to serve only the subject property. These improvements are completely with 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 Description.					
10.g.	Create a significant new demand for housing?				X

Discussion: The project is meeting a demand for housing for farm laborers at the property. Thus, the project poses no impact.

Source: Project Description.

11. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: According to the review of the San Mateo County General Plan Mineral Resources Map, there are no known mineral resources on the project site. **Source:** Project Description, County General Plan Mineral Resources Map.				
11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: See staff's discussion in Section 11.a. above. **Source:** Project Description, County General Plan Mineral Resources Map.				

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

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

Mitigation Measure 8: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

Source: Project Plans, County Noise Ordinance.

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

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

Source: Project Plans, County Noise Ordinance.

12.c.	A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X

Discussion: The FLH unit will be subject to the County Noise Ordinance, which prohibits the generation of disruptive noise in the same way that the existing surrounding houses are prohibited from generating noise in excess of the limits imposed by the County Noise Ordinance.

Source: Project Scope.

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

Discussion: See the discussion provided to Question 12.a above.

Source: Project Scope.

12.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X

Discussion: The project is located outside of the Half Moon Bay Airport Land Use Compatibility Plan and the adopted noise contours for the airport. Thus, the project poses no impact. **Source:** Zoning Maps, Half Moon Bay Airport Land Use Compatibility Plan.				
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project is not located within the proximity of a private airstrip. Thus, the project poses no impact. **Source:** Aerial Photography.				

13. **POPULATION AND HOUSING**. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The population growth will not be significant due to the construction of one FLH unit. The average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons. Thus, the project poses no impact. All proposed improvements are completely within the subject parcel's boundaries are sufficient only to serve it. Thus, the project poses no impact. **Source:** Project Description.				
13.b. Displace existing housing **(including low- or moderate-income housing)**, in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project will create one housing unit for farm labors. No units will be removed and no residences will be displaced. **Source:** Project Description.				

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

Discussion: The result of the project will be one Farm Labor Housing unit in an area characterized by, agricultural uses, single-family houses, and FLH units. This addition is marginal and will not require the construction of any new facilities. The project will not disrupt acceptable service ratios, response times or performance objectives of fire (California Department of Forestry and Fire Protection has reviewed and approved plans), police, schools, parks or any other public facilities or energy supply systems. Thus, the project poses no impact.

Source: California Department of Forestry and Fire Protection.

15. RECREATION. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?			X	

Discussion: The project will one new dwelling unit. The impact of use would be less than significant.

Source: Project Description.

15.b.	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: The project does not include the construction or expansion of recreational facilities.

Source: Project Scope.

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

Discussion: As cited in Section 3 (Air Quality) of this document, the project will not trigger any measurable increase in traffic trips to and from the project site. That being the case, the project will not conflict with the County (2005) Traffic Congestion Management Plan, nor other traffic-related policies or regulations (e.g., as cited in County's LCP or General Plan). The daily trips that will generated, both as to the number of vehicles on the County's circulation system (i.e., Highway 1) and relative to access to and from the project parcel (right and/or left turns from west-bound or east-bound vehicles on Pomponio Creek Road), pose no safety impact to vehicles, pedestrians or bicycles. Thus, the project poses no impacts.

Source: General Plan.

16.b.	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X

Discussion: See the discussion provided to Question 16.a above.

Source: General Plan, Project Scope.

16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
Discussion: The project will not affect any airports or create any structure that would be regulated by the Federal Aviation Administration. **Source:** Project Description.				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: The project would not increase hazards to a design feature or incompatible uses. **Source:** Project Description.				
16.e. Result in inadequate emergency access?				X
Discussion: In addition to the discussion provided to Question 16.a above, the California Department of Forestry and Fire Protection has reviewed and approved the proposed access to the project site. Thus, the project poses no impact. **Source:** California Department of Forestry and Fire Protection.				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Discussion: The project will not narrow the right-of-way or result in the constriction of any bicycle, pedestrian, or public transit facilities. It will not prevent the implementation of any transportation plan or reduce the performance of any such facilities. **Source:** Transit Route Maps, General Plan Circulation Element.				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion: The average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons. The addition of two to four people to the area's walkways will not result in their congestion. The project will not result in the blockage or rerouting of any trail, sidewalk, or other walking path. The proposed project does not result in changes outside of the parcel boundaries. There is no expectation of an increase to or change in the pedestrian patterns in the area. **Source:** Project Plans.				
16.h. Result in inadequate parking capacity?				X

Discussion: No impact. The project site has adequate parking and turnaround capacity for residents of the new FLH unit. The site will have adequate space to accommodate the temporary parking for vehicles associated with the construction of the FLH unit.

Source: Project Plans.

17. UTILITIES AND SERVICE SYSTEMS. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X

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

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

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

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

Source: Project Description.

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

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

Source: Project Scope.

17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: The applicant is proposing to domestically utilize an existing domestic well on a neighboring parcel, APN 087-180-170, which is under the same ownership as the project parcel. These two parcels, in addition to two adjacent properties, make up the larger ranch consisting of 400 acres. The connection from this well will be undergrounded across Pomponio Creek Road. The San Mateo County Environmental Health Division has conditionally approved the use of this existing well for domestic use for the new Farm Labor Housing unit. Thus, the project poses no impact. **Source:** Project Description.				
17.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: The FLH unit will be served by a private septic system would not have any impacts on wastewater treatment capacities of an outside provided. Thus, the project poses no impact. **Source:** Project Description.				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: While the FLH 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. **Source:** Project Scope.				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: The project would not have any impacts on solid waste requirements, and the project would not generate any solid waste. **Source:** Project Scope.				
17.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?			X	

Discussion: The Green Building Ordinance requires the use of water conserving fixtures, effective insulation, and other features that reduce water use and increase energy efficiency of residential buildings. **Source:** California Building Code.				
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
Discussion: Given the answers in response to the questions posed in this section, the project will not cause a public facility or utility to reach or exceed its capacity. Thus, the project poses no impact. **Source:** Project Description.				

18. MANDATORY FINDINGS OF SIGNIFICANCE.	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
18.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
Discussion: The project has the potential to degrade the quality of the environment, significantly impact or uncover archaeological or paleontological resources, and significantly impact biological resources. However, as included in the analysis contained within this document, these potential significant impacts can be reduced to a less than significant level with the implementation of all included mitigation measures. **Source:** California Natural Diversity Database, Project Description, Biological Report.				
18.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	

Discussion: Without mitigation, the project could potentially generate significant impacts to air quality, primarily due to dust generation. Measures to address this temporary impact were discussed under Question 3.b. To the best of staff's knowledge, there are no other large grading projects proposed in the immediate project area at the present time. Because of the "stand alone" nature of this project and the relatively finite timeframe of dust generation, this project will have a less than significant cumulative impact upon the environment. No evidence has been found that the FLH project would result in broader regional impacts, and there are no known approved projects or future projects expected for the project parcel. This type of development is consistent with County Zoning Regulations. This project does not introduce any significant impacts that cannot be avoided through mitigation.

Source: Project Plan.

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

Discussion: As discussed previously, the project will add 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 5. Construction noise impacts will be mitigated by Mitigation Measure 7.

Source: Project Plans.

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

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

AGENCY	YES	NO	TYPE OF APPROVAL
City		X	
Sewer/Water District:		X	
Other		X	

MITIGATION MEASURES

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

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

Mitigation Measure 1:

a. Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.

b. The FLH unit shall be painted a color that will match and blend with the existing vegetation on the site.

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

a. Water all active construction areas at least twice daily.

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

d. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.

h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.

i. Replant vegetation in disturbed areas as quickly as possible.

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

a. All work will occur during the dry season (May 1 – September 31).

b. Tightly woven fiber netting or similar material should be used for erosion control or other purposes at the Project to ensure that the CRLF and SFGS do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material should not be used because CRLF, SFGS, and other species may become entangled or trapped in it.

c. Because dusk and dawn are often the times when CRLF are most actively moving and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour after sunrise.

d. No work shall occur during rain events (defined as greater than 0.25-inch within a 24-hour period) when either species is most likely to disperse.

e. If work occurs outside of the dry season, a qualified biologist will conduct a preconstruction survey within 24 hours prior to initiation of ground disturbing activities and within 24 hours prior to re-starting work following a rain event. If vegetation within the work area is sufficiently dense such that absence of either species cannot be determined, a qualified biologist will monitor vegetation removal and initial ground disturbance for CRLF and SFGS. If either species is observed during preconstruction surveys or monitoring, work will be halted and the individual(s) will be allowed to leave the work area on its own.

Mitigation Measure 4: The following avoidance and minimization measures are recommended to avoid impacts to special-status and non-special-status nesting birds:

a. If work is to be initiated during the nesting season (February 15 – August 31), a preconstruction nesting bird survey should be performed no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.

b. If the survey identifies any active nest, an exclusion buffer should be established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, but typically ranges between 25 up to 600 feet. The buffer should be maintained until all young have fledged. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1 – January 31).

Mitigation Measure 5: The following avoidance and minimization measures are recommended to avoid impacts to the San Francisco dusky-footed woodrat:

a. A pre-construction survey within the poison oak scrub habitat will be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.

b. Woodrat houses which cannot be avoided will be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian, woodland, scrub) that will not be impacted.

Mitigation Measure 6: 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 7: Prior to the commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

l. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

m. No erosion or sediment control measures will be placed in vegetated areas

n. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.

o. Control of fuels and other hazardous materials, spills, and litter during construction

p. Preserve existing vegetation whenever feasible.

Mitigation Measure 8: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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

Rob Bartoli
(Signature)

November 2, 2016
Date

Rob Bartoli, Project Planner
Name, Title

ATTACHMENTS:

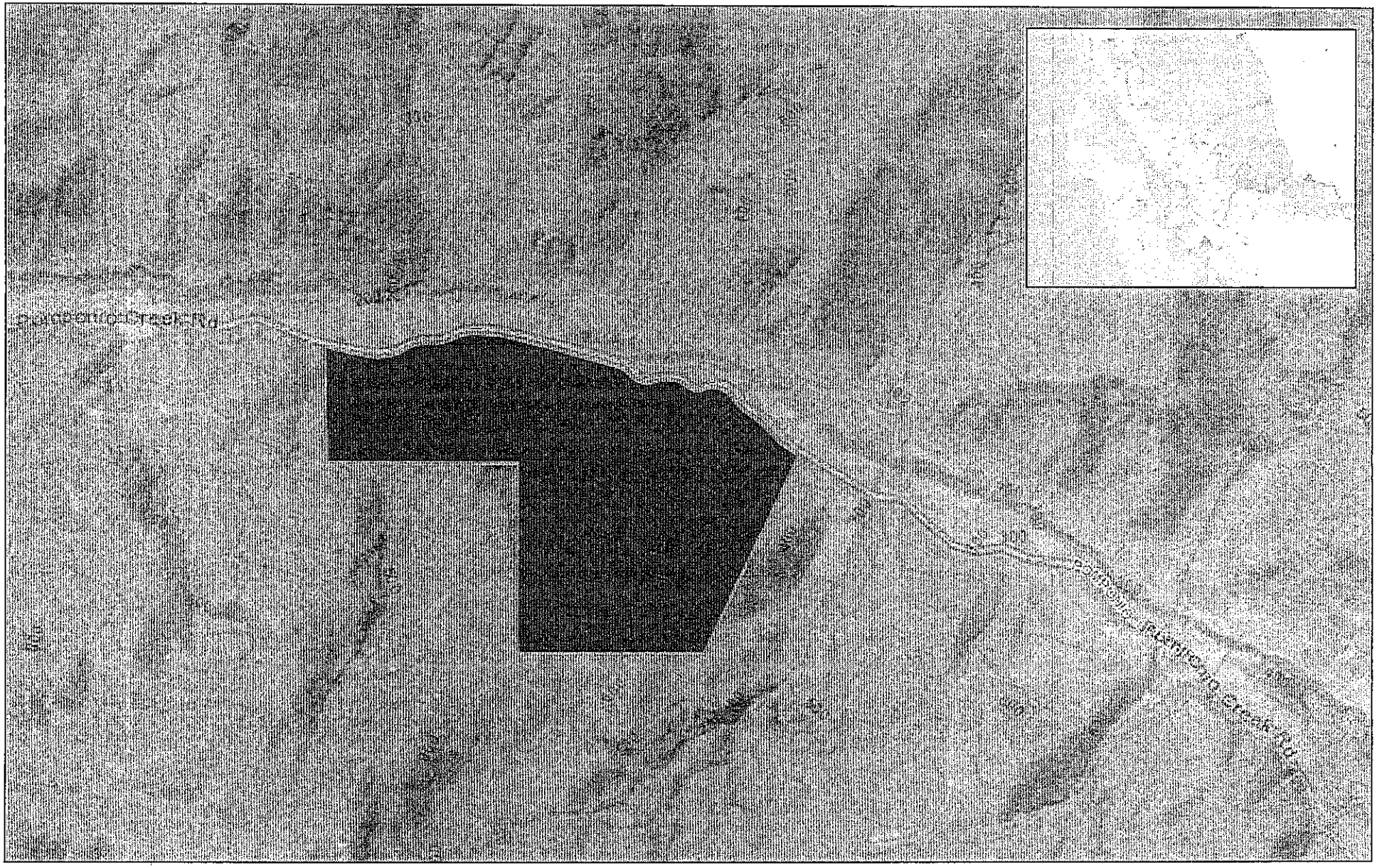
A. Vicinity Map
B. Site Plan
C. Elevations
D. Biological Evaluation

RB:pac - RJBAA0611_WPH.DOCX
Initial Study Checklist 10.17.2013.docx

Attachment A

San Mateo County

Vicinity Map for PLN2016-00257



0.45 0 0.22 0.45 Miles

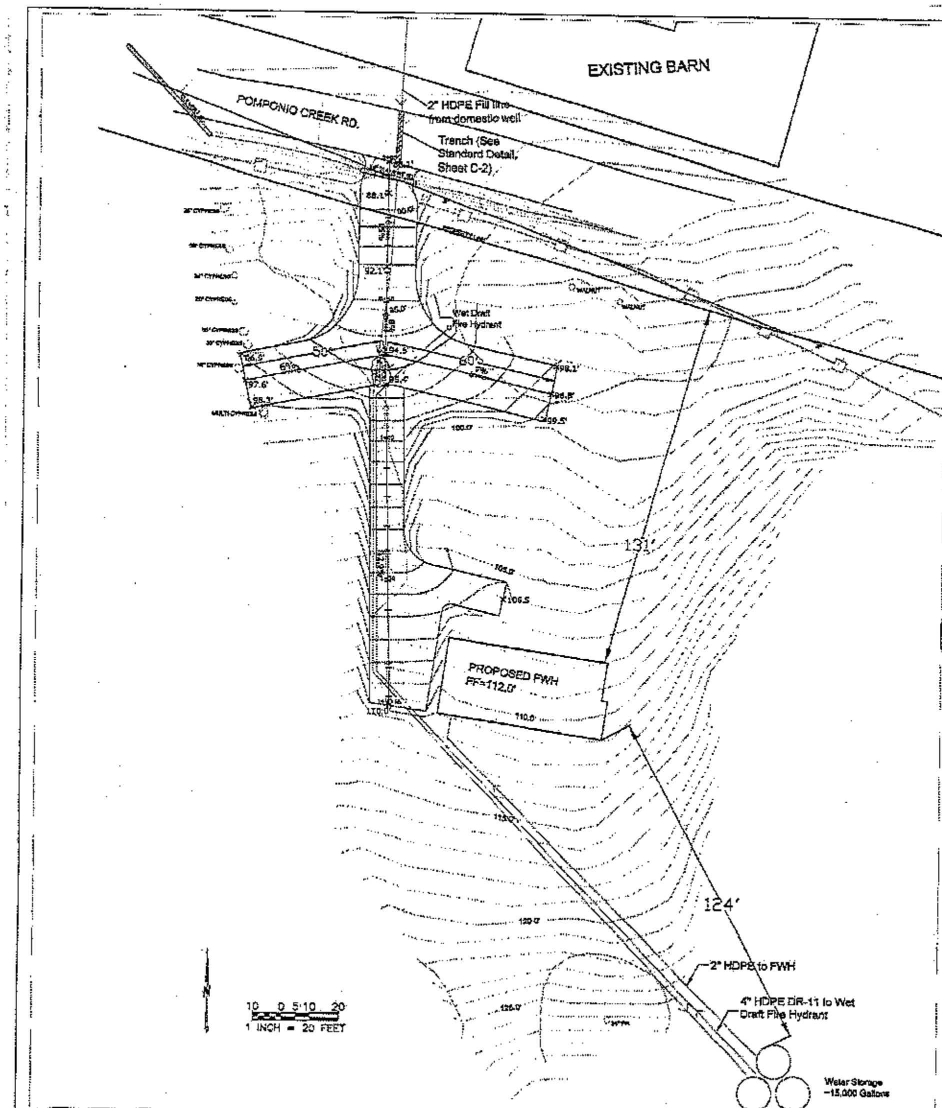
WGS_1984_Web_Mercator_Auxiliary_Sphere

1:14,245

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment B



PURPOSE OF WORK

CREATE NEW FARM WORKER HOUSING (FWH) UNIT.

LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

E EXISTING

P PROPOSED

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   CHRIS GIANNINI, RANCH MANAGER
   3300 POMPONIO CREEK ROAD
   SAN GREGORIO, CA
2. SURVEY AND TOPOGRAPHY BY SIGMA PRIME: MAY 2016.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.

EARTHWORK NOTES

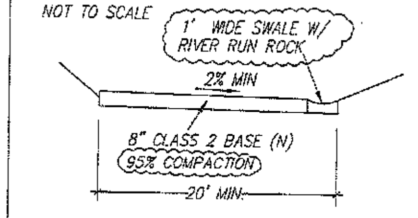
LENGTH OF IMPROVED ROAD = 190 FT (INCLUDING FIRE ENGINE TURNAROUND)
WIDTH OF NEW ROAD = 20' IN FIRE ENGINE TURNAROUND, 12' ELSEWHERE

SEE SHEET C-2 FOR GRADING QUANTITIES.

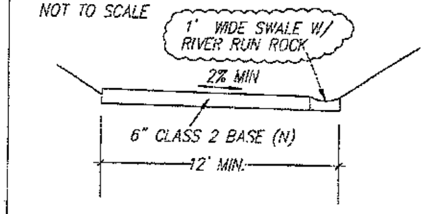
DRAINAGE NOTES

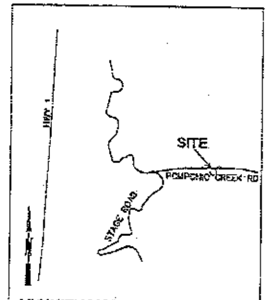
1. NEW ROAD SHALL SLOPE OUTWARD TO SHED RUNOFF UNIFORMLY, WHERE POSSIBLE.

TYPICAL FIRE ROAD SECTION
NOT TO SCALE

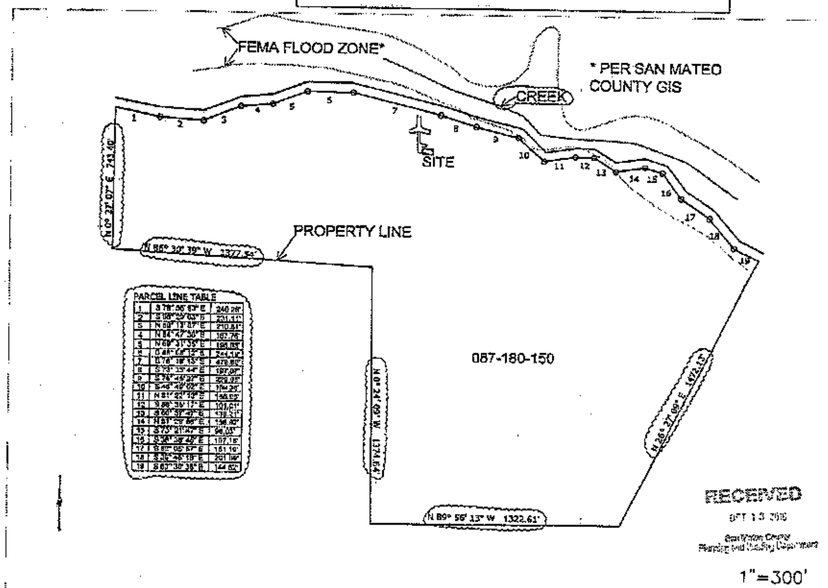


TYPICAL NON-FIRE ROAD SECTION
NOT TO SCALE





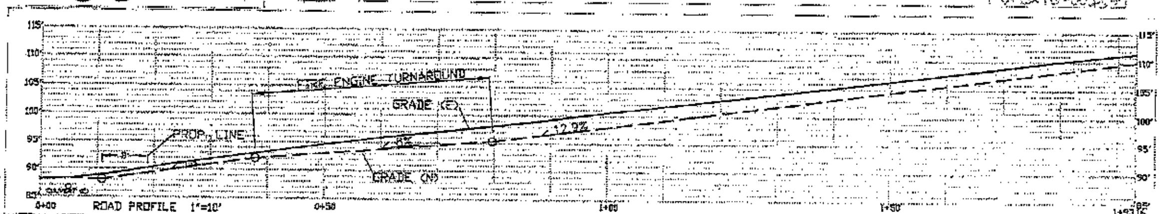
VICINITY MAP - NOT TO SCALE



PARCEL LINE TABLE

1	S 78° 56' 53" E	240.26'
2	S 08° 22' 03" E	231.11'
3	N 69° 13' 07" E	210.81'
4	N 84° 47' 30" E	167.75'
5	N 69° 31' 35" E	195.05'
6	[illegible]	244.11'
7	[illegible]	478.80'
8	S 73° 15' 44" E	197.07'
9	S 76° 45' 27" E	329.05'
10	S 46° 49' 02" E	104.20'
11	N 81° 22' 19" E	136.55'
12	S 88° 36' 17" E	101.61'
13	S 60° 37' 47" E	178.31'
14	N 81° 28' 09" E	136.40'
15	S 73° 21' 47" E	96.03'
16	S 38° 38' 45" E	107.16'
17	S 65° 05' 57" E	161.19'
18	S 35° 45' 16" E	201.16'
19	S 63° 30' 38" E	144.62'

RECEIVED
OCT 13 2016
San Mateo County
Planning and Building Department



DATE: 08-21-16
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 9-12-16
REV. DATE: 10-13-16
REV. DATE:

Sigma Prime Geosciences, Inc.

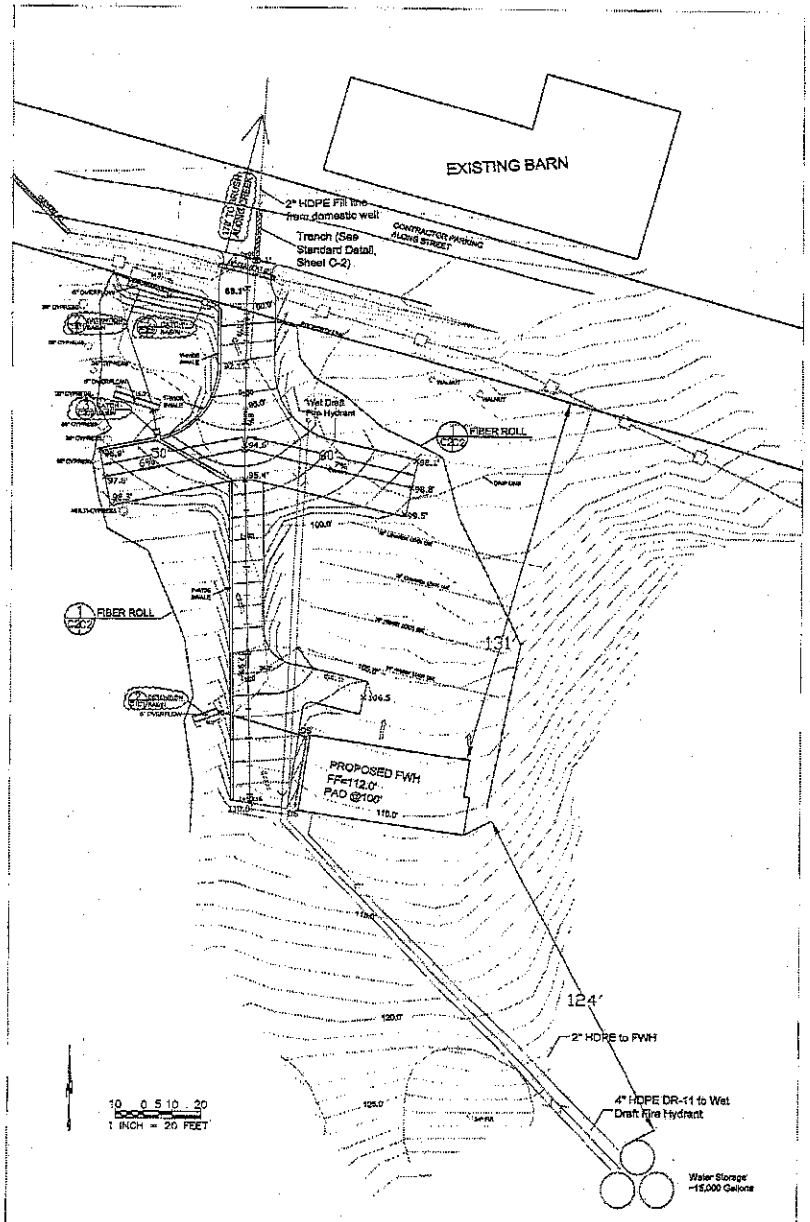
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

FIRE SUPPRESSION AND ACCESS PLAN

CYPRESS TREE RANCH
1906 POMPONIO CREEK ROAD
SAN GREGORIO, CALIFORNIA
087-180-150

SHEET

C-1



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- 102.4 PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE FLOW
- 3" SOLID DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE
- E EXISTING
- P PROPOSED
- FF FINISH FLOOR ELEV.

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   CHRIS GIANNINI, RANCH MANAGER
   3300 POMPONIO CREEK ROAD
   SAN GREGORIO, CA
2. SURVEY AND TOPOGRAPHY BY SIGMA PRIME; MAY 2016.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE PROPOSED WATER TANKS WILL COVER AN AREA OF ABOUT 600 SQUARE FEET.

GRADING NOTES

CUT VOLUME: 230 CY (FOR ROAD ONLY - NONE FOR FWH UNIT)
FILL VOLUME: 0 CY
NET VOLUME: 230 CY EXPORT (TO BE OFF-HAULED)

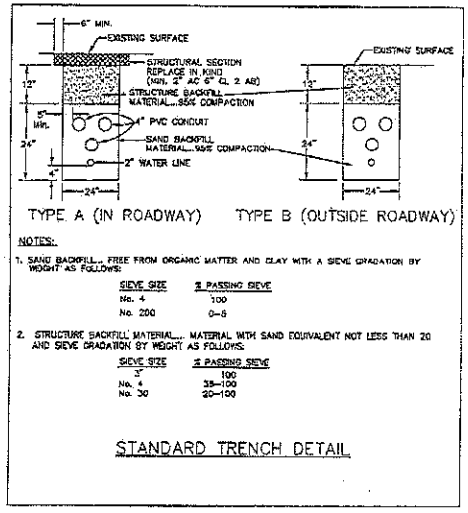
1. ABOVE VOLUMES ARE APPROXIMATE.
2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
2. DRAIN LINES SHALL LEAD TO DRY WELL SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 3" MIN DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE DRAINAGE SYSTEM IN A GOOD WORKING CONDITION. THE OWNER SHALL SEE THAT THE SYSTEM IS CHECKED FOR CLOGGING AND DEBRIS EVERY FALL.
6. SLOPE DRIVEWAY AWAY FROM PROPOSED SEPTIC LEACH FIELD AREA.

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. 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 cleaning, 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 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



NOTES:

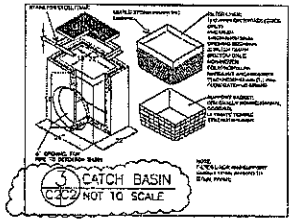
1. SAND BACKFILL... FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:

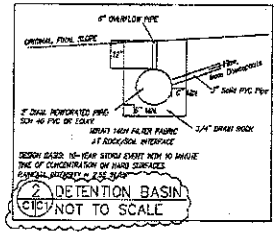
SIEVE SIZE	% PASSING SIEVE
No. 4	100
No. 200	0–5

2. STRUCTURE BACKFILL MATERIAL... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
3"	100
No. 4	35–100
No. 30	20–100

STANDARD TRENCH DETAIL



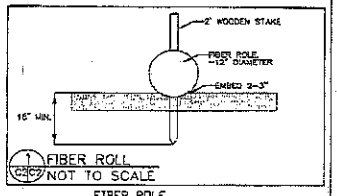


SECTION AND DETAIL CONVENTION

EROSION CONTROL POINT OF CONTACT

THIS 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: CHRIS GIANNINI
TITLE/QUALIFICATION: RANCH MANAGER
PHONE: 650-726-2920
PHONE:
E-MAIL: POMPONIORANCH@YAHOO.COM



FIBER ROLS INSTALL AT LOCATIONS SHOWN. AFIX AS SHOWN IN DETAIL 1

1. GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOILS SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH MULCH AND/OR LANDSCAPING.

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

DATE: 06-21-16
DRAWN BY: CMK
CHECKED BY: ADS
REV. DATE: 9-12-16
REV. DATE: 10-13-16
REV. DATE:
REV. DATE:

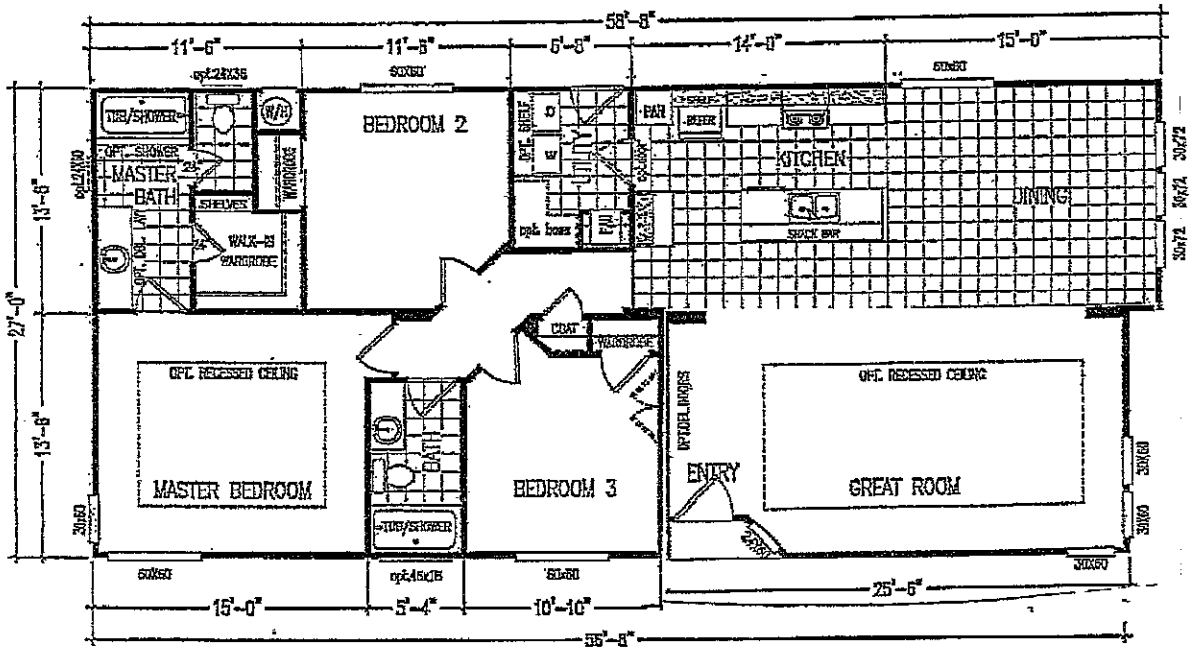
GRADING, DRAINAGE, EROSION CONTROL PLAN

CYPRESS TREE RANCH
1906 POMPONIO CREEK ROAD
SAN GREGORIO, CALIFORNIA
087-180-150

SHEET
C–2

Attachment C

PLN2016-00257



RECEIVED
JUN 28 2016
Planning Division

STANDARD IMAGE W/ GREAT ROOM

SAN SIMEON

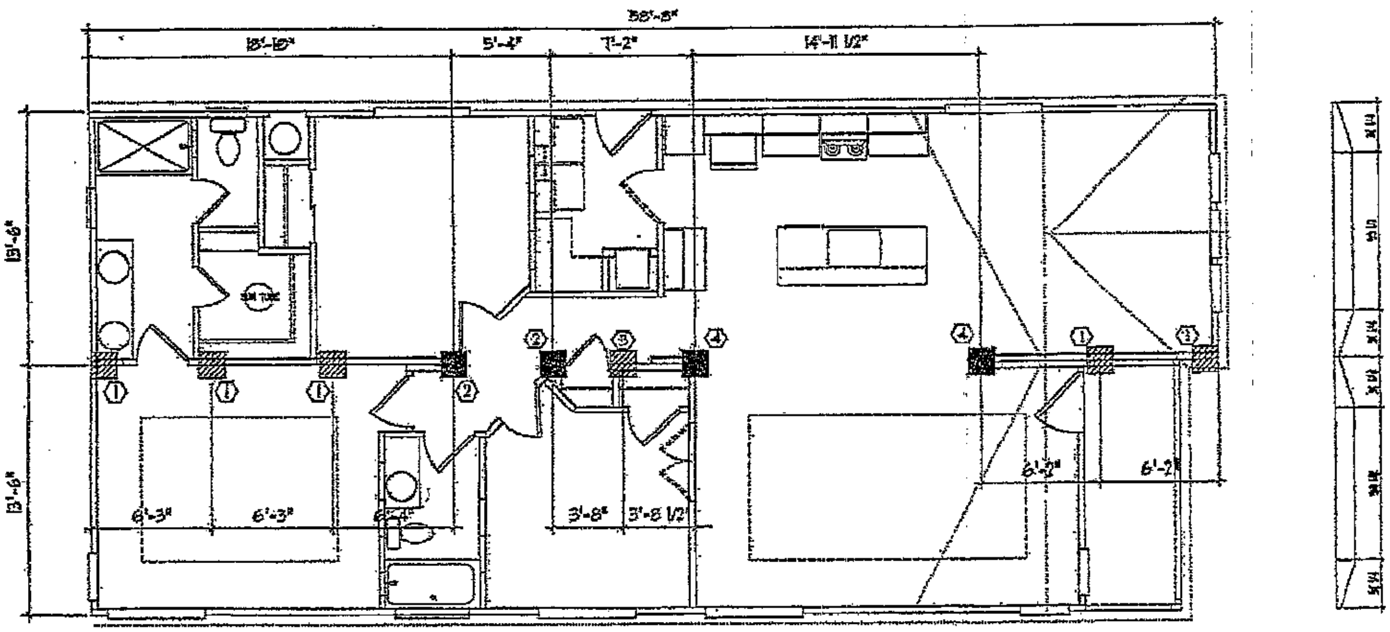
1538

GSH27593C

1,489/1,538 SQUARE FEET

GMH SACRAMENTO

Because our company has a continuous product update process, specifications, floor plan lay-out and dimensions shown on this literature are subject to change without notice or obligation. Construction and design specifications as well as features presented are exemplified, therefore should not be used as actual construction data, and may not be offered in all series or models. Our Retailer will provide accurate, up-to-date information on available options and specifications for your home.



RIDGE BEAM SUPPORT (BEARING WALL-TABLE #7)

RIDGE BEAM SUPPORT (CLEAR SPAN-TABLE #5)

ROOF LOAD	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
20#	4880	2880	2240	3760	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
30#	5200	3760	2800	6000	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–

CMH MANUFACTURING INC.
5998 OLD PLACERVILLE ROAD
Sacramento, CA. 95827
Phone: (916) 363-2681; Fax: (916) 363-4537
www.claytonhomes.com www.karstenhomes.com

DRAWING TITLE:

CARPET & PIER SUPPORT LOCATIONS

DRAWING FILE INFORMATION: RUN #353/35380

PRODUCT: COMMUNITY SERIES

DESIGN: SAN SIMEON

MODEL NO.: CSH27593C

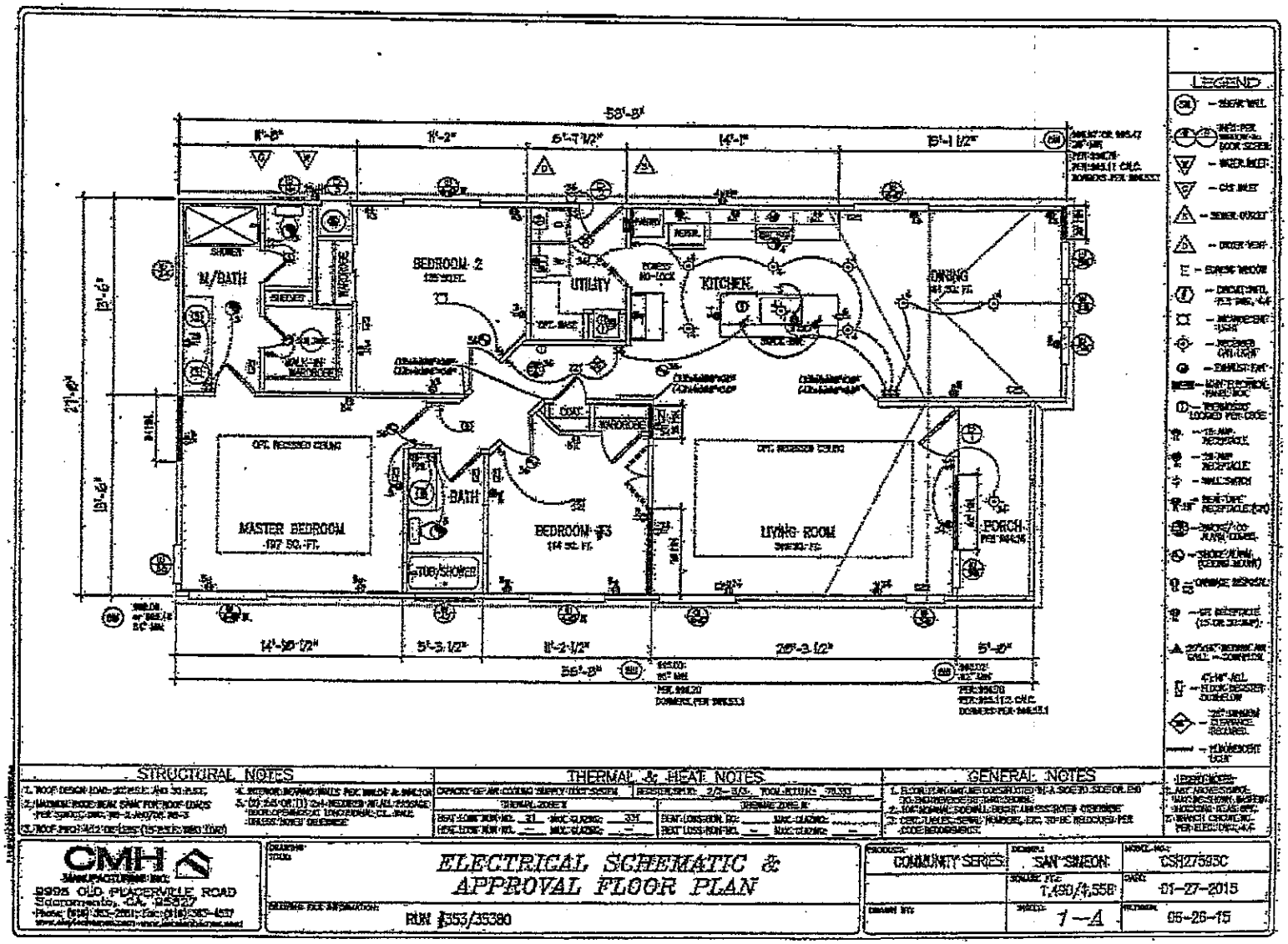
SQUARE FT.: 1,490/1,558

DATE: 01-27-2015

DRAWN BY:

SHEET: 1-A

REVISED: 06-26-15



LEGEND

STRUCTURAL NOTES

THERMAL & HEAT NOTES

GENERAL NOTES

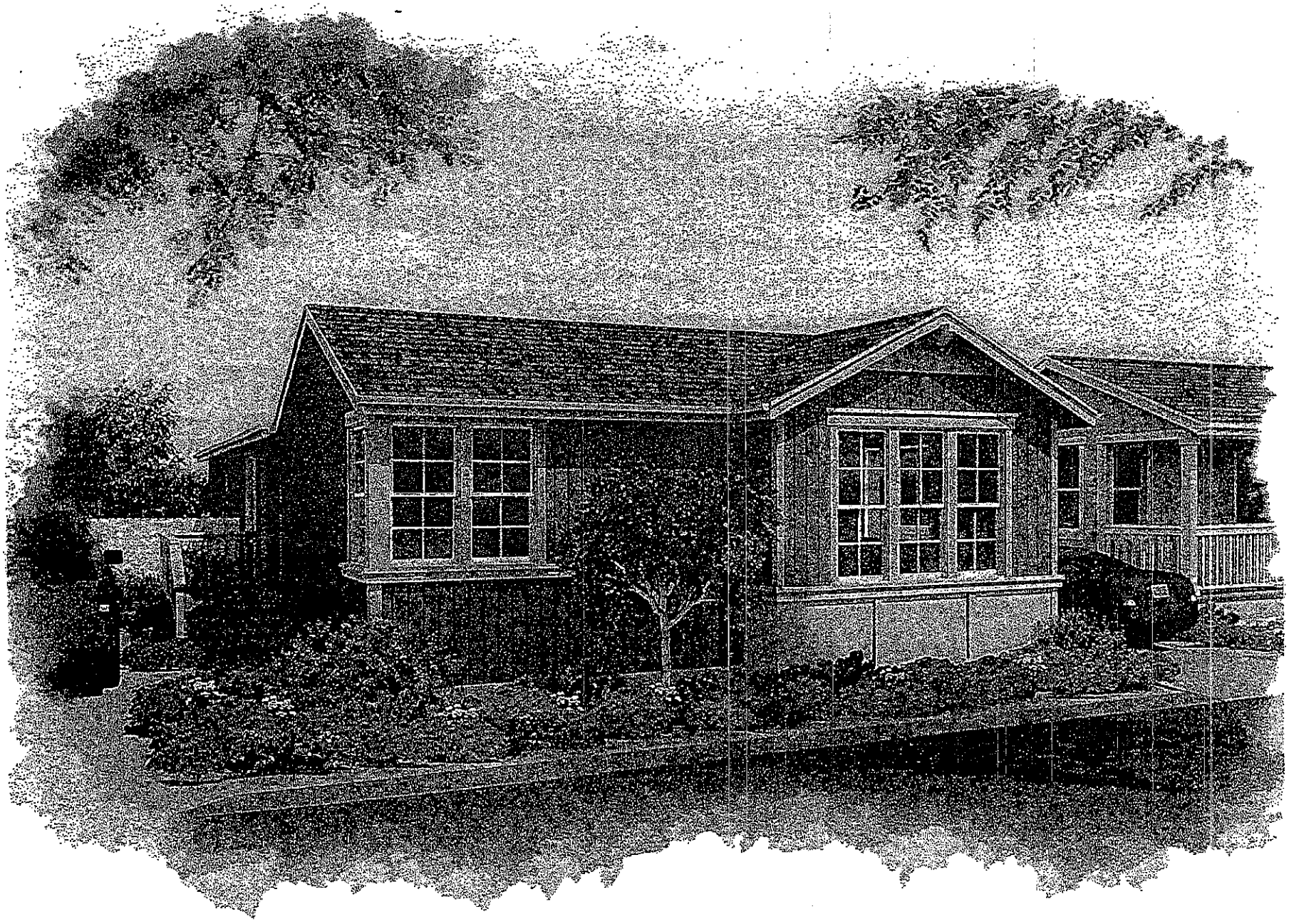
CMH MANUFACTURING INC.
8305 OLD PLACERVILLE ROAD
Sacramento, CA. 95827

ELECTRICAL SCHEMATIC & APPROVAL FLOOR PLAN

RUN #353/35380

COMMUNITY SERIES	SAN SIMEON	CSH27593C
	T,450/4,558	01-27-2015
	1-A	05-26-15

THIS IS for AN ALL ELECTRIC house



Attachment D

Biological Resources Assessment Report

CYPRESS TREE RANCH FARM LABOR HOUSING PROJECT SAN GREGORIO, SAN MATEO COUNTY, CALIFORNIA

Prepared For:

Kerry Burke
Burke Land Use
34 Amesport Landing
Half Moon Bay, CA 94019

Contact:

Dana Riggs
riggs@wra-ca.com
(415) 454-8868 x1230

Patricia Valcarcel
valcarcel@wra-ca.com
(415) 454-8868 x1220

Date:

August 2016

wra
ENVIRONMENTAL CONSULTANTS

2169-G East Francisco Blvd., San Rafael, CA 94901 (415) 454-8868 tel (415) 454-0129 fax info@wra-ca.com www.wra-ca.com

TABLE OF CONTENTS

LIST OF APPENDICES

LIST OF TABLES

LIST OF FIGURES

LIST OF ACRONYMS AND ABBREVIATIONS

CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
Corps	U.S. Army Corps of Engineers
CRLF	California red-legged frog
EFH	Essential Fish Habitat
ESA	Federal Endangered Species Act
ESHA	Environmentally Sensitive Habitat Area
Inventory	CNPS Inventory of Rare and Endangered Plants
LCP	San Mateo County Local Coastal Plan
NMFS	National Marine Fisheries Service
NOAA	National Oceanic and Atmospheric Administration
OHWM	Ordinary High Water Mark
Rank	California Rare Plant Rank
RWQCB	Regional Water Quality Control Board
SFGS	San Francisco garter snake
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
WRA	WRA, Inc.

EXECUTIVE SUMMARY

The purpose of this report is to provide an analysis in conformance with San Mateo County's Local Coastal Program (LCP) Policy 7.5 of the potential for sensitive biological communities and special-status species issues at the Cypress Tree Ranch Farm Labor House Project site (Study Area) in San Gregorio, California.

On July 12, 2016, WRA, Inc. (WRA) conducted a biological resources assessment within the Study Area. WRA observed six biological communities and 79 plant species. No wildlife was observed during the site assessment. One sensitive biological community, riparian habitat, was identified in the Study Area, and is also an Environmentally Sensitive Habitat Area (ESHA). Six special-status wildlife species have a moderate potential to occur within riparian and poison oak scrub habitats in the Study Area. No special-status plant species have a moderate or high potential to occur within the Study Area. The Study Area is within designated Critical Habitat (unit SNM-2) for California red-legged frog (*Rana draytonii*) and is dispersal habitat for both California red-legged frog and San Francisco garter snake (*Thamnophis sirtalis tetrataenia*). The proposed Project will not alter or permanently impact Critical Habitat and no take of listed species is anticipated. The proposed Project is installation of a Farm Labor House (FLH) and associated infrastructure. Project activities are limited to previously developed/disturbed habitats and are outside of recommended ESHA setbacks.

1.0 INTRODUCTION

On July 12, 2016, WRA, Inc. (WRA) performed an assessment of biological resources at Cypress Tree Ranch near San Gregorio, San Mateo County, California (Study Area; Figure 1). The purpose of the assessment was to address San Mateo County's request for a biological analysis for the proposed Farm Labor Housing (FLH) construction (Project). This report describes the results of the site visit which assessed the Study Area for the (1) potential to support special-status species and (2) presence of other sensitive biological resources protected by local, state, and federal laws and regulations.

A biological resources assessment provides general information on the potential presence of sensitive species and habitats. The biological assessment is not an official protocol-level survey for listed species that may be required for project approval by local, state, or federal agencies. This assessment is based on information available at the time of the study and on site conditions that were observed on the date of the site visit.

1.1 Setting

The Study Area is set in the mostly rural and undeveloped portion of coastal San Mateo County. Nearby land uses are primarily cattle ranching, open space, and low-intensity agriculture. San Gregorio and La Honda are the nearest population centers, approximately 3.5 miles northwest and northeast of the Study Area, respectively. The Study Area is located within Cypress Tree Ranch at 1906 Pomponio Creek Road (Figure 1). The Cypress Tree Ranch is an on-going cattle and hay production operation and has historically been utilized for these and related agricultural activities. The Study Area spans Pomponio Creek Road and includes an undeveloped area in proximity to the south side of Pomponio Creek Road and extends north to Pomponio Creek. The area north of Pomponio Creek Road includes a barn and related agricultural development and an existing one-lane railcar bridge over Pomponio Creek for ranch access to the Cypress Tree Ranch lands north of Pomponio Creek.

2.0 REGULATORY BACKGROUND

The following sections explain the regulatory context of the biological assessment, including applicable laws and regulations that were applied to the field investigations and analysis of potential project impacts.

2.1 Special-Status Species

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, sensitive species included in USFWS Recovery Plans, and CDFW special-status invertebrates are all considered special-status species. Although CDFW Species of Special Concern generally have no special legal status, they are given special consideration under the California Environmental Quality Act (CEQA). Bat species designated as "High Priority" by the Western Bat Working Group (WBWG) qualify for

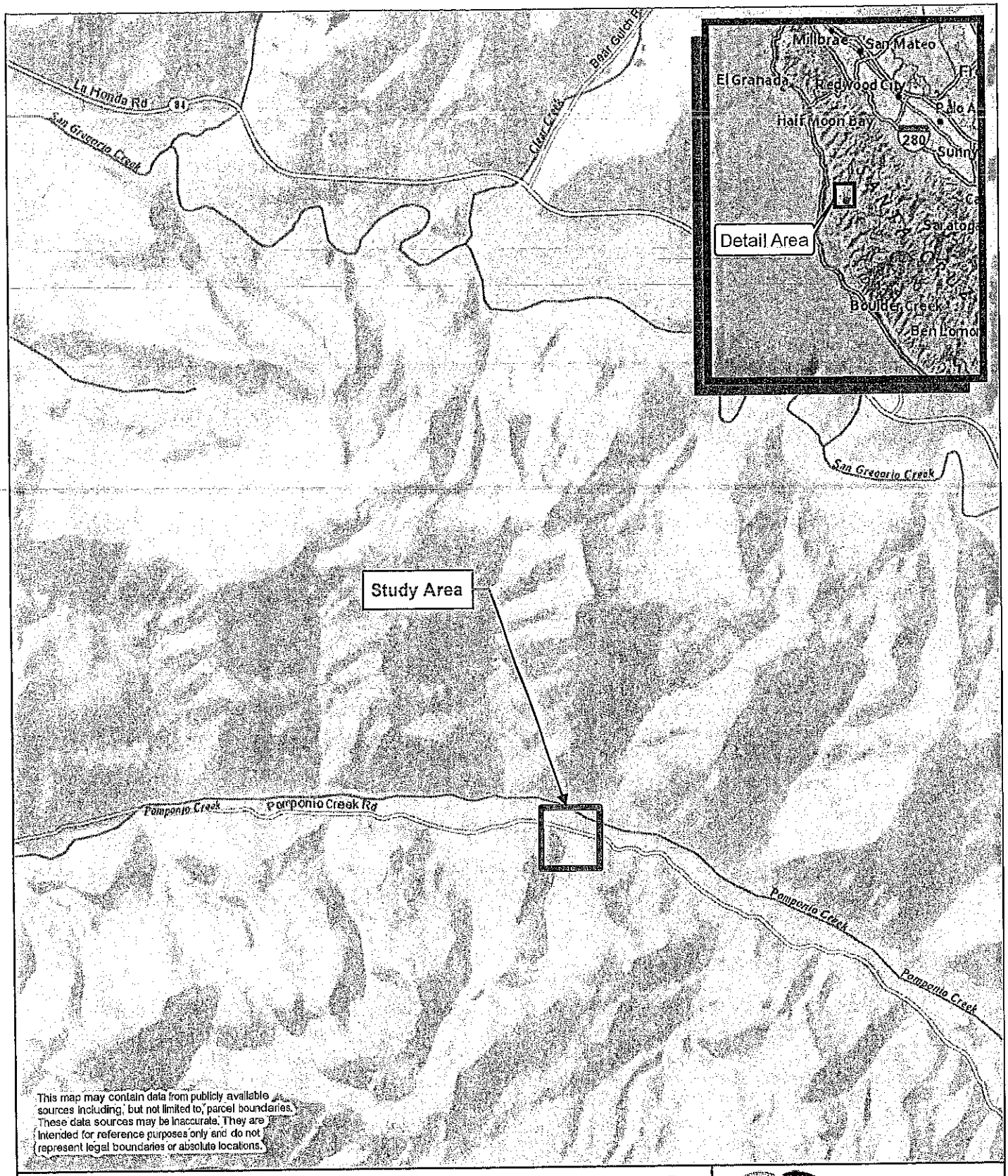


Figure 1. Study Area Location Map

N
W E
S

0 750 1,500 3,000
Feet

wra
ENVIRONMENTAL CONSULTANTS

Cypress Tree Ranch
San Mateo County, California

Map Prepared Date: 7/15/2016
Map Prepared By: lhourigan
Base Source: Esri Streaming - National Geographic
Data Source(s): WRA

Path: L:\Acad 2000 Files\23000\23267\GIS\ArcMap\2016\LocationMap.mxd

legal protection under Section 15380(d) of the CEQA Guidelines. Species designated "High Priority" are defined as "imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats" (CDFW 2016a). In addition to regulations for special-status species, most birds in the United States, including non-status species, are protected by the Migratory Bird Treaty Act of 1918. Under this legislation, destroying active nests, eggs, and young is illegal. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA. Rank 3 and Rank 4 species are afforded little or no protection under CEQA and are not included in this analysis. A description of the CNPS Ranks is provided below in Table 1.

Table 1. Description of CNPS Ranks and Threat Codes

California Rare Plant Ranks (formerly known as CNPS Lists)	
Rank 1A	Presumed extirpated in California and either rare or extinct elsewhere
Rank 1B	Rare, threatened, or endangered in California and elsewhere
Rank 2A	Presumed extirpated in California, but more common elsewhere
Rank 2B	Rare, threatened, or endangered in California, but more common elsewhere
Rank 3	Plants about which more information is needed - A review list
Rank 4	Plants of limited distribution - A watch list
Threat Ranks	
0.1	Seriously threatened in California
0.2	Moderately threatened in California
0.3	Not very threatened in California

San Mateo County Local Coastal Program (LCP)

The San Mateo County Local Coastal Program (LCP) includes a Sensitive Habitat Component which includes, but is not limited to, "riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species." Environmentally sensitive habitat area (ESHA) means "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." For the purposes of this report, WRA has taken into consideration any areas that may meet the definition of any ESHA defined by the San Mateo County LCP.

The LCP specifically calls out one sensitive species known to occur near the Study Area: San Francisco garter snake (*Thamnophis sirtalis tetrataenia*; SFGS). Section 7.36 of the LCP says the County will:

"a. Prevent any development where there is known to be a riparian or wetland location for the San Francisco garter snake with the following exceptions:

(1) existing manmade impoundments smaller than one-half acre in surface, and (2) existing manmade impoundments greater than one-half acre in surface providing mitigation measures

are taken to prevent disruption of no more than one half of the snake's known habitat in that location in accordance with recommendations from the State Department of Fish and Game.

b. Require developers to make sufficiently detailed analyses of any construction which could impair the potential or existing migration routes of the San Francisco garter snake. Such analyses will determine appropriate mitigation measures to be taken to provide for appropriate migration corridors."

Critical Habitat

Critical habitat is a term defined in the ESA as a specific geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. The ESA requires federal agencies to consult with the USFWS to conserve listed species on their lands and to ensure that any activities or projects they fund, authorize, or carry out will not jeopardize the survival of a threatened or endangered species. In consultation for those species with critical habitat, federal agencies must also ensure that their activities or projects do not adversely modify critical habitat to the point that it will no longer aid in the species' recovery. In many cases, this level of protection is similar to that already provided to species by the ESA jeopardy standard. However, areas that are currently unoccupied by the species but which are needed for the species' recovery are protected by the prohibition against adverse modification of critical habitat.

2.2 Sensitive Biological Communities

Sensitive biological communities include habitats that fulfill special functions or have special values, such as wetlands, streams, or riparian habitat. These habitats are protected under federal regulations such as the Clean Water Act; state regulations such as the Porter-Cologne Act, the CDFW Streambed Alteration Program, and CEQA; or local ordinances or policies such as city or county tree ordinances, the LCP, Special Habitat Management Areas, and General Plan Elements.

Waters of the United States

The U.S. Army Corps of Engineers (Corps) regulates "Waters of the United States" under Section 404 of the Clean Water Act. Waters of the U.S. are defined in the Code of Federal Regulations (CFR) as waters susceptible to use in commerce, including interstate waters and wetlands, all other waters (intrastate waterbodies, including wetlands), and their tributaries (33 CFR 328.3). Potential wetland areas, according to the three criteria used to delineate wetlands as defined in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987), are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. Areas that are inundated at a sufficient depth and for a sufficient duration to exclude growth of hydrophytic vegetation are subject to Section 404 jurisdiction as "other waters" and are often characterized by an ordinary high water mark (OHWM). Other waters, for example, generally include lakes, rivers, and streams. The placement of fill material into Waters of the U.S generally requires an individual or nationwide permit from the Corps under Section 404 of the Clean Water Act.

Waters of the State

The term "Waters of the State" is defined by the Porter-Cologne Act as "any surface water or groundwater, including saline waters, within the boundaries of the state." The Regional Water Quality Control Board (RWQCB) protects all waters in its regulatory scope and has special

responsibility for wetlands, riparian areas, and headwaters. These waterbodies have high resource value, are vulnerable to filling, and are not systematically protected by other programs. RWQCB jurisdiction includes "isolated" wetlands and waters that may not be regulated by the Corps under Section 404. Waters of the State are regulated by the RWQCB under the State Water Quality Certification Program which regulates discharges of fill and dredged material under Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Projects that require a Corps permit, or fall under other federal jurisdiction, and have the potential to impact Waters of the State, are required to comply with the terms of the Water Quality Certification determination. If a proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to Waters of the State, the RWQCB has the option to regulate the dredge and fill activities under its state authority in the form of Waste Discharge Requirements.

Streams, Lakes, and Riparian Habitat

Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction by CDFW under Sections 1600-1616 of California Fish and Game Code. Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term "stream", which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life [including] watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (14 CCR 1.72). In addition, the term "stream" can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife (CDFG 1994). "Riparian" is defined as "on, or pertaining to, the banks of a stream." Riparian vegetation is defined as "vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself" (CDFG 1994). Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFW. In the San Mateo County LCP, riparian corridors are further defined as "the limit of riparian vegetation normally found near streams, lakes, and other bodies of freshwater. Such a corridor must contain at least 50% cover of some combination of the plants listed [in the LCP]."

Other Sensitive Biological Communities

Other sensitive biological communities not discussed above include habitats that fulfill special functions or have special values. Natural communities considered sensitive are those identified in local or regional plans, policies, regulations, or by the CDFW. CDFW ranks sensitive communities as "threatened" or "very threatened" and keeps records of their occurrences in its California Natural Diversity Database (CNDDB; CDFW 2016). Sensitive plant communities are also identified by CDFW (CNPS 2015a). CNDDB vegetation alliances are ranked 1 through 5 based on NatureServe's (2010) methodology, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. Impacts to sensitive natural communities identified in local or regional plans, policies, or regulations or those identified by the CDFW or USFWS must be considered and evaluated under CEQA (CCR Title 14, Div. 6, Chap. 3, Appendix G). Specific habitats may also be identified as sensitive in city or county general plans or ordinances.

3.0 METHODS

On July 12, 2016, the Study Area was traversed on foot to determine (1) plant communities present within the Study Area, (2) if existing conditions provided suitable habitat for any special-status plant or wildlife species, and (3) if sensitive habitats or ESHAs are present. All plant and wildlife species encountered were recorded, and are summarized in Appendix A. Plant nomenclature follows Baldwin et al. (2012) and subsequent revisions by the Jepson eFlora Project (2016), except where noted. Because of recent changes in classification for many of the taxa treated by Baldwin et al. and the Jepson eFlora Project, relevant synonyms are provided in brackets. For cases in which regulatory agencies, CNPS, or other entities base rarity on older taxonomic treatments, precedence was given to the treatment used by those entities.

3.1 Biological Communities

Prior to the site visit, the Soil Survey of San Mateo County, California (USDA 2013) and aerial photographs were examined to determine if any unique soil types that could support sensitive plant communities and/or aquatic features were present in the Study Area. Biological communities present in the Study Area were classified based on existing plant community descriptions described in the *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986). However, in some cases it is necessary to identify variants of community types or to describe non-vegetated areas that are not described in the literature. Biological communities were classified as sensitive or non-sensitive as defined by CEQA and other applicable laws and regulations.

3.1.1 Non-sensitive Biological Communities

Non-sensitive biological communities are those communities that are not afforded special protection under CEQA or other state, federal, and local laws, regulations and ordinances. These communities may, however, provide suitable habitat for some special-status plant or wildlife species and are identified or described in Section 4.1.1 below.

3.1.2 Sensitive Biological Communities

Sensitive biological communities are defined as those communities that are given special protection under CEQA and other applicable federal, state, and local laws, regulations and ordinances. Applicable laws and ordinances are discussed above in Section 2.0. Special methods used to identify sensitive biological communities are discussed below.

Wetlands and Waters

The Study Area was surveyed to determine if any wetlands and waters potentially subject to jurisdiction by the Corps, RWQCB, or CDFW were present. The assessment was based primarily on the presence of wetland plant indicators, but may also include any observed indicators of wetland hydrology or wetland soils. Any potential wetland areas were identified as areas dominated by plant species with a wetland indicator status[1] of OBL, FACW, or FAC as given on the U.S. Army Corps of Engineers Wetland Plant List (Lichvar 2013). Evidence of

[1] OBL = Obligate, always found in wetlands (> 99% frequency of occurrence); FACW = Facultative wetland, usually found in wetlands (67-99% frequency of occurrence); FAC = Facultative, equal occurrence in wetland or non-wetlands (34-66% frequency of occurrence).

wetland hydrology can include direct evidence (primary indicators), such as visible inundation or saturation, algal mats, and oxidized root channels, or indirect (secondary) indicators, such as a water table within two feet of the soil surface during the dry season. Some indicators of wetland soils include dark colored soils, soils with a sulfidic odor, and soils that contain redoximorphic features as defined by the Corps Manual (Environmental Laboratory 1987) and Field Indicators of Hydric Soils in the United States (NRCS 2010).

The California Coastal Commission (CCC) and the LCP regulates the diking, filling, or dredging of wetlands within the coastal zone. Section 30121 of the Coastal Act defines "wetlands" as land "which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens." The 1981 CCC Statewide Interpretive Guidelines state that hydric soils and hydrophytic vegetation "are useful indicators of wetland conditions," but the presence or absence of hydric soils and/or hydrophytes alone are not necessarily determinative when the CCC identifies wetlands under the Coastal Act.

The boundaries of areas regulated by the Corps and the CCC or LCP are often not the same due to differing goals of the respective regulatory programs and differing definitions of wetlands. For example, the Corps requires that positive indicators for the presence of wetland hydrology and hydric soils and a predominance of hydrophytic vegetation be present for an area to meet the Corps' wetland definition. The CCC does not necessarily require that all three wetland indicators (wetland hydrology, hydric soils, and a predominance of hydrophytic vegetation) be present for an area to be determined as a "wetland"; rather, the presence of hydric soils in the absence of a predominance of hydrophytes (or vice versa) could be sufficient for a positive wetland determination.

Other Sensitive Biological Communities

The Study Area was evaluated for the presence of other sensitive biological communities, including riparian areas and sensitive plant communities recognized by CDFW or under the LCP. Prior to the site visit, aerial photographs, local soil maps, the *List of Vegetation Alliances* (CDFW 2016b), *A Manual of California Vegetation* (Sawyer et al. 2009), and the LCP were reviewed to assess the potential for sensitive biological communities to occur in the Study Area.

3.2 Special-Status Species

3.2.1 Literature Review

Potential occurrence of special-status species in the Study Area was evaluated by first determining which special-status species occur in the vicinity of the Study Area through a literature and database search. Database searches for known occurrences of special-status species focused on the 5 miles surrounding the Pomponio Ranch property. The following sources were reviewed to determine which special-status plant and wildlife species have been documented to occur in the vicinity of the Study Area:

- California Natural Diversity Database (CNDDB) records (CDFW 2016a)
- USFWS species lists (USFWS 2016)
- CNPS Inventory records (CNPS 2016b)
- CDFG publication "California's Wildlife, Volumes I-III" (Zeiner et al. 1990)
- CDFW and University of California Press publication *California Amphibian and Reptile Species of Special Concern* (Thomson et al. 2016)

- A Field Guide to Western Reptiles and Amphibians (Stebbins 2003)
- Steelhead/rainbow trout resources south of the Golden Gate (Becker and Reining 2008)
- San Mateo County Local Coastal Plan (County of San Mateo 2013)

3.2.2 Site Assessment

A site visit was made to the Study Area to search for suitable habitats for special-status species. Habitat conditions observed within the Study Area were used to evaluate the potential for presence of special-status species based on these searches and the professional expertise of the investigating biologists. The potential for each special-status species to occur in the Study Area was then evaluated according to the following criteria:

- No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
- Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
- Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
- High Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.
- Present. Species is observed on the site or has been recorded (i.e. CNDDB, other reports) on the site recently.

The site assessment is intended to identify the presence or absence of suitable habitat for each special-status species known to occur in the vicinity in order to determine its potential to occur in the Study Area. The site visit does not constitute a protocol-level survey and is not intended to determine the actual presence or absence of a species; however, if a special-status species is observed during the site visit, its presence will be recorded and discussed. In cases where little information is known about species occurrences and habitat requirements, the species evaluation was based on best professional judgment of WRA biologists with experience working with the species and habitats.

3.3 Rare, Endangered, and Unique Species Habitat Assessment

A WRA wildlife biologist conducted the habitat assessment on the entirety of the Study Area and surrounding areas to determine whether habitats containing or supporting rare, endangered, or unique species are present in or near the Study Area. All potential aquatic and wetland habitats were located and examined for the presence of potential California red-legged frog (*Rana draytonii*; CRLF) or SFGS habitat per the habitat requirements of each species as described in the literature. Any potential breeding and upland refugia sites were noted, if present.

4.0 RESULTS

The Study Area is within the Cypress Tree Ranch in proximity to Pomponio Creek Road and located in rural San Gregorio. The Cypress Tree Ranch is primarily used for livestock grazing and agriculture. The proposed Project is a FLH composed of a single, modular home with associated infrastructure including water storage, access road, and required fire truck turnaround. Pomponio Creek Road bisects the Study Area and there is an existing barn on the north side of Pomponio Creek Road. North, northeast, and northwest of the Study Area are agriculture fields; and south, southwest, and southeast is poison oak (*Toxicodendron diversilobum*) scrub. The proposed FLH, access road, and fire truck turnaround will be south of Pomponio Creek Road, and piping from the water storage tanks will pass under Pomponio Creek Road and tie into existing infrastructure at the barn. No trees are proposed for removal. The following sections present the results of the site visit and discussion of the biological resources within the Study Area. Representative photographs of the Study Area are provided in Appendix B.

4.1 Biological Communities

Non-sensitive biological communities in the Study Area are developed/disturbed areas, poison oak (*Toxicodendron diversilobum*) scrub, Monterey cypress grove, and agricultural areas. One sensitive community or ESHA is present within the Study Area, a riparian corridor located along Pomponio Creek. Riparian habitat is present along an ephemeral drainage that traverses the southern portion of the Study Area from south to north; however, the ephemeral drainage does not provide habitat to sensitive plant or wildlife species and does not meet the LCP definition of an ESHA. The proposed Project is outside of setbacks associated with riparian corridors and will avoid impacts to the riparian corridor or ESHA. Descriptions for the biological communities and associated ESHA setbacks are contained in the following sections. Biological communities in the Study Area are shown in Figure 2.

4.1.1 Non-Sensitive Biological Communities

Agricultural Field

The agricultural field community occupies approximately 2.69 acres of the Study Area (Figure 2). Agricultural fields occur in parts of the Study Area that have experienced significant disturbance, primarily regular discing, but have not been replanted, and naturally occurring herbaceous vegetation has developed. Agricultural fields occupy the northern and western portion of the Study Area. Vegetation ranges from sparse to dense depending on the intensity and timing of the disturbance and is composed primarily of non-native species such as Italian rye grass (*Festuca perennis*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), Harding grass (*Phalaris aquatica*), slender oat (*Avena barbata*), and big heron bill (*Erodium botrys*). No wildlife species were observed in the agricultural field portion of the Study Area.

Developed/Disturbed

The southern and central portions Study Area contain approximately 2.10 acres of developed/disturbed land (Figure 2). Although not described in the literature, disturbed/developed areas include areas that have been partially developed or have been used in the past for agriculture. However, some of these areas are not currently used for agricultural

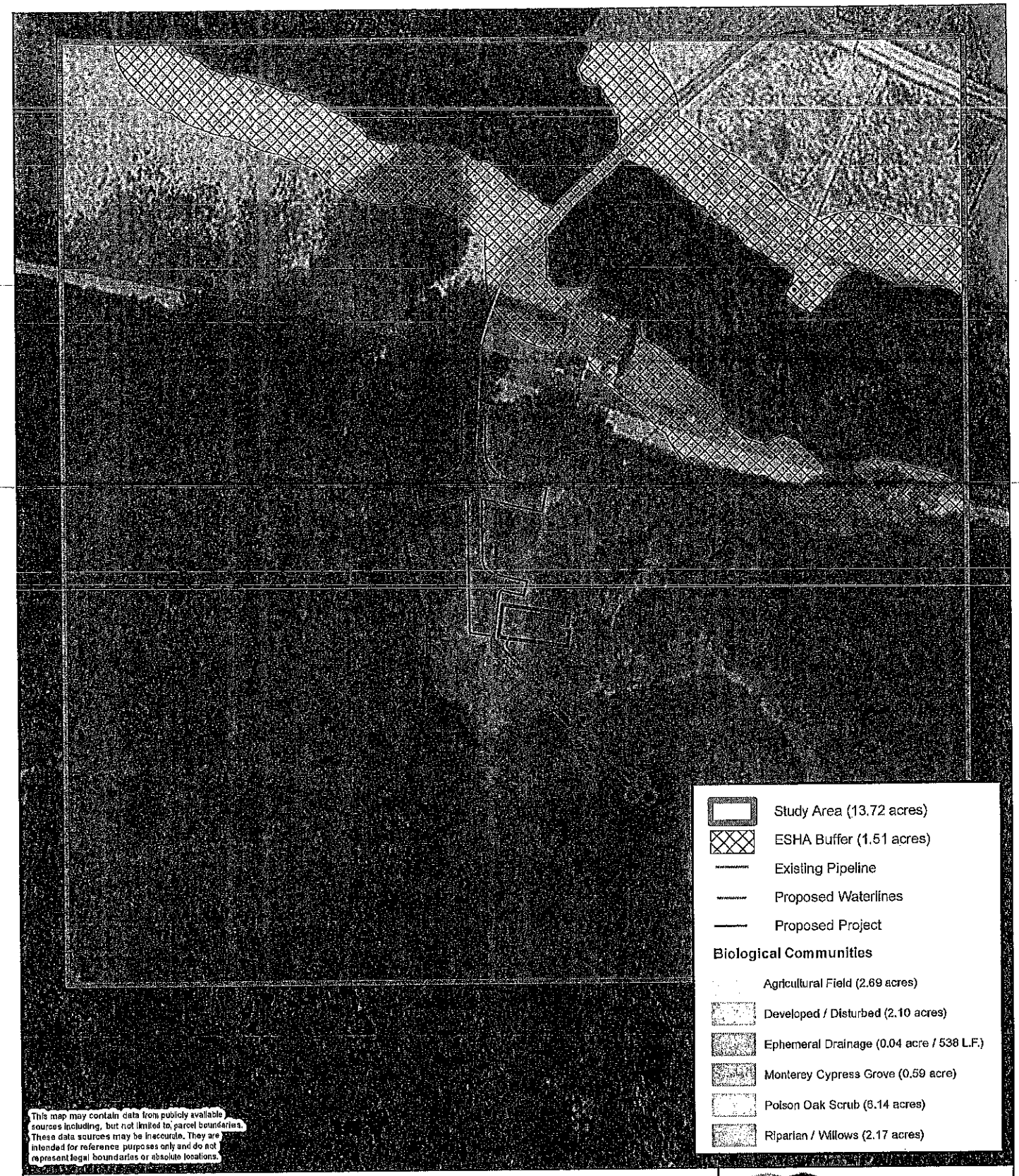


Figure 2. Biological Communities and FLH Site Plan within the Study Area

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Cypress Tree Ranch
San Mateo County, California

0 50 100 200 Feet

Map Prepared Date: 8/4/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - NAIP 2014
Data Source(s): WRA

Path: L:\Acad 2000 Files\23000\23267\GIS\ArcMap\2016\Impacts.mxd

activities and have been allowed to revert to a semi-natural condition. The developed/disturbed portion of the Study Area is composed primarily of ruderal herbaceous areas consisting of mowed or graded areas, a barn, corrals, and open, disturbed, weedy areas. Plant species observed in the developed/disturbed portions of the Study Area include: bull mallow (*Malva nicaeensis*), dooryard knotweed (*Polygonum aviculare*), Italian ryegrass, and big heron bill. No wildlife species were observed in the developed/disturbed portions of the Study Area.

Ephemeral Drainage

The south-west portion of the Study Area contains a narrow ephemeral drainage (approximately 1-3 feet wide), totaling approximately 538 linear feet (Figure 2). The ephemeral drainage flows south to north, was not heavily incised, and lacked a defined bed and bank or observable OHWM. The downstream portion of the ephemeral drainage, as observed within the Study Area, lacked riparian vegetation, lacked flowing or standing water, and appeared to be flashy, only carrying water immediately after storm events. The upstream portion of the ephemeral drainage passes through a thicket of arroyo willows (*Salix lasiolepis*). This portion of the ephemeral drainage was not accessible during the site visit due to a dense understory of poison oak and California blackberry and was mapped preliminarily based on topographic data. The ephemeral drainage lacks water for a majority of the year and does not support sensitive wildlife or plant species; therefore, it does not meet the definition of an ESHA, per the LCP. No wildlife species were observed within the ephemeral drainage portion of the Study Area.

Monterey Cypress Grove

A 0.59-acre grove of Monterey cypress trees (*Hesperocyparis macrocarpa*) is situated in the south-west portion of the Study Area (Figure 2). This vegetation community is somewhat characteristic of the Monterey cypress forest as described in Holland (1986), and Monterey cypress forest (*Hesperocyparis macrocarpa* Forest Alliance) as described in Sawyer et al. (2009); however, this community type is not native to the San Mateo Coast. Although this community is asterisked (*) (Holland 1986) and is ranked G5 S3 (Sawyer et al. 2009, CDFG 2010), rarity rankings are only applied to native stands on the Central Coast near Monterey (Sawyer et al. 2009, CNPS 2012).

Within the Study Area, the Monterey cypress grove contains very little vertical structure with a relatively depauperate shrub and herbaceous understory due to a dense overstory canopy. The overstory is dominated by Monterey cypress. The understory contains a few, suppressed scattered shrubs including poison oak and California blackberry (*Rubus ursinus*). The herbaceous layer is extremely sparse composed of periwinkle (*Vinca major*) and common velvet grass (*Holcus lanatus*). No wildlife species were observed in the Monterey cypress grove portion of the Study Area.

Poison Oak Scrub

Poison oak scrub is the dominant vegetation community within the Study Area, covering approximately 6.14 acres. Poison oak scrub within the Study Area is variably dominated by poison oak (*Toxicodendron diversilobum*), and at a landscape level, this community meets the membership rules of Poison oak scrub (*Toxicodendron diversilobum* Shrubland Alliance; rarity ranking G4, S4). This community is common throughout coastal California, often intergrading in dense stands. As a result of the dense shrub cover, this community contains relatively low diversity in the understory. The shrub canopy is dominated by poison oak, but other species are present, including sticky monkey flower (*Mimulus aurantiacus*), French broom (*Genista*

monspessulana), Scotch broom (*Cytisus scoparius*), woolly cotoneaster (*Cotoneaster pannosus*), and milkflower cotoneaster (*Cotoneaster lacteus*). Emergent trees including coast live oak (*Quercus agrifolia*), California bay (*Umbellularia californica*), and cherry plum (*Prunus cerasifera*) are present at low cover within this community. Common herbaceous species in the interstitial areas between shrubs include ripgut brome (*Bromus diandrus*), slim oat (*Avena barbata*), and ribwort (*Plantago lanceolata*). No wildlife species were observed in the poison oak scrub portion of the Study Area.

4.1.2 Sensitive Biological Communities

Riparian Corridor

The Study Area contains 2.17 acres of vegetated riparian habitat. Plant species observed in the riparian corridor include creek dogwood (*Cornus sericea*), arroyo willow (*Salix lasiolepis*), poison oak, California blackberry (*Rubus ursinus*), and common horsetail rush (*Equisetum arvense*). Pomponio Creek is perennial and identified as a sensitive riparian habitat, or ESHA, on the LCP South-Coast Sensitive Habitats map. A riparian corridor ESHA requires a setback of 50 feet in which activity would be limited or prohibited for certain uses. All project activities will occur outside of the 50-foot riparian ESHA setback. No wildlife was observed in the riparian corridor at the time of the site visit.

4.2 Special-Status Species

4.2.1 Plants

Based upon a review of the literature and databases outlined in Section 3.2.1, 12 special-status plant species have been documented within five miles of Study Area. CNDDB occurrences within five miles of the Study Area are shown in Figure 3 (CDFW 2016a). However, based on the existing habitat types and the highly disturbed conditions within the Study Area, no special-status species are likely or have potential to occur and no special-status plant species were observed during the site visit. In addition, no plant species specifically identified in the LCP were observed in the Study Area or are known to occur near the Study Area.

4.2.2 Wildlife

Twenty-two special-status wildlife species have been recorded in the vicinity of the Study Area, and those recorded within five miles of the Study Area are shown in Figure 4 (CDFW 2016a). Six special-status wildlife species have a moderate potential to occur in a limited portion of the Study Area. The majority of the Study Area lacks suitable habitat for special-status wildlife species such as wetlands or serpentine soils to support host plant species. In addition, a complete fish passage barrier is present in Pomponio Creek near Stage Road, downstream of the Study Area, and no steelhead (*Oncorhynchus mykiss irideus*) have potential to occur in the upper portion of Pomponio Creek. Roosting bats are unlikely to occur within the riparian corridor within the Study Area because of the density of branches and vegetation which inhibits a clear flight path. Existing structures will also be avoided by project activities. The six special-status wildlife species with potential to occur are restricted to the riparian corridor and poison oak scrub habitats. The Study Area is also within designated critical habitat for CRLF and Pomponio Creek is a potential dispersal corridor for both CRLF and SFGS. Special-status wildlife species that have the potential to occur in the riparian corridors are discussed further below. Critical habitat and habitats of "Rare, Endangered, and Unique Species" as defined by the LCP are discussed below in Section 4.3.

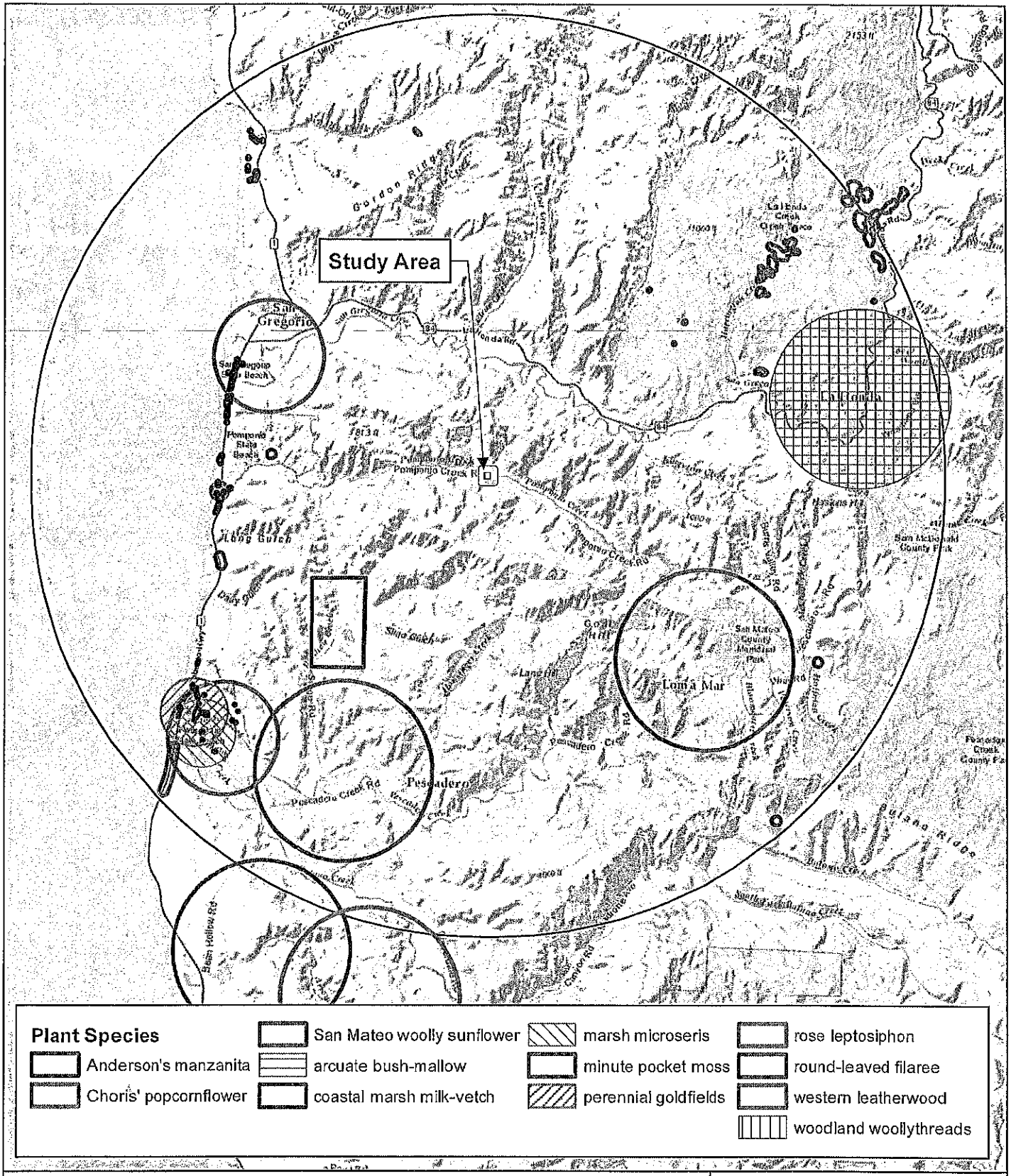

Figure 3. Special Status Plant Species within 5 miles of the Study Area

Cypress Tree Ranch
San Mateo County, California

0 0.5 1 2
Miles

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Map Prepared Date: 7/20/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - World Topo
Data Source(s): CNDDB July 2016

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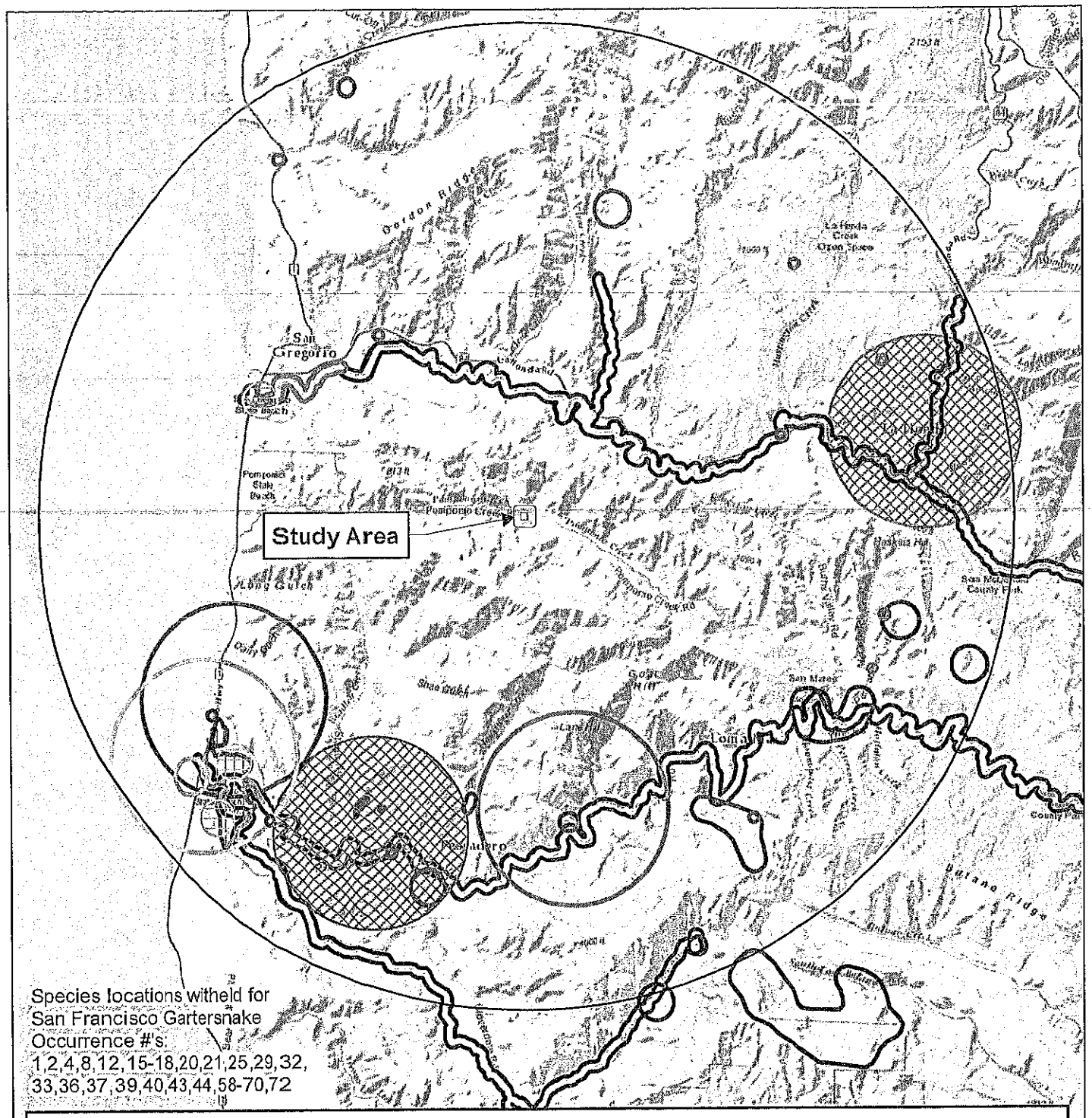

Figure 4. Special Status Wildlife Species within 5 miles of the Study Area

Cypress Tree Ranch
San Mateo County, California

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0 0.5 1 2
Miles

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ENVIRONMENTAL CONSULTANTS

Map Prepared Date: 7/20/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - World Topo
Data Source(s): CNDDB July 2016

Path: L:\Acad 2000 Files\23000\23287\GIS\ArcMap\2016\CNDDB_Wildlife.mxd

Loggerhead shrike (*Lanius ludovicianus*). CDFW Species of Special Concern, USFWS Bird of Conservation Concern. Loggerhead shrike is a common resident and winter visitor in lowlands and foothills throughout California. It prefers open habitats with scattered trees, shrubs, posts, fences, utility lines or other perches. Nests are usually built on a stable branch in a densely-foliaged shrub or small tree and are usually well-concealed. The highest densities occur in open-canopied valley foothill hardwood, valley foothill hardwood-conifer, valley foothill, riparian, pinyon-juniper, juniper, and desert riparian habitats. While this species eats mostly arthropods, they also take amphibians, small to medium-sized reptiles, small mammals and birds. They are also known to scavenge on carrion. Suitable nesting habitat is present in the trees and shrubs in the riparian corridor and poison oak scrub within the Study Area, and there is a moderate potential for loggerhead shrike to occur.

Yellow warbler (*Setophaga petechia*). CDFW Species of Special Concern. Yellow warbler breeds most commonly in wet, deciduous thickets, especially those dominated by willows, and in disturbed and early successional habitats (Lowther et al. 1999). This species' diet is primarily comprised of insects supplemented with berries. Suitable nesting habitat is present in the Pomponio Creek riparian corridor. The riparian corridor along the ephemeral drainage in the southern portion of the Study Area is unlikely to be used for nesting because it lacks water during the nesting season. There is a moderate potential for yellow warbler to nest within the Pomponio Creek riparian corridor.

San Francisco (saltmarsh) common yellowthroat (*Geothlypis trichas sinuosa*), USFWS Bird of Conservation Concern, CDFW Species of Special Concern. This subspecies of the common yellowthroat is found in freshwater marshes, coastal swales, riparian thickets, brackish marshes, and saltwater marshes. Their breeding range extends from Tomales Bay in the north, Carquinez Strait to the east, and Santa Cruz County to the south. This species requires thick, continuous cover such as tall grasses, tule patches, or riparian vegetation down to the water surface for foraging and prefers willows for nesting (Gardali and Evens 2008). The willow-riparian habitats within the Study Area provide suitable nesting habitat for this species. There is a moderate potential for this species to occur within riparian habitats in the Study Area.

San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*). CDFW Species of Special Concern. This subspecies of the dusky-footed woodrat occurs in the Coast Ranges between San Francisco Bay and the Salinas River (Matocq 2003). Occupied habitats are variable and include forest, woodland, riparian areas, and chaparral. Woodrats feed on woody plants, but will also consume fungi, grasses, flowers and acorns. Foraging occurs on the ground and in bushes and trees. This species constructs robust stick houses/structures in areas with moderate cover and a well-developed understory containing woody debris. Breeding takes place from December to September. Individuals are active year-round, and generally nocturnal. The San Francisco dusky-footed woodrat has a moderate potential to occupy the riparian habitats and poison oak scrub within the Study Area.

California red-legged frog (*Rana draytonii*). Federal Threatened, CDFW Species of Special Concern. CRLF is dependent on suitable aquatic, estivation, and upland habitat. During periods of wet weather, starting with the first rainfall in late fall, these frogs disperse away from their estivation sites to seek suitable breeding habitat. Aquatic and breeding habitat is characterized by dense, shrubby, riparian vegetation and deep, still or slow-moving water. Breeding occurs between late November and late April. This species estivates (a period of inactivity) during the dry months in small mammal burrows, moist leaf litter, incised stream channels, and large cracks in the bottom of dried ponds. There is no aquatic breeding habitat within the Study Area; however, Pomponio Creek provides non-breeding aquatic habitat and a

dispersal corridor. In addition, the Study Area is within designated critical habitat for CRLF. Critical habitat, habitat elements, and nearby occurrences of CRLF to the Study Area are discussed further in Section 4.3.1.

San Francisco garter snake (*Thamnophis sirtalis tetrataenia*). Federal Endangered, State Endangered, CDFW Fully Protected Species. Historically, SFGS occurred in scattered wetland areas on the San Francisco Peninsula approximately from the San Francisco County line, south along the eastern and western bases of the Santa Cruz Mountains, to Upper Crystal Springs Reservoir, and along the coast south to Año Nuevo Point, San Mateo County, and Waddell Creek, Santa Cruz County. This species prefers a densely vegetated pond near open hillsides where they can sun, feed, and find cover in rodent burrows; however, less ideal habitats can also be successfully occupied, including temporary ponds and other seasonal freshwater. There are no wetland or pond habitats within the Study Area; however, Pomponio Creek provides a dispersal corridor for SFGS. Habitat elements for SFGS within the Study Area are further discussed in Section 4.3.2.

4.3 Rare, Unique, and Endangered Species Habitat Assessment

4.3.1 California Red-legged Frog

California red-legged frog was listed as federally threatened on May 23, 1996 (61 FR 25813-25833). Critical habitat for CRLF was designated on April 13, 2006 (71 FR 19243-19346), and the revised designation was finalized March 17, 2010 (75 FR 12815-12959). A Recovery Plan for the CRLF was published by the USFWS on May 28, 2002. The Study Area falls within USFWS-designated Critical Habitat unit SNM-2 (USFWS 2010).

There are four physical and biological features that are considered to essential for the conservation or survival of CRLF (USFWS 2010):

- aquatic breeding habitat;
- non-breeding aquatic habitat;
- upland habitat; and
- dispersal habitat.

The Study Area only contains dispersal and non-breeding aquatic habitat. The essential features are discussed in greater detail below.

Aquatic Breeding and Non-breeding Habitat

Aquatic breeding habitat consists of low-gradient fresh water bodies, including natural and manmade (e.g., stock) ponds, backwaters within streams and creeks, marshes, lagoons, and dune ponds. It does not include deep water habitat, such as lakes and reservoirs. Aquatic breeding habitat must hold water for a minimum of 20 weeks in most years. This is the average amount of time needed for egg, larvae, and tadpole development and metamorphosis so that juveniles can become capable of surviving in upland habitats (USFWS 2010).

Aquatic non-breeding habitat may or may not hold water long enough for this species to hatch and complete its aquatic life cycle, but it provides shelter, foraging, predator avoidance, and aquatic dispersal for juvenile and adult CRLF. These waterbodies include plunge pools within

intermittent creeks; seeps; quiet water refugia during high water flows; and springs of sufficient flow to withstand the summer dry period. CRLF can use large cracks in the bottom of dried ponds as refugia to maintain moisture and avoid heat and solar exposure (Alvarez 2004). Non-breeding aquatic features enable CRLF to survive drought periods, and disperse to other aquatic breeding habitat (USFWS 2010).

There is no aquatic breeding habitat within the Study Area. Flows within Pomponio Creek during the CRLF breeding season are too high velocity to provide breeding habitat for this species; however, Pomponio Creek is non-breeding aquatic habitat and provides a dispersal corridor between breeding ponds. The banks of Pomponio Creek within the Study Area are steep and the water level in the creekbed is approximately 20-30 feet below the existing bridge. The nearest potential breeding habitat is 0.4 mile east of the Study Area. There is no aquatic habitat within the Study Area south of Pomponio Creek Road; the ephemeral drainage does not pond or provide any sustained flows to support this habitat type.

Upland Habitat

Upland habitats include areas adjacent to aquatic and riparian habitats and are comprised of grasslands, woodlands, and/or vegetation that provide shelter, forage, and predator avoidance. These upland features provide feeding and sheltering habitat for juvenile and adult frogs (e.g., shelter, shade, moisture, cooler temperatures, a prey base, foraging opportunities, and areas for predator avoidance). These features are in proximity to aquatic breeding habitat, typically within 300 feet, or within riparian corridors. Upland habitats usually include structural features such as boulders, rocks and organic debris (e.g. downed trees, logs), as well as small mammal burrows and moist leaf litter (USFWS 2010).

The Study Area is 0.4 mile from potential breeding habitat and a majority of the Study Area is not upland habitat or contain upland refuge features. The riparian corridor along the ephemeral drainage in the southern portion of the Study Area does not provide typical upland habitat features because of the distance from breeding habitat and the lack of water during the dry season. However, the Pomponio Creek riparian corridor is perennial and may provide suitable cover and upland habitat refuge. Therefore, the Pomponio Creek riparian corridor is the only upland habitat within the Study Area.

Dispersal Habitat

Dispersal habitat includes accessible upland or riparian areas between occupied locations within 0.7 mi of each other that allow for movement between these sites. Dispersal habitat includes various natural and altered habitats such as agricultural fields, which do not contain barriers to dispersal. Moderate to high density urban or industrial developments, large reservoirs and heavily traveled roads without bridges or culverts are considered barriers to dispersal (USFWS 2010).

Dispersal distances are typically less than 0.5 mile, with a few individuals moving in excess of one mile (Fellers 2005). Movements typically occur along riparian corridors, but some individuals, especially on rainy nights, move directly from one site to another through normally inhospitable habitats, such as heavily grazed pastures or oak-grassland savannas (Fellers 2005). Bulger et al (2003) documented dispersing frogs in northern Santa Cruz County traveling distances from 0.25 mile to more than 2 miles without apparent regard to topography, vegetation type, or riparian corridors.

The nearest documented occurrences of CRLF are greater than 2 miles northeast and northwest of the Study Area (CDFW 2016). Although this is a distance greater than typical dispersal events, there may be a lack of data in the CNDDB records, and suitable habitat is present much closer to the Study Area. The Study Area is within critical habitat and meets criteria for dispersal habitat. However, the lack of suitable cover in a majority of the Study Area poses a high risk for CRLF dispersing through the Study Area, and CRLF are only likely to move overland through open habitats under appropriate weather conditions, such as rainy nights. The dense vegetation and steep banks within the Pomponio Creek riparian corridor may restrict upland habitat movement, and dispersing CRLF are most likely to remain in and move through the Creek itself.

Proposed Project Impacts to CRLF

The proposed Project includes construction of a FLH unit, installation of a septic line, access road, and water storage tanks. None of these features will create a barrier to dispersal for CRLF. In addition, no project activities will occur within Pomponio Creek or within 50 feet of riparian habitat where CRLF are most likely to occur (Figure 2). Therefore, the proposed Project will not alter the condition of any of the physical or biological features for CRLF in the Study Area and work will not occur within habitats in which CRLF have potential to be present.

4.3.2 San Francisco Garter Snake

SFGS requires seasonal or permanent water bodies as a basic habitat requirement. In addition to the basic requirement of a water source, there are four main habitat requirements for SFGS (USFWS 2006b):

- freshwater marsh habitat with a diversity of habitat components including dense vegetation near the pond edge and open water;
- basking sites upland of the water;
- food sources for all life stages of the snake; and
- shallow water near the shoreline, providing access to food sources.

During the summer, snakes may disperse from the typical vegetated aquatic-edge habitat into adjacent areas to feed on amphibians or hibernate in rodent burrows. Typically, SFGS utilize upland rodent burrows, including Botta's pocket gopher *(Thomomys bottae)* and the California meadow vole *(Microtus californicus)*, within several hundred feet of their aquatic habitat (McGinnis 2001, USFWS 2006b). Literature suggests that lowland rodent burrows are not utilized for hibernation due to the potential for flooding (McGinnis 2001).

During periods of heavy rain or shortly after, SFGS may make long-distance movements of up to 1.25 miles along drainages within the dense riparian cover, and are not documented to travel over open terrain (McGinnis 2001).

There are several occurrences of SFGS within five miles of the Study Area; however, occurrence information is confidential and exact locations cannot be disclosed in public documents. Based on this occurrence information and habitat conditions, it is likely that SFGS use Pomponio Creek as a dispersal corridor. However, the Study Area does not contain suitable habitat elements for SFGS, such as wetland or pond habitats, vegetative cover, or prey items. In addition, SFGS is most likely to use burrows, refugia, and basking habitat within a few hundred feet of foraging grounds (vegetated ponds). The nearest potential foraging pond for SFGS is 0.4 mile east of the Study Area.

Proposed Project Impacts to SFGS

Although the Study Area does not contain any of the main habitat requirements of SFGS, Pomponio Creek may be used as a dispersal corridor and several potential foraging ponds are within 1.25 miles. Therefore, SFGS has the potential to pass through the Pomponio Creek riparian corridor, but is unlikely to disperse or reside within other habitats in the Study Area. There is no habitat for SFGS in the Study Area south of Pomponio Creek Road. The proposed Project includes construction of a FLH unit, installation of a septic line, access road, and water storage tanks. None of these features will create a barrier to dispersal for SFGS. No Project activities will occur within Pomponio Creek or within 50 feet of riparian habitat where SFGS are most likely to occur (Figure 2). Therefore, the proposed Project will not alter the condition of any of refuge or dispersal features for SFGS in the Study Area and work will not occur within habitats in which SFGS have potential to be present.

5.0 SUMMARY AND RECOMMENDATIONS

One sensitive biological community was identified within the Study Area, and six special-status wildlife species have a moderate potential to occur within the Study Area. No special-status plant species have a moderate or high potential to occur within the Study Area. Both CRLF and SFGS may disperse through the Pomponio Creek riparian corridor but are unlikely to occur outside of this habitat in the Study Area. No Project activities will occur within Pomponio Creek or within 50 feet of the riparian habitat (Figure 2), and no trees are proposed for removal. The following sections present recommendations for measures to avoid impacts to these species and sensitive habitats.

5.1 Biological Communities

The majority of the Study Area is comprised of developed/disturbed and agricultural areas, which are not sensitive biological communities. However, the Pomponio Creek riparian corridor is an ESHA under the LCP. No Project activities will occur within Pomponio Creek corridor or the associated 50-foot ESHA setback. However, it is still recommended that standard erosion control best management practices be followed to protect water quality in Pomponio Creek during work north of Pomponio Creek Road. These measures would include, but are not limited to the following:

- a requirement that erosion and sediment control measures be installed prior to unseasonable rain storms;
- no erosion or sediment control measures will be placed in vegetated areas;
- a requirement limiting the area of soil disturbance to the amount of acreage that can be protected prior to a forecasted rain event and to the minimum area needed to complete the proposed action;
- delineation and protection of environmentally sensitive areas to prevent construction impacts;
- installation of fiber rolls and other measures as appropriate to control sediment and erosion;
- control of spills and litter;
- control of fuels and other hazardous materials; and
- preservation of existing vegetation whenever feasible.

5.2 Special-Status Species

Of the 12 special-status plant species known to occur in the vicinity of the Study Area, none were found to have potential to occur in the Study Area, and thus no further measures are recommended. Of the 22 special-status wildlife species known to occur in the vicinity of the Study Area, six were determined to have potential to only occur within riparian habitats in the Study Area. The lack of suitable habitat features such as coniferous forest, serpentine, and pond or marsh habitats within the Study Area and a downstream fish passage barrier preclude the occurrence of most wildlife species. However, the riparian corridors provide nesting habitat for special-status bird species, San Francisco dusky-footed woodrat, and the Pomponio Creek riparian corridor is dispersal habitat for CRLF and SFGS. In addition, the Study Area is within designated critical habitat for CRLF. Therefore, the following recommendations should be implemented to avoid impacts to special-status species and their habitats:

California red-legged frog and San Francisco garter snake

Both CRLF and SFGS have potential to disperse through Pomponio Creek in the Study Area. No Project activities will occur within Pomponio Creek or the associated 50-foot ESHA setback. Outside of the Pomponio Creek riparian corridor, both CRLF and SFGS only have potential to occur during dispersal events. Therefore, avoidance and minimization measures listed below are recommended to prevent impacts to dispersing CRLF and SFGS. If these measures are implemented, no take is expected to occur during the proposed Project. Additionally, the proposed Project will not alter the physical and biological features for CRLF and would therefore not be considered an impact to designated critical habitat.

The following avoidance and minimization measures are recommended to avoid impacts to CRLF and SFGS and their habitat:

- All work will occur during the dry season (April 15 – October 31).
- Tightly woven fiber netting or similar material should be used for erosion control or other purposes at the Project to ensure that the CRLF and SFGS do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material should not be used because CRLF, SFGS, and other species may become entangled or trapped in it.
- Because dusk and dawn are often the times when CRLF are most actively moving and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour after sunrise.
- No work shall occur during rain events (defined as greater than 0.25-inch within a 24-hour period) when either species is most likely to disperse.
- If work occurs outside of the dry season, a qualified biologist will conduct a pre-construction survey within 24 hours prior to initiation of ground disturbing activities and within 24 hours prior to re-starting work following a rain event. If vegetation within the work area is sufficiently dense such that absence of either species cannot be determined, a qualified biologist will monitor vegetation removal and initial ground disturbance for CRLF and SFGS. If either species is observed during pre-construction surveys or monitoring, work will be halted and the individual(s) will be allowed to leave the work area on its own.

Birds

This assessment determined that three special-status bird species may use the riparian corridor habitats for nesting. In addition, most common native bird species are also protected by the Migratory Bird Treaty Act during the nesting season. The following avoidance and minimization measures are recommended to avoid impacts to special-status and non-special-status nesting birds:

- If work is to be initiated during the nesting season (February 15 – August 31), a pre-construction nesting bird survey should be performed no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.

- If the survey identifies any active nest, an exclusion buffer should be established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, but typically ranges between 25 up to 600 feet. The buffer should be maintained until all young have fledged. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1 – January 31).

San Francisco dusky-footed woodrat

This assessment determined that the San Francisco dusky-footed woodrat has potential to occur within the riparian and poison oak scrub habitats in the Study Area. No work is anticipated within riparian habitats. However, vegetation clearing within the poison oak scrub habitat may be necessary for well pipeline installation. The following avoidance and minimization measures are recommended to avoid impacts to this species:

- A pre-construction survey within the poison oak scrub habitat will be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.

- Woodrat houses which cannot be avoided will be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian, woodland, scrub) that will not be impacted.

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APPENDIX A

LIST OF OBSERVED PLANT AND WILDLIFE SPECIES

Appendix A. List of observed plant species in the Study Area on July 12, 2016. No wildlife species observed during the site assessment.

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Achillea millefolium	Yarrow	native	perennial herb	-	-	FACU
Amsinckia menziesii	Fiddleneck	native	annual herb	-	-	-
Anaphalis margaritacea	Pearly everlasting	native	perennial herb	-	-	FACU
Artemisia douglasiana	California mugwort	native	perennial herb	-	-	FAC
Athyrium filix-femina var. cyclosorum	Western lady fern	native	fern	-	-	FAC
Avena barbata	Slim oat	non-native (invasive)	annual, perennial grass	-	Moderate	-
Avena fatua	Wildoats	non-native (invasive)	annual grass	-	Moderate	-
Baccharis pilularis	Coyote brush	native	shrub	-	-	-
Brassica nigra	Black mustard	non-native (invasive)	annual herb	-	Moderate	-
Brassica rapa	Common mustard	non-native (invasive)	annual herb	-	Limited	FACU
Briza minor	Little rattlesnake grass	non-native	annual grass	-	-	FAC
Bromus catharticus	Rescue grass	non-native	annual, perennial grass	-	-	-
Bromus diandrus	Ripgut brome	non-native (invasive)	annual grass	-	Moderate	-
Bromus hordeaceus	Soft chess	non-native (invasive)	annual grass	-	Limited	FACU
Carduus pycnocephalus ssp. pycnocephalus	Italian thistle	non-native	annual herb	-	-	-
Ceanothus thyrsiflorus	Blueblossom	native	tree, shrub	-	-	-
Cirsium vulgare	Bullthistle	non-native (invasive)	perennial herb	-	Moderate	FACU

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Conium maculatum	Poison hemlock	non-native (invasive)	perennial herb	-	Moderate	FACW
Convolvulus arvensis	Field bindweed	non-native (invasive)	perennial herb, vine	-	-	-
Cornus sericea ssp. sericea	Red osier dogwood	native	shrub	-	-	FACW
Elymus glaucus	Blue wildrye	native	perennial grass	-	-	FACU
Epilobium brachycarpum	Willow herb	native	annual herb	-	-	-
Equisetum arvense	Common horsetail	native	fern	-	-	FAC
Erodium cicutarium	Coastal heron's bill	non-native (invasive)	annual herb	-	Limited	-
Eschscholzia californica	California poppy	native	annual, perennial herb	-	-	-
Festuca arundinacea	Reed fescue	non-native (invasive)	perennial grass	-	Moderate	FACU
Festuca perennis	Italian rye grass	non-native	annual, perennial grass	-	-	FAC
Helminthotheca echioides	Bristly ox-tongue	non-native (invasive)	annual, perennial herb	-	-	FAC
*Hesperocyparis macrocarpa**	Monterey cypress	native	tree	Rank 1B.2	-	-
Holodiscus discolor	Oceanspray	native	shrub	-	-	FACU
Hordeum murinum	Foxtail barley	non-native (invasive)	annual grass	-	-	FACU
Juglans regia	English walnut	non-native	tree	-	-	-
Juncus patens	Rush	native	perennial grasslike herb	-	-	FACW
Kickxia spuria	Fluellin	non-native	perennial herb	-	-	-
Lepidium strictum	Peppergrass	native	annual herb	-	-	-
Lotus corniculatus	Bird's foot trefoil	non-native (invasive)	perennial herb	-	-	FAC

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Lythrum hyssopifolia	Hyssop loosestrife	non-native	annual, perennial herb	-	-	OBL
Madia sativa	Coastal tarweed	native	annual herb	-	-	-
Malus sp.	-	-	-	-	-	-
Malva nicaeensis	Bull mallow	non-native	annual herb	-	-	-
Marah oregana	Coast man-root	native	perennial herb, vine	-	-	-
Matricaria discoidea	Pineapple weed	native	annual herb	-	-	FACU
Medicago polymorpha	California burclover	non-native (invasive)	annual herb	-	Limited	FACU
Navarretia squarrosa	Skunkweed	native	annual herb	-	-	FACU
Phacelia distans	Common phacelia	native	annual herb	-	-	OBL
Phalaris aquatica	Harding grass	non-native (invasive)	perennial grass	-	Moderate	FACU
Plantago coronopus	Cut leaf plantain	non-native (invasive)	annual herb	-	-	FAC
Plantago lanceolata	Ribwort	non-native (invasive)	perennial herb	-	Limited	FAC
Polygonum aviculare	Prostrate knotweed	non-native	annual, perennial herb	-	-	FAC
Polypogon monspeliensis	Annual beard grass	non-native (invasive)	annual grass	-	Limited	FACW
Prunus cerasifera	Cherry plum	non-native (invasive)	tree	-	Limited	-
Pseudognaphalium luteoalbum	Jersey cudweed	non-native	annual herb	-	-	FAC
Pseudotsuga menziesii var. menziesii	Douglas fir	native	tree	-	-	FACU
Quercus agrifolia	Coast live oak	native	tree	-	-	-

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Raphanus sativus	Jointed charlock	non-native (invasive)	annual, biennial herb	-	Limited	-
Rubus parviflorus	Thimbleberry	native	vine, shrub	-	-	FAC
Rubus ursinus	California blackberry	native	vine, shrub	-	-	FAC
Rumex acetosella	Sheep sorrel	non-native (invasive)	perennial herb	-	Moderate	FACU
Rumex crispus	Curly dock	non-native (invasive)	perennial herb	-	Limited	FAC
Rumex pulcher	Fiddleleaf dock	non-native	perennial herb	-	-	FAC
Salix lasiandra	Pacific willow	native	tree	-	-	FACW
Salix lasiolepis	Arroyo willow	native	tree, shrub	-	-	FACW
Sambucus nigra ssp. caerulea	Blue elderberry	native	shrub	-	-	FAC
Sambucus racemosa	Red elderberry	native	shrub	-	-	FACU
Scrophularia californica	California bee plant	native	perennial herb	-	-	FAC
Silybum marianum	Milk thistle	non-native (invasive)	annual, perennial herb	-	Limited	-
Sonchus asper ssp. asper	Sow thistle	non-native (invasive)	annual herb	-	-	FAC
Sonchus oleraceus	Sow thistle	non-native	annual herb	-	-	UPL
Stachys ajugoides	Hedge nettle	native	perennial herb	-	-	OBL
Stipa pulchra	Purple needle grass	native	perennial grass	-	-	-
Toxicodendron diversilobum	Poison oak	native	vine, shrub	-	-	FACU
Trifolium angustifolium	Narrow leaved clover	non-native	annual herb	-	-	-
Trifolium hirtum	Rose clover	non-native (invasive)	annual herb	-	Limited	-

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Urtica dioica ssp. gracilis	Nettle	native	perennial herb	-	-	FAC
Vicia benghalensis	Purple vetch	non-native	annual herb, vine	-	-	-
Vinca major	Vinca	non-native (invasive)	perennial herb	-	Moderate	-

* Only native occurrences of this species are special-status. Monterey pines in the Study Area are not native occurrences and are not special-status.

All species identified using the *Jepson Manual II: Vascular Plants of California* (Baldwin et al. 2012) and Jepson eFlora (Jepson Flora Project 2016); Nomenclature follows Jepson eFlora 2016.

[1]Rare Status: The CNPS Inventory of Rare and Endangered Plants (CNPS 2015)

- FE: Federal Endangered
- FT: Federal Threatened
- SE: State Endangered
- ST: State Threatened
- SR: State Rare
- Rank 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
- Rank 1B: Plants rare, threatened, or endangered in California and elsewhere
- Rank 2A: Plants presumed extirpated in California, but more common elsewhere
- Rank 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
- Rank 3: Plants about which we need more information – a review list
- Rank 4: Plants of limited distribution – a watch list

[2]Invasive Status: California Invasive Plant Inventory (Cal-IPC 2015)

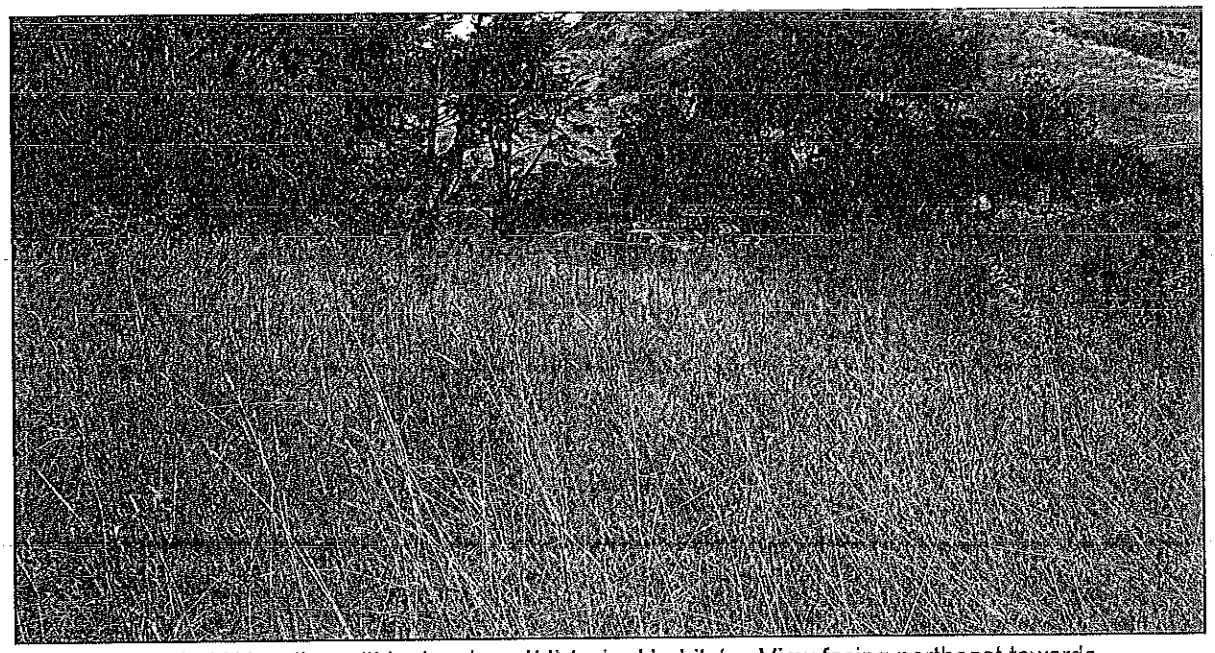
- High: Severe ecological impacts; high rates of dispersal and establishment; most are widely distributed ecologically.
- Moderate: Substantial and apparent ecological impacts; moderate-high rates of dispersal, establishment dependent on disturbance; limited- moderate distribution ecologically
- Limited: Minor or not well documented ecological impacts; low-moderate rate of invasiveness; limited distribution ecologically
- Assessed: Assessed by Cal-IPC and determined to not be an existing current threat

[3]Wetland Status: National List of Plant Species that Occur in Wetlands, California (Lichvar 2014)

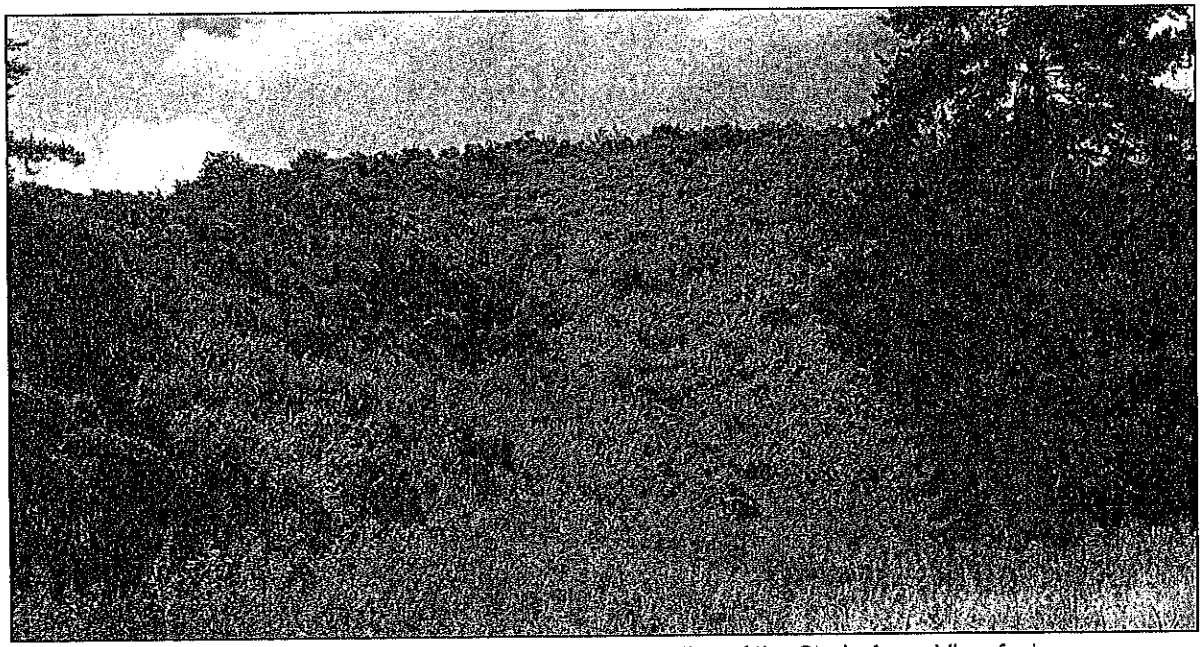
- OBL: Almost always found in wetlands; >99% frequency
- FACW: Usually found in wetlands; 67-99% frequency
- FAC: Equally found in wetlands and uplands; 34-66% frequency
- FACU: Usually not found in wetlands; 1-33% frequency
- UPL: Almost never found in wetlands; >1% frequency
- NL: Not listed, assumed almost never found in wetlands; >1% frequency
- NI: No information; not factored during wetland delineation

APPENDIX B

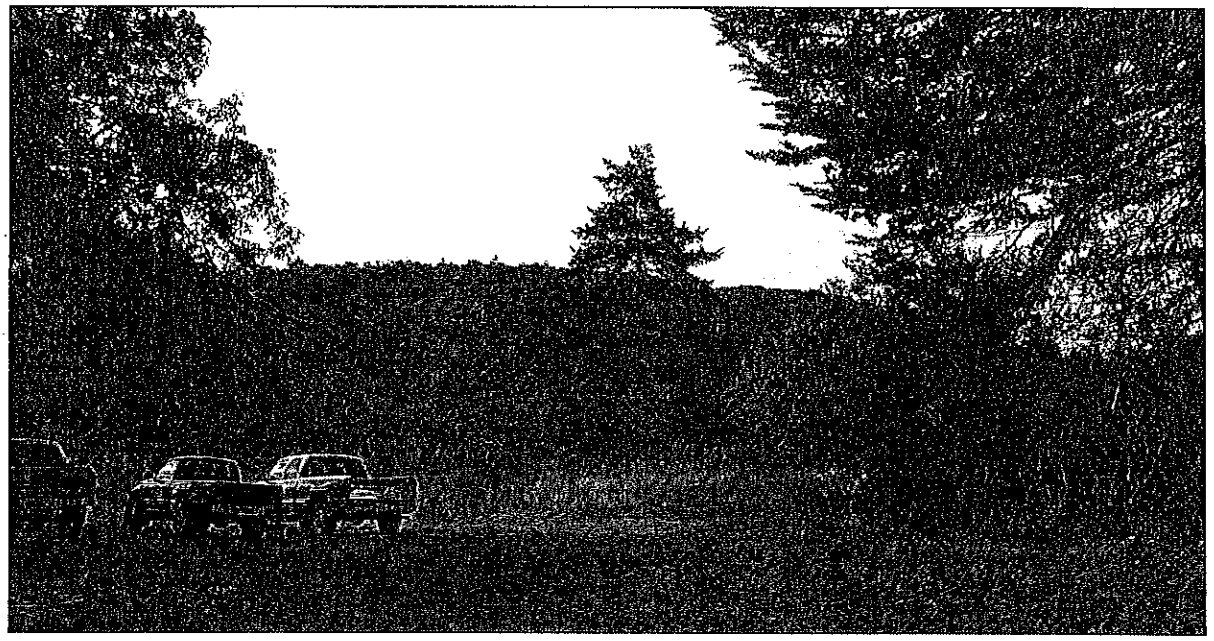
SITE PHOTOGRAPHS



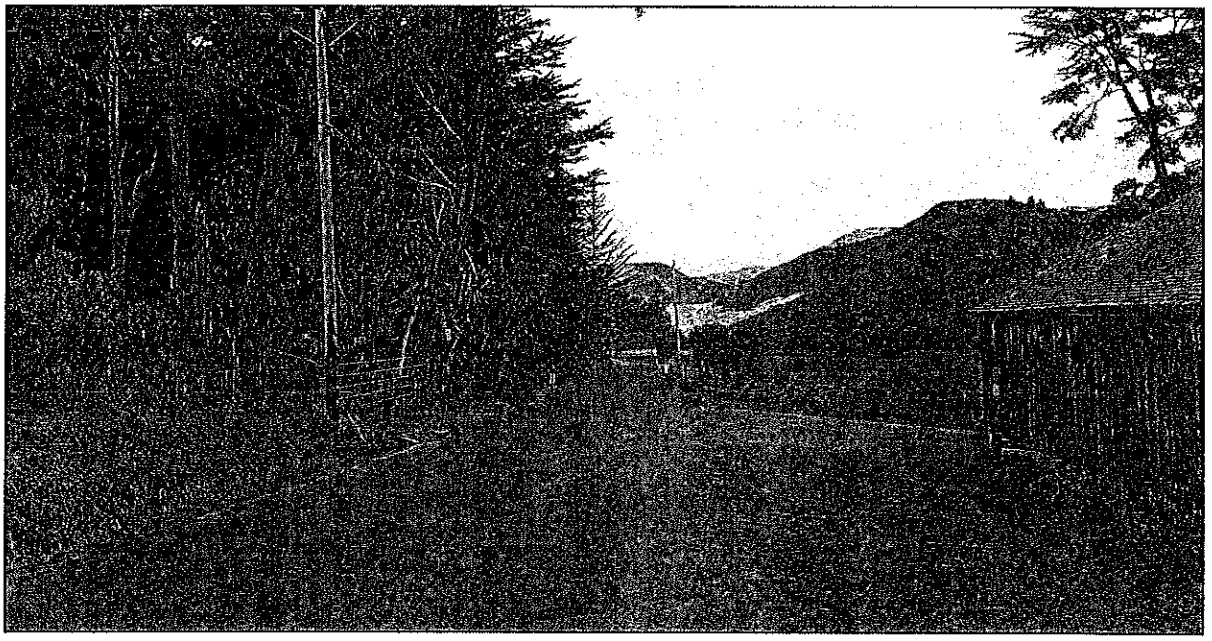
The proposed FLH location within developed/disturbed habitats. View facing northeast towards Pomponio Creek Road. Photo taken on July 12, 2016.



The poison oak scrub habitat dominant in the southern portion of the Study Area. View facing southeast towards the location of the proposed well line for the FLH. Photo taken on July 12, 2016.



The proposed FLH location, access road, and fire truck turnaround within developed/disturbed habitats. View facing south. Photo taken on July 12, 2016.



Pomponio Creek Road in the Study Area. View facing west with the existing barn on the right (north side) and the proposed FLH access road on the left (south side). Photo taken on July 12, 2016.

County of San Mateo - Planning and Building Department

ATTACHMENT E

Biological Resources Assessment Report

CYPRESS TREE RANCH FARM LABOR HOUSING PROJECT
SAN GREGORIO, SAN MATEO COUNTY, CALIFORNIA

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LIST OF ACRONYMS AND ABBREVIATIONS

CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
Corps	U.S. Army Corps of Engineers
CRLF	California red-legged frog
EFH	Essential Fish Habitat
ESA	Federal Endangered Species Act
ESHA	Environmentally Sensitive Habitat Area
Inventory	CNPS Inventory of Rare and Endangered Plants
LCP	San Mateo County Local Coastal Plan
NMFS	National Marine Fisheries Service
NOAA	National Oceanic and Atmospheric Administration
OHWM	Ordinary High Water Mark
Rank	California Rare Plant Rank
RWQCB	Regional Water Quality Control Board
SFGS	San Francisco garter snake
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
WRA	WRA, Inc.

EXECUTIVE SUMMARY

The purpose of this report is to provide an analysis in conformance with San Mateo County's Local Coastal Program (LCP) Policy 7.5 of the potential for sensitive biological communities and special-status species issues at the Cypress Tree Ranch Farm Labor House Project site (Study Area) in San Gregorio, California.

On July 12, 2016, WRA, Inc. (WRA) conducted a biological resources assessment within the Study Area. WRA observed six biological communities and 79 plant species. No wildlife was observed during the site assessment. One sensitive biological community, riparian habitat, was identified in the Study Area, and is also an Environmentally Sensitive Habitat Area (ESHA). Six special-status wildlife species have a moderate potential to occur within riparian and poison oak scrub habitats in the Study Area. No special-status plant species have a moderate or high potential to occur within the Study Area. The Study Area is within designated Critical Habitat (unit SNM-2) for California red-legged frog (*Rana draytonii*) and is dispersal habitat for both California red-legged frog and San Francisco garter snake (*Thamnophis sirtalis tetrataenia*). The proposed Project will not alter or permanently impact Critical Habitat and no take of listed species is anticipated. The proposed Project is installation of a Farm Labor House (FLH) and associated infrastructure. Project activities are limited to previously developed/disturbed habitats and are outside of recommended ESHA setbacks.

1.0 INTRODUCTION

On July 12, 2016, WRA, Inc. (WRA) performed an assessment of biological resources at Cypress Tree Ranch near San Gregorio, San Mateo County, California (Study Area; Figure 1). The purpose of the assessment was to address San Mateo County's request for a biological analysis for the proposed Farm Labor Housing (FLH) construction (Project). This report describes the results of the site visit which assessed the Study Area for the (1) potential to support special-status species and (2) presence of other sensitive biological resources protected by local, state, and federal laws and regulations.

A biological resources assessment provides general information on the potential presence of sensitive species and habitats. The biological assessment is not an official protocol-level survey for listed species that may be required for project approval by local, state, or federal agencies. This assessment is based on information available at the time of the study and on site conditions that were observed on the date of the site visit.

1.1 Setting

The Study Area is set in the mostly rural and undeveloped portion of coastal San Mateo County. Nearby land uses are primarily cattle ranching, open space, and low-intensity agriculture. San Gregorio and La Honda are the nearest population centers, approximately 3.5 miles northwest and northeast of the Study Area, respectively. The Study Area is located within Cypress Tree Ranch at 1906 Pomponio Creek Road (Figure 1). The Cypress Tree Ranch is an on-going cattle and hay production operation and has historically been utilized for these and related agricultural activities. The Study Area spans Pomponio Creek Road and includes an undeveloped area in proximity to the south side of Pomponio Creek Road and extends north to Pomponio Creek. The area north of Pomponio Creek Road includes a barn and related agricultural development and an existing one-lane railcar bridge over Pomponio Creek for ranch access to the Cypress Tree Ranch lands north of Pomponio Creek.

2.0 REGULATORY BACKGROUND

The following sections explain the regulatory context of the biological assessment, including applicable laws and regulations that were applied to the field investigations and analysis of potential project impacts.

2.1 Special-Status Species

Special-status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, sensitive species included in USFWS Recovery Plans, and CDFW special-status invertebrates are all considered special-status species. Although CDFW Species of Special Concern generally have no special legal status, they are given special consideration under the California Environmental Quality Act (CEQA). Bat species designated as "High Priority" by the Western Bat Working Group (WBWG) qualify for

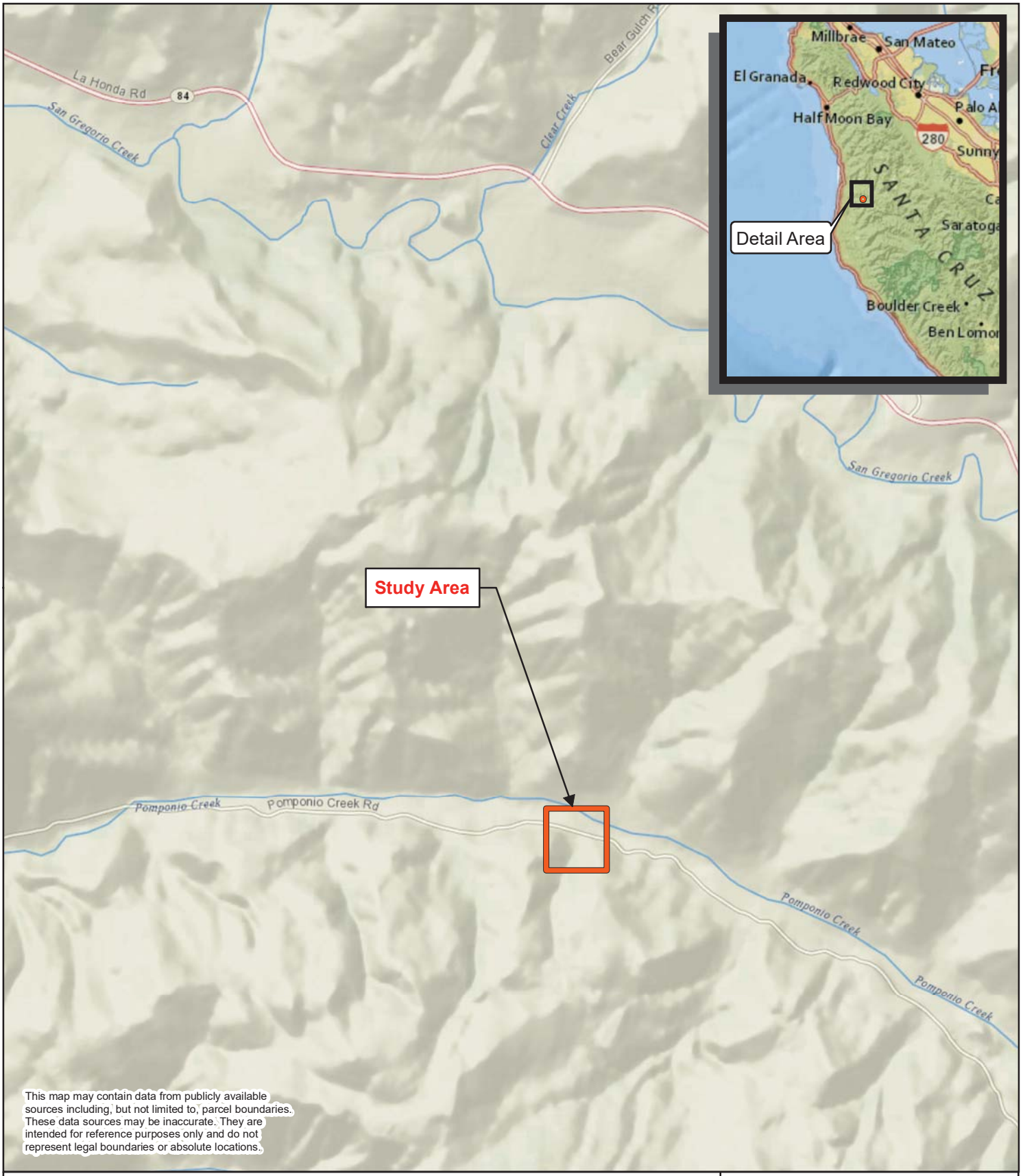

Figure 1. Study Area Location Map

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Cypress Tree Ranch
San Mateo County, California

0 750 1,500 3,000
Feet

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Map Prepared Date: 7/15/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - National Geographic
Data Source(s): WRA

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legal protection under Section 15380(d) of the CEQA Guidelines. Species designated "High Priority" are defined as "imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats" (CDFW 2016a). In addition to regulations for special-status species, most birds in the United States, including non-status species, are protected by the Migratory Bird Treaty Act of 1918. Under this legislation, destroying active nests, eggs, and young is illegal. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA. Rank 3 and Rank 4 species are afforded little or no protection under CEQA and are not included in this analysis. A description of the CNPS Ranks is provided below in Table 1.

Table 1. Description of CNPS Ranks and Threat Codes

California Rare Plant Ranks (formerly known as CNPS Lists)	
Rank 1A	Presumed extirpated in California and either rare or extinct elsewhere
Rank 1B	Rare, threatened, or endangered in California and elsewhere
Rank 2A	Presumed extirpated in California, but more common elsewhere
Rank 2B	Rare, threatened, or endangered in California, but more common elsewhere
Rank 3	Plants about which more information is needed - A review list
Rank 4	Plants of limited distribution - A watch list
Threat Ranks	
0.1	Seriously threatened in California
0.2	Moderately threatened in California
0.3	Not very threatened in California

San Mateo County Local Coastal Program (LCP)

The San Mateo County Local Coastal Program (LCP) includes a Sensitive Habitat Component which includes, but is not limited to, "riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species." Environmentally sensitive habitat area (ESHA) means "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." For the purposes of this report, WRA has taken into consideration any areas that may meet the definition of any ESHA defined by the San Mateo County LCP.

The LCP specifically calls out one sensitive species known to occur near the Study Area: San Francisco garter snake (*Thamnophis sirtalis tetrataenia*; SFGS). Section 7.36 of the LCP says the County will:

"a. Prevent any development where there is known to be a riparian or wetland location for the San Francisco garter snake with the following exceptions:

(1) existing manmade impoundments smaller than one-half acre in surface, and (2) existing manmade impoundments greater than one-half acre in surface providing mitigation measures

are taken to prevent disruption of no more than one half of the snake's known habitat in that location in accordance with recommendations from the State Department of Fish and Game.

b. Require developers to make sufficiently detailed analyses of any construction which could impair the potential or existing migration routes of the San Francisco garter snake. Such analyses will determine appropriate mitigation measures to be taken to provide for appropriate migration corridors."

Critical Habitat

Critical habitat is a term defined in the ESA as a specific geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. The ESA requires federal agencies to consult with the USFWS to conserve listed species on their lands and to ensure that any activities or projects they fund, authorize, or carry out will not jeopardize the survival of a threatened or endangered species. In consultation for those species with critical habitat, federal agencies must also ensure that their activities or projects do not adversely modify critical habitat to the point that it will no longer aid in the species' recovery. In many cases, this level of protection is similar to that already provided to species by the ESA jeopardy standard. However, areas that are currently unoccupied by the species but which are needed for the species' recovery are protected by the prohibition against adverse modification of critical habitat.

2.2 Sensitive Biological Communities

Sensitive biological communities include habitats that fulfill special functions or have special values, such as wetlands, streams, or riparian habitat. These habitats are protected under federal regulations such as the Clean Water Act; state regulations such as the Porter-Cologne Act, the CDFW Streambed Alteration Program, and CEQA; or local ordinances or policies such as city or county tree ordinances, the LCP, Special Habitat Management Areas, and General Plan Elements.

Waters of the United States

The U.S. Army Corps of Engineers (Corps) regulates "Waters of the United States" under Section 404 of the Clean Water Act. Waters of the U.S. are defined in the Code of Federal Regulations (CFR) as waters susceptible to use in commerce, including interstate waters and wetlands, all other waters (intrastate waterbodies, including wetlands), and their tributaries (33 CFR 328.3). Potential wetland areas, according to the three criteria used to delineate wetlands as defined in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987), are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. Areas that are inundated at a sufficient depth and for a sufficient duration to exclude growth of hydrophytic vegetation are subject to Section 404 jurisdiction as "other waters" and are often characterized by an ordinary high water mark (OHWM). Other waters, for example, generally include lakes, rivers, and streams. The placement of fill material into Waters of the U.S generally requires an individual or nationwide permit from the Corps under Section 404 of the Clean Water Act.

Waters of the State

The term "Waters of the State" is defined by the Porter-Cologne Act as "any surface water or groundwater, including saline waters, within the boundaries of the state." The Regional Water Quality Control Board (RWQCB) protects all waters in its regulatory scope and has special

responsibility for wetlands, riparian areas, and headwaters. These waterbodies have high resource value, are vulnerable to filling, and are not systematically protected by other programs. RWQCB jurisdiction includes “isolated” wetlands and waters that may not be regulated by the Corps under Section 404. Waters of the State are regulated by the RWQCB under the State Water Quality Certification Program which regulates discharges of fill and dredged material under Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Projects that require a Corps permit, or fall under other federal jurisdiction, and have the potential to impact Waters of the State, are required to comply with the terms of the Water Quality Certification determination. If a proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to Waters of the State, the RWQCB has the option to regulate the dredge and fill activities under its state authority in the form of Waste Discharge Requirements.

Streams, Lakes, and Riparian Habitat

Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction by CDFW under Sections 1600-1616 of California Fish and Game Code. Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term “stream”, which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as “a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life [including] watercourses having a surface or subsurface flow that supports or has supported riparian vegetation” (14 CCR 1.72). In addition, the term “stream” can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife (CDFG 1994). “Riparian” is defined as “on, or pertaining to, the banks of a stream.” Riparian vegetation is defined as “vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself” (CDFG 1994). Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFW. In the San Mateo County LCP, riparian corridors are further defined as “the limit of riparian vegetation normally found near streams, lakes, and other bodies of freshwater. Such a corridor must contain at least 50% cover of some combination of the plants listed [in the LCP].”

Other Sensitive Biological Communities

Other sensitive biological communities not discussed above include habitats that fulfill special functions or have special values. Natural communities considered sensitive are those identified in local or regional plans, policies, regulations, or by the CDFW. CDFW ranks sensitive communities as "threatened" or "very threatened" and keeps records of their occurrences in its California Natural Diversity Database (CNDDB; CDFW 2016). Sensitive plant communities are also identified by CDFW (CNPS 2015a). CNDDB vegetation alliances are ranked 1 through 5 based on NatureServe's (2010) methodology, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. Impacts to sensitive natural communities identified in local or regional plans, policies, or regulations or those identified by the CDFW or USFWS must be considered and evaluated under CEQA (CCR Title 14, Div. 6, Chap. 3, Appendix G). Specific habitats may also be identified as sensitive in city or county general plans or ordinances.

3.0 METHODS

On July 12, 2016, the Study Area was traversed on foot to determine (1) plant communities present within the Study Area, (2) if existing conditions provided suitable habitat for any special-status plant or wildlife species, and (3) if sensitive habitats or ESHAs are present. All plant and wildlife species encountered were recorded, and are summarized in Appendix A. Plant nomenclature follows Baldwin et al. (2012) and subsequent revisions by the Jepson eFlora Project (2016), except where noted. Because of recent changes in classification for many of the taxa treated by Baldwin et al. and the Jepson eFlora Project, relevant synonyms are provided in brackets. For cases in which regulatory agencies, CNPS, or other entities base rarity on older taxonomic treatments, precedence was given to the treatment used by those entities.

3.1 Biological Communities

Prior to the site visit, the Soil Survey of San Mateo County, California (USDA 2013) and aerial photographs were examined to determine if any unique soil types that could support sensitive plant communities and/or aquatic features were present in the Study Area. Biological communities present in the Study Area were classified based on existing plant community descriptions described in the *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986). However, in some cases it is necessary to identify variants of community types or to describe non-vegetated areas that are not described in the literature. Biological communities were classified as sensitive or non-sensitive as defined by CEQA and other applicable laws and regulations.

3.1.1 Non-sensitive Biological Communities

Non-sensitive biological communities are those communities that are not afforded special protection under CEQA or other state, federal, and local laws, regulations and ordinances. These communities may, however, provide suitable habitat for some special-status plant or wildlife species and are identified or described in Section 4.1.1 below.

3.1.2 Sensitive Biological Communities

Sensitive biological communities are defined as those communities that are given special protection under CEQA and other applicable federal, state, and local laws, regulations and ordinances. Applicable laws and ordinances are discussed above in Section 2.0. Special methods used to identify sensitive biological communities are discussed below.

Wetlands and Waters

The Study Area was surveyed to determine if any wetlands and waters potentially subject to jurisdiction by the Corps, RWQCB, or CDFW were present. The assessment was based primarily on the presence of wetland plant indicators, but may also include any observed indicators of wetland hydrology or wetland soils. Any potential wetland areas were identified as areas dominated by plant species with a wetland indicator status[1] of OBL, FACW, or FAC as given on the U.S. Army Corps of Engineers Wetland Plant List (Lichvar 2013). Evidence of

[1] OBL = Obligate, always found in wetlands (> 99% frequency of occurrence); FACW = Facultative wetland, usually found in wetlands (67-99% frequency of occurrence); FAC = Facultative, equal occurrence in wetland or non-wetlands (34-66% frequency of occurrence).

wetland hydrology can include direct evidence (primary indicators), such as visible inundation or saturation, algal mats, and oxidized root channels, or indirect (secondary) indicators, such as a water table within two feet of the soil surface during the dry season. Some indicators of wetland soils include dark colored soils, soils with a sulfidic odor, and soils that contain redoximorphic features as defined by the Corps Manual (Environmental Laboratory 1987) and Field Indicators of Hydric Soils in the United States (NRCS 2010).

The California Coastal Commission (CCC) and the LCP regulates the diking, filling, or dredging of wetlands within the coastal zone. Section 30121 of the Coastal Act defines "wetlands" as land "which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens." The 1981 CCC Statewide Interpretive Guidelines state that hydric soils and hydrophytic vegetation "are useful indicators of wetland conditions," but the presence or absence of hydric soils and/or hydrophytes alone are not necessarily determinative when the CCC identifies wetlands under the Coastal Act.

The boundaries of areas regulated by the Corps and the CCC or LCP are often not the same due to differing goals of the respective regulatory programs and differing definitions of wetlands. For example, the Corps requires that positive indicators for the presence of wetland hydrology and hydric soils and a predominance of hydrophytic vegetation be present for an area to meet the Corps' wetland definition. The CCC does not necessarily require that all three wetland indicators (wetland hydrology, hydric soils, and a predominance of hydrophytic vegetation) be present for an area to be determined as a "wetland"; rather, the presence of hydric soils in the absence of a predominance of hydrophytes (or vice versa) could be sufficient for a positive wetland determination.

Other Sensitive Biological Communities

The Study Area was evaluated for the presence of other sensitive biological communities, including riparian areas and sensitive plant communities recognized by CDFW or under the LCP. Prior to the site visit, aerial photographs, local soil maps, the *List of Vegetation Alliances* (CDFW 2016b), *A Manual of California Vegetation* (Sawyer et al. 2009), and the LCP were reviewed to assess the potential for sensitive biological communities to occur in the Study Area.

3.2 Special-Status Species

3.2.1 Literature Review

Potential occurrence of special-status species in the Study Area was evaluated by first determining which special-status species occur in the vicinity of the Study Area through a literature and database search. Database searches for known occurrences of special-status species focused on the 5 miles surrounding the Pomponio Ranch property. The following sources were reviewed to determine which special-status plant and wildlife species have been documented to occur in the vicinity of the Study Area:

- California Natural Diversity Database (CNDDB) records (CDFW 2016a)
- USFWS species lists (USFWS 2016)
- CNPS Inventory records (CNPS 2016b)
- CDFG publication "California's Wildlife, Volumes I-III" (Zeiner et al. 1990)
- CDFW and University of California Press publication *California Amphibian and Reptile Species of Special Concern* (Thomson et al. 2016)

- A Field Guide to Western Reptiles and Amphibians (Stebbins 2003)
- Steelhead/rainbow trout resources south of the Golden Gate (Becker and Reining 2008)
- San Mateo County Local Coastal Plan (County of San Mateo 2013)

3.2.2 Site Assessment

A site visit was made to the Study Area to search for suitable habitats for special-status species. Habitat conditions observed within the Study Area were used to evaluate the potential for presence of special-status species based on these searches and the professional expertise of the investigating biologists. The potential for each special-status species to occur in the Study Area was then evaluated according to the following criteria:

- No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
- Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
- Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
- High Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.
- Present. Species is observed on the site or has been recorded (i.e. CNDDB, other reports) on the site recently.

The site assessment is intended to identify the presence or absence of suitable habitat for each special-status species known to occur in the vicinity in order to determine its potential to occur in the Study Area. The site visit does not constitute a protocol-level survey and is not intended to determine the actual presence or absence of a species; however, if a special-status species is observed during the site visit, its presence will be recorded and discussed. In cases where little information is known about species occurrences and habitat requirements, the species evaluation was based on best professional judgment of WRA biologists with experience working with the species and habitats.

3.3 Rare, Endangered, and Unique Species Habitat Assessment

A WRA wildlife biologist conducted the habitat assessment on the entirety of the Study Area and surrounding areas to determine whether habitats containing or supporting rare, endangered, or unique species are present in or near the Study Area. All potential aquatic and wetland habitats were located and examined for the presence of potential California red-legged frog (*Rana draytonii*; CRLF) or SFGS habitat per the habitat requirements of each species as described in the literature. Any potential breeding and upland refugia sites were noted, if present.

4.0 RESULTS

The Study Area is within the Cypress Tree Ranch in proximity to Pomponio Creek Road and located in rural San Gregorio. The Cypress Tree Ranch is primarily used for livestock grazing and agriculture. The proposed Project is a FLH composed of a single, modular home with associated infrastructure including water storage, access road, and required fire truck turnaround. Pomponio Creek Road bisects the Study Area and there is an existing barn on the north side of Pomponio Creek Road. North, northeast, and northwest of the Study Area are agriculture fields; and south, southwest, and southeast is poison oak (*Toxicodendron diversilobum*) scrub. The proposed FLH, access road, and fire truck turnaround will be south of Pomponio Creek Road, and piping from the water storage tanks will pass under Pomponio Creek Road and tie into existing infrastructure at the barn. No trees are proposed for removal. The following sections present the results of the site visit and discussion of the biological resources within the Study Area. Representative photographs of the Study Area are provided in Appendix B.

4.1 Biological Communities

Non-sensitive biological communities in the Study Area are developed/disturbed areas, poison oak (*Toxicodendron diversilobum*) scrub, Monterey cypress grove, and agricultural areas. One sensitive community or ESHA is present within the Study Area, a riparian corridor located along Pomponio Creek. Riparian habitat is present along an ephemeral drainage that traverses the southern portion of the Study Area from south to north; however, the ephemeral drainage does not provide habitat to sensitive plant or wildlife species and does not meet the LCP definition of an ESHA. The proposed Project is outside of setbacks associated with riparian corridors and will avoid impacts to the riparian corridor or ESHA. Descriptions for the biological communities and associated ESHA setbacks are contained in the following sections. Biological communities in the Study Area are shown in Figure 2.

4.1.1 Non-Sensitive Biological Communities

Agricultural Field

The agricultural field community occupies approximately 2.69 acres of the Study Area (Figure 2). Agricultural fields occur in parts of the Study Area that have experienced significant disturbance, primarily regular discing, but have not been replanted, and naturally occurring herbaceous vegetation has developed. Agricultural fields occupy the northern and western portion of the Study Area. Vegetation ranges from sparse to dense depending on the intensity and timing of the disturbance and is composed primarily of non-native species such as Italian rye grass (*Festuca perennis*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), Harding grass (*Phalaris aquatica*), slender oat (*Avena barbata*), and big heron bill (*Erodium botrys*). No wildlife species were observed in the agricultural field portion of the Study Area.

Developed/Disturbed

The southern and central portions Study Area contain approximately 2.10 acres of developed/disturbed land (Figure 2). Although not described in the literature, disturbed/developed areas include areas that have been partially developed or have been used in the past for agriculture. However, some of these areas are not currently used for agricultural

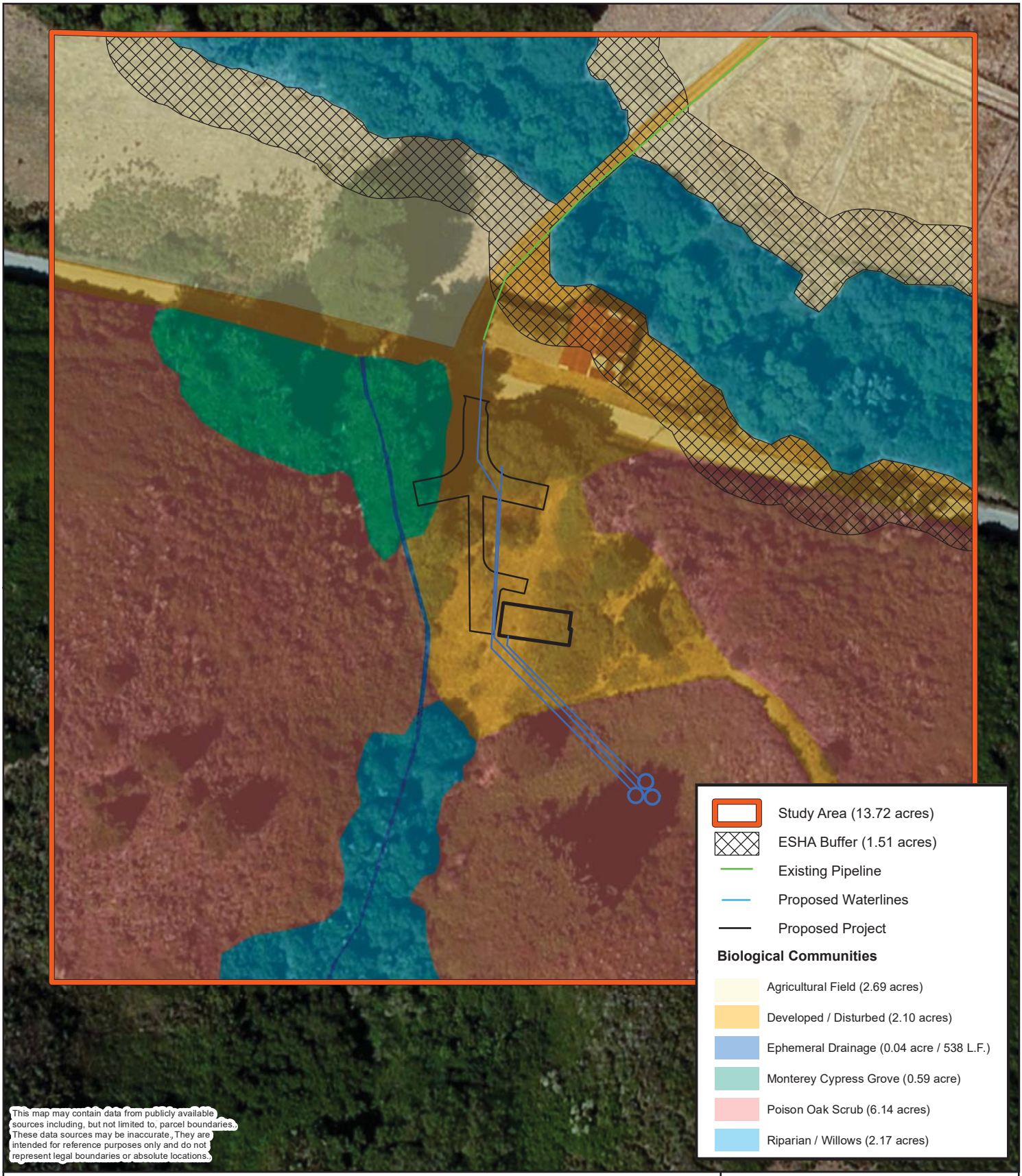

Figure 2. Biological Communities and FLH Site Plan within the Study Area

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Cypress Tree Ranch
San Mateo County, California

0 50 100 200 Feet

Map Prepared Date: 8/4/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - NAIP 2014
Data Source(s): WRA

Path: L:\Acad 2000 Files\23000\23267\GIS\ArcMap\2016\Impacts.mxd

activities and have been allowed to revert to a semi-natural condition. The developed/disturbed portion of the Study Area is composed primarily of ruderal herbaceous areas consisting of mowed or graded areas, a barn, corrals, and open, disturbed, weedy areas. Plant species observed in the developed/disturbed portions of the Study Area include: bull mallow (*Malva nicaeensis*), dooryard knotweed (*Polygonum aviculare*), Italian ryegrass, and big heron bill. No wildlife species were observed in the developed/disturbed portions of the Study Area.

Ephemeral Drainage

The south-west portion of the Study Area contains a narrow ephemeral drainage (approximately 1-3 feet wide), totaling approximately 538 linear feet (Figure 2). The ephemeral drainage flows south to north, was not heavily incised, and lacked a defined bed and bank or observable OHWM. The downstream portion of the ephemeral drainage, as observed within the Study Area, lacked riparian vegetation, lacked flowing or standing water, and appeared to be flashy, only carrying water immediately after storm events. The upstream portion of the ephemeral drainage passes through a thicket of arroyo willows (*Salix lasiolepis*). This portion of the ephemeral drainage was not accessible during the site visit due to a dense understory of poison oak and California blackberry and was mapped preliminarily based on topographic data. The ephemeral drainage lacks water for a majority of the year and does not support sensitive wildlife or plant species; therefore, it does not meet the definition of an ESHA, per the LCP. No wildlife species were observed within the ephemeral drainage portion of the Study Area.

Monterey Cypress Grove

A 0.59-acre grove of Monterey cypress trees (*Hesperocyparis macrocarpa*) is situated in the south-west portion of the Study Area (Figure 2). This vegetation community is somewhat characteristic of the Monterey cypress forest as described in Holland (1986), and Monterey cypress forest (*Hesperocyparis macrocarpa* Forest Alliance) as described in Sawyer et al. (2009); however, this community type is not native to the San Mateo Coast. Although this community is asterisked (*) (Holland 1986) and is ranked G5 S3 (Sawyer et al. 2009, CDFG 2010), rarity rankings are only applied to native stands on the Central Coast near Monterey (Sawyer et al. 2009, CNPS 2012).

Within the Study Area, the Monterey cypress grove contains very little vertical structure with a relatively depauperate shrub and herbaceous understory due to a dense overstory canopy. The overstory is dominated by Monterey cypress. The understory contains a few, suppressed scattered shrubs including poison oak and California blackberry (*Rubus ursinus*). The herbaceous layer is extremely sparse composed of periwinkle (*Vinca major*) and common velvet grass (*Holcus lanatus*). No wildlife species were observed in the Monterey cypress grove portion of the Study Area.

Poison Oak Scrub

Poison oak scrub is the dominant vegetation community within the Study Area, covering approximately 6.14 acres. Poison oak scrub within the Study Area is variably dominated by poison oak (*Toxicodendron diversilobum*), and at a landscape level, this community meets the membership rules of Poison oak scrub (*Toxicodendron diversilobum* Shrubland Alliance; rarity ranking G4, S4). This community is common throughout coastal California, often intergrading in dense stands. As a result of the dense shrub cover, this community contains relatively low diversity in the understory. The shrub canopy is dominated by poison oak, but other species are present, including sticky monkey flower (*Mimulus aurantiacus*), French broom (*Genista*

monspessulana), Scotch broom (*Cytisus scoparius*), woolly cotoneaster (*Cotoneaster pannosus*), and milkflower cotoneaster (*Cotoneaster lacteus*). Emergent trees including coast live oak (*Quercus agrifolia*), California bay (*Umbellularia californica*), and cherry plum (*Prunus cerasifera*) are present at low cover within this community. Common herbaceous species in the interstitial areas between shrubs include ripgut brome (*Bromus diandrus*), slim oat (*Avena barbata*), and ribwort (*Plantago lanceolata*). No wildlife species were observed in the poison oak scrub portion of the Study Area.

4.1.2 Sensitive Biological Communities

Riparian Corridor

The Study Area contains 2.17 acres of vegetated riparian habitat. Plant species observed in the riparian corridor include creek dogwood (*Cornus sericea*), arroyo willow (*Salix lasiolepis*), poison oak, California blackberry (*Rubus ursinus*), and common horsetail rush (*Equisetum arvense*). Pomponio Creek is perennial and identified as a sensitive riparian habitat, or ESHA, on the LCP South-Coast Sensitive Habitats map. A riparian corridor ESHA requires a setback of 50 feet in which activity would be limited or prohibited for certain uses. All project activities will occur outside of the 50-foot riparian ESHA setback. No wildlife was observed in the riparian corridor at the time of the site visit.

4.2 Special-Status Species

4.2.1 Plants

Based upon a review of the literature and databases outlined in Section 3.2.1, 12 special-status plant species have been documented within five miles of Study Area. CNDDB occurrences within five miles of the Study Area are shown in Figure 3 (CDFW 2016a). However, based on the existing habitat types and the highly disturbed conditions within the Study Area, no special-status species are likely or have potential to occur and no special-status plant species were observed during the site visit. In addition, no plant species specifically identified in the LCP were observed in the Study Area or are known to occur near the Study Area.

4.2.2 Wildlife

Twenty-two special-status wildlife species have been recorded in the vicinity of the Study Area, and those recorded within five miles of the Study Area are shown in Figure 4 (CDFW 2016a). Six special-status wildlife species have a moderate potential to occur in a limited portion of the Study Area. The majority of the Study Area lacks suitable habitat for special-status wildlife species such as wetlands or serpentine soils to support host plant species. In addition, a complete fish passage barrier is present in Pomponio Creek near Stage Road, downstream of the Study Area, and no steelhead (*Oncorhynchus mykiss irideus*) have potential to occur in the upper portion of Pomponio Creek. Roosting bats are unlikely to occur within the riparian corridor within the Study Area because of the density of branches and vegetation which inhibits a clear flight path. Existing structures will also be avoided by project activities. The six special-status wildlife species with potential to occur are restricted to the riparian corridor and poison oak scrub habitats. The Study Area is also within designated critical habitat for CRLF and Pomponio Creek is a potential dispersal corridor for both CRLF and SFGS. Special-status wildlife species that have the potential to occur in the riparian corridors are discussed further below. Critical habitat and habitats of “Rare, Endangered, and Unique Species” as defined by the LCP are discussed below in Section 4.3.

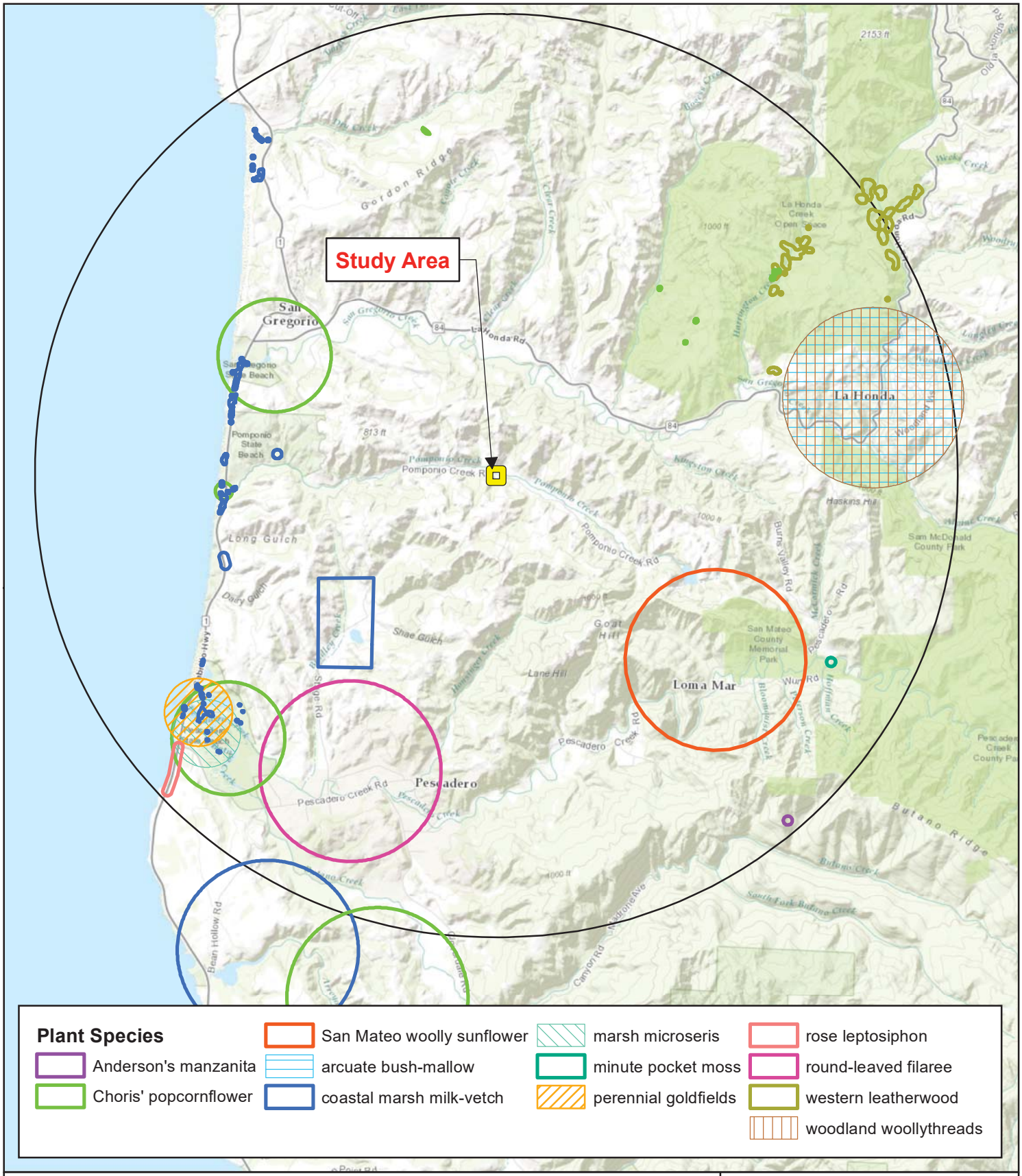

Figure 3. Special Status Plant Species within 5 miles of the Study Area

Cypress Tree Ranch
San Mateo County, California

0 0.5 1 2
Miles

ENVIRONMENTAL CONSULTANTS

Map Prepared Date: 7/20/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - World Topo
Data Source(s): CNDDB July 2016

Path: L:\Acad 2000 Files\23000\23267\GIS\ArcMap\2016\CNDDB_Plants.mxd

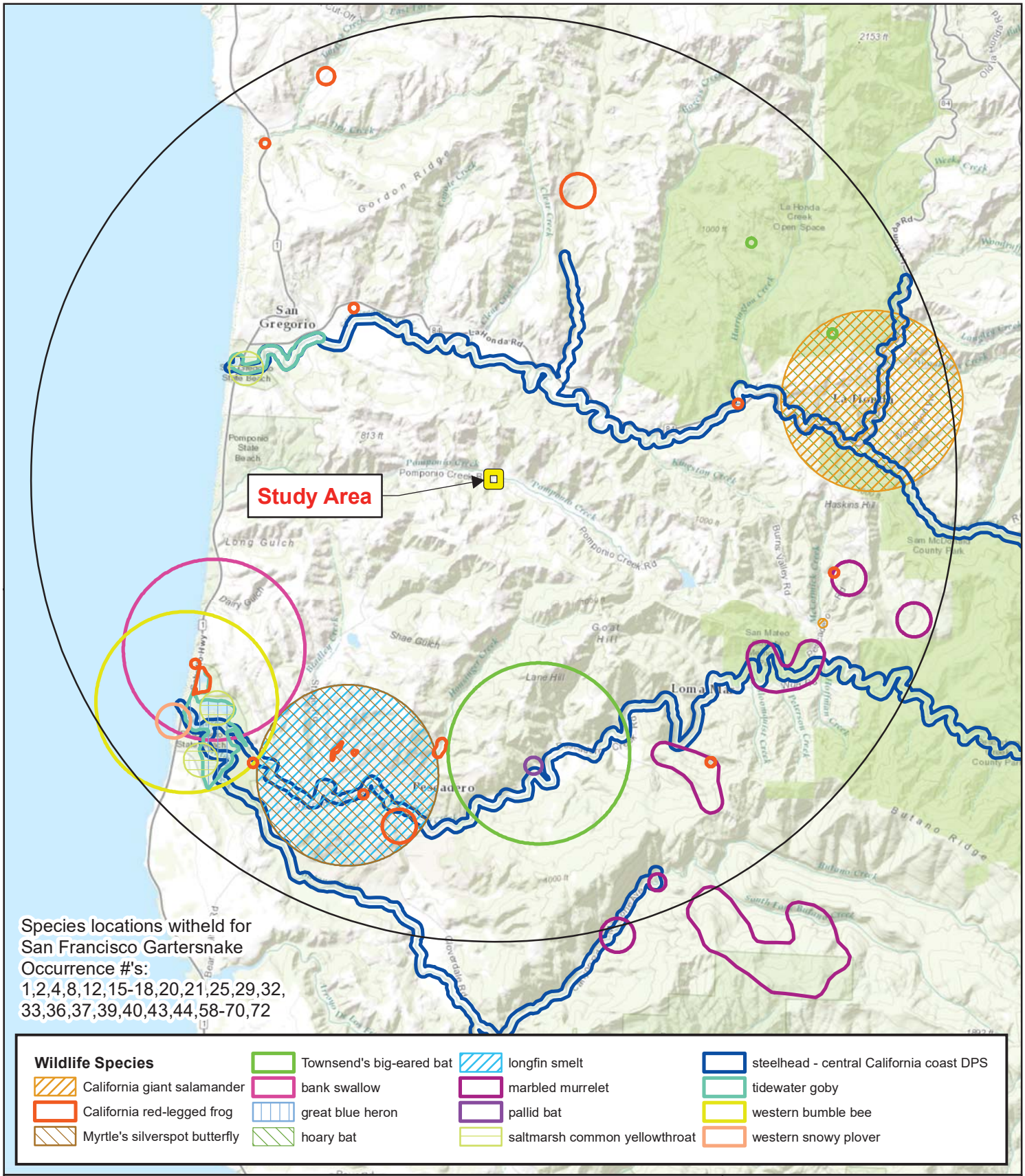

Figure 4. Special Status Wildlife Species within 5 miles of the Study Area

N
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0 0.5 1 2
Miles

wra
ENVIRONMENTAL CONSULTANTS

Cypress Tree Ranch
San Mateo County, California

Map Prepared Date: 7/20/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - World Topo
Data Source(s): CNDDB July 2016

Path: L:\Acad 2000 Files\23000\23267\GIS\ArcMap\2016\CNDDB_Wildlife.mxd

Loggerhead shrike (*Lanius ludovicianus*). CDFW Species of Special Concern, USFWS Bird of Conservation Concern. Loggerhead shrike is a common resident and winter visitor in lowlands and foothills throughout California. It prefers open habitats with scattered trees, shrubs, posts, fences, utility lines or other perches. Nests are usually built on a stable branch in a densely-foliaged shrub or small tree and are usually well-concealed. The highest densities occur in open-canopied valley foothill hardwood, valley foothill hardwood-conifer, valley foothill, riparian, pinyon-juniper, juniper, and desert riparian habitats. While this species eats mostly arthropods, they also take amphibians, small to medium-sized reptiles, small mammals and birds. They are also known to scavenge on carrion. Suitable nesting habitat is present in the trees and shrubs in the riparian corridor and poison oak scrub within the Study Area, and there is a moderate potential for loggerhead shrike to occur.

Yellow warbler (*Setophaga petechia*). CDFW Species of Special Concern. Yellow warbler breeds most commonly in wet, deciduous thickets, especially those dominated by willows, and in disturbed and early successional habitats (Lowther et al. 1999). This species' diet is primarily comprised of insects supplemented with berries. Suitable nesting habitat is present in the Pomponio Creek riparian corridor. The riparian corridor along the ephemeral drainage in the southern portion of the Study Area is unlikely to be used for nesting because it lacks water during the nesting season. There is a moderate potential for yellow warbler to nest within the Pomponio Creek riparian corridor.

San Francisco (saltmarsh) common yellowthroat (*Geothlypis trichas sinuosa*), USFWS Bird of Conservation Concern, CDFW Species of Special Concern. This subspecies of the common yellowthroat is found in freshwater marshes, coastal swales, riparian thickets, brackish marshes, and saltwater marshes. Their breeding range extends from Tomales Bay in the north, Carquinez Strait to the east, and Santa Cruz County to the south. This species requires thick, continuous cover such as tall grasses, tule patches, or riparian vegetation down to the water surface for foraging and prefers willows for nesting (Gardali and Evens 2008). The willow-riparian habitats within the Study Area provide suitable nesting habitat for this species. There is a moderate potential for this species to occur within riparian habitats in the Study Area.

San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*). CDFW Species of Special Concern. This subspecies of the dusky-footed woodrat occurs in the Coast Ranges between San Francisco Bay and the Salinas River (Matocq 2003). Occupied habitats are variable and include forest, woodland, riparian areas, and chaparral. Woodrats feed on woody plants, but will also consume fungi, grasses, flowers and acorns. Foraging occurs on the ground and in bushes and trees. This species constructs robust stick houses/structures in areas with moderate cover and a well-developed understory containing woody debris. Breeding takes place from December to September. Individuals are active year-round, and generally nocturnal. The San Francisco dusky-footed woodrat has a moderate potential to occupy the riparian habitats and poison oak scrub within the Study Area.

California red-legged frog (*Rana draytonii*). Federal Threatened, CDFW Species of Special Concern. CRLF is dependent on suitable aquatic, estivation, and upland habitat. During periods of wet weather, starting with the first rainfall in late fall, these frogs disperse away from their estivation sites to seek suitable breeding habitat. Aquatic and breeding habitat is characterized by dense, shrubby, riparian vegetation and deep, still or slow-moving water. Breeding occurs between late November and late April. This species estivates (a period of inactivity) during the dry months in small mammal burrows, moist leaf litter, incised stream channels, and large cracks in the bottom of dried ponds. There is no aquatic breeding habitat within the Study Area; however, Pomponio Creek provides non-breeding aquatic habitat and a

dispersal corridor. In addition, the Study Area is within designated critical habitat for CRLF. Critical habitat, habitat elements, and nearby occurrences of CRLF to the Study Area are discussed further in Section 4.3.1.

San Francisco garter snake (*Thamnophis sirtalis tetrataenia*). Federal Endangered, State Endangered, CDFW Fully Protected Species. Historically, SFGS occurred in scattered wetland areas on the San Francisco Peninsula approximately from the San Francisco County line, south along the eastern and western bases of the Santa Cruz Mountains, to Upper Crystal Springs Reservoir, and along the coast south to Año Nuevo Point, San Mateo County, and Waddell Creek, Santa Cruz County. This species prefers a densely vegetated pond near open hillsides where they can sun, feed, and find cover in rodent burrows; however, less ideal habitats can also be successfully occupied, including temporary ponds and other seasonal freshwater. There are no wetland or pond habitats within the Study Area; however, Pomponio Creek provides a dispersal corridor for SFGS. Habitat elements for SFGS within the Study Area are further discussed in Section 4.3.2.

4.3 Rare, Unique, and Endangered Species Habitat Assessment

4.3.1 California Red-legged Frog

California red-legged frog was listed as federally threatened on May 23, 1996 (61 FR 25813-25833). Critical habitat for CRLF was designated on April 13, 2006 (71 FR 19243-19346), and the revised designation was finalized March 17, 2010 (75 FR 12815-12959). A Recovery Plan for the CRLF was published by the USFWS on May 28, 2002. The Study Area falls within USFWS-designated Critical Habitat unit SNM-2 (USFWS 2010).

There are four physical and biological features that are considered to essential for the conservation or survival of CRLF (USFWS 2010):

- aquatic breeding habitat;
- non-breeding aquatic habitat;
- upland habitat; and
- dispersal habitat.

The Study Area only contains dispersal and non-breeding aquatic habitat. The essential features are discussed in greater detail below.

<u>Aquatic Breeding and Non-breeding Habitat</u>

Aquatic breeding habitat consists of low-gradient fresh water bodies, including natural and manmade (e.g., stock) ponds, backwaters within streams and creeks, marshes, lagoons, and dune ponds. It does not include deep water habitat, such as lakes and reservoirs. Aquatic breeding habitat must hold water for a minimum of 20 weeks in most years. This is the average amount of time needed for egg, larvae, and tadpole development and metamorphosis so that juveniles can become capable of surviving in upland habitats (USFWS 2010).

Aquatic non-breeding habitat may or may not hold water long enough for this species to hatch and complete its aquatic life cycle, but it provides shelter, foraging, predator avoidance, and aquatic dispersal for juvenile and adult CRLF. These waterbodies include plunge pools within

intermittent creeks; seeps; quiet water refugia during high water flows; and springs of sufficient flow to withstand the summer dry period. CRLF can use large cracks in the bottom of dried ponds as refugia to maintain moisture and avoid heat and solar exposure (Alvarez 2004). Non-breeding aquatic features enable CRLF to survive drought periods, and disperse to other aquatic breeding habitat (USFWS 2010).

There is no aquatic breeding habitat within the Study Area. Flows within Pomponio Creek during the CRLF breeding season are too high velocity to provide breeding habitat for this species; however, Pomponio Creek is non-breeding aquatic habitat and provides a dispersal corridor between breeding ponds. The banks of Pomponio Creek within the Study Area are steep and the water level in the creekbed is approximately 20-30 feet below the existing bridge. The nearest potential breeding habitat is 0.4 mile east of the Study Area. There is no aquatic habitat within the Study Area south of Pomponio Creek Road; the ephemeral drainage does not pond or provide any sustained flows to support this habitat type.

Upland Habitat

Upland habitats include areas adjacent to aquatic and riparian habitats and are comprised of grasslands, woodlands, and/or vegetation that provide shelter, forage, and predator avoidance. These upland features provide feeding and sheltering habitat for juvenile and adult frogs (e.g., shelter, shade, moisture, cooler temperatures, a prey base, foraging opportunities, and areas for predator avoidance). These features are in proximity to aquatic breeding habitat, typically within 300 feet, or within riparian corridors. Upland habitats usually include structural features such as boulders, rocks and organic debris (e.g. downed trees, logs), as well as small mammal burrows and moist leaf litter (USFWS 2010).

The Study Area is 0.4 mile from potential breeding habitat and a majority of the Study Area is not upland habitat or contain upland refuge features. The riparian corridor along the ephemeral drainage in the southern portion of the Study Area does not provide typical upland habitat features because of the distance from breeding habitat and the lack of water during the dry season. However, the Pomponio Creek riparian corridor is perennial and may provide suitable cover and upland habitat refuge. Therefore, the Pomponio Creek riparian corridor is the only upland habitat within the Study Area.

Dispersal Habitat

Dispersal habitat includes accessible upland or riparian areas between occupied locations within 0.7 mi of each other that allow for movement between these sites. Dispersal habitat includes various natural and altered habitats such as agricultural fields, which do not contain barriers to dispersal. Moderate to high density urban or industrial developments, large reservoirs and heavily traveled roads without bridges or culverts are considered barriers to dispersal (USFWS 2010).

Dispersal distances are typically less than 0.5 mile, with a few individuals moving in excess of one mile (Fellers 2005). Movements typically occur along riparian corridors, but some individuals, especially on rainy nights, move directly from one site to another through normally inhospitable habitats, such as heavily grazed pastures or oak-grassland savannas (Fellers 2005). Bulger et al (2003) documented dispersing frogs in northern Santa Cruz County traveling distances from 0.25 mile to more than 2 miles without apparent regard to topography, vegetation type, or riparian corridors.

The nearest documented occurrences of CRLF are greater than 2 miles northeast and northwest of the Study Area (CDFW 2016). Although this is a distance greater than typical dispersal events, there may be a lack of data in the CNDDB records, and suitable habitat is present much closer to the Study Area. The Study Area is within critical habitat and meets criteria for dispersal habitat. However, the lack of suitable cover in a majority of the Study Area poses a high risk for CRLF dispersing through the Study Area, and CRLF are only likely to move overland through open habitats under appropriate weather conditions, such as rainy nights. The dense vegetation and steep banks within the Pomponio Creek riparian corridor may restrict upland habitat movement, and dispersing CRLF are most likely to remain in and move through the Creek itself.

Proposed Project Impacts to CRLF

The proposed Project includes construction of a FLH unit, installation of a septic line, access road, and water storage tanks. None of these features will create a barrier to dispersal for CRLF. In addition, no project activities will occur within Pomponio Creek or within 50 feet of riparian habitat where CRLF are most likely to occur (Figure 2). Therefore, the proposed Project will not alter the condition of any of the physical or biological features for CRLF in the Study Area and work will not occur within habitats in which CRLF have potential to be present.

4.3.2 San Francisco Garter Snake

SFGS requires seasonal or permanent water bodies as a basic habitat requirement. In addition to the basic requirement of a water source, there are four main habitat requirements for SFGS (USFWS 2006b):

- freshwater marsh habitat with a diversity of habitat components including dense vegetation near the pond edge and open water;
- basking sites upland of the water;
- food sources for all life stages of the snake; and
- shallow water near the shoreline, providing access to food sources.

During the summer, snakes may disperse from the typical vegetated aquatic-edge habitat into adjacent areas to feed on amphibians or hibernate in rodent burrows. Typically, SFGS utilize upland rodent burrows, including Botta's pocket gopher *(Thomomys bottae)* and the California meadow vole *(Microtus californicus)*, within several hundred feet of their aquatic habitat (McGinnis 2001, USFWS 2006b). Literature suggests that lowland rodent burrows are not utilized for hibernation due to the potential for flooding (McGinnis 2001).

During periods of heavy rain or shortly after, SFGS may make long-distance movements of up to 1.25 miles along drainages within the dense riparian cover, and are not documented to travel over open terrain (McGinnis 2001).

There are several occurrences of SFGS within five miles of the Study Area; however, occurrence information is confidential and exact locations cannot be disclosed in public documents. Based on this occurrence information and habitat conditions, it is likely that SFGS use Pomponio Creek as a dispersal corridor. However, the Study Area does not contain suitable habitat elements for SFGS, such as wetland or pond habitats, vegetative cover, or prey items. In addition, SFGS is most likely to use burrows, refugia, and basking habitat within a few hundred feet of foraging grounds (vegetated ponds). The nearest potential foraging pond for SFGS is 0.4 mile east of the Study Area.

Proposed Project Impacts to SFGS

Although the Study Area does not contain any of the main habitat requirements of SFGS, Pomponio Creek may be used as a dispersal corridor and several potential foraging ponds are within 1.25 miles. Therefore, SFGS has the potential to pass through the Pomponio Creek riparian corridor, but is unlikely to disperse or reside within other habitats in the Study Area. There is no habitat for SFGS in the Study Area south of Pomponio Creek Road. The proposed Project includes construction of a FLH unit, installation of a septic line, access road, and water storage tanks. None of these features will create a barrier to dispersal for SFGS. No Project activities will occur within Pomponio Creek or within 50 feet of riparian habitat where SFGS are most likely to occur (Figure 2). Therefore, the proposed Project will not alter the condition of any of refuge or dispersal features for SFGS in the Study Area and work will not occur within habitats in which SFGS have potential to be present.

5.0 SUMMARY AND RECOMMENDATIONS

One sensitive biological community was identified within the Study Area, and six special-status wildlife species have a moderate potential to occur within the Study Area. No special-status plant species have a moderate or high potential to occur within the Study Area. Both CRLF and SFGS may disperse through the Pomponio Creek riparian corridor but are unlikely to occur outside of this habitat in the Study Area. No Project activities will occur within Pomponio Creek or within 50 feet of the riparian habitat (Figure 2), and no trees are proposed for removal. The following sections present recommendations for measures to avoid impacts to these species and sensitive habitats.

5.1 Biological Communities

The majority of the Study Area is comprised of developed/disturbed and agricultural areas, which are not sensitive biological communities. However, the Pomponio Creek riparian corridor is an ESHA under the LCP. No Project activities will occur within Pomponio Creek corridor or the associated 50-foot ESHA setback. However, it is still recommended that standard erosion control best management practices be followed to protect water quality in Pomponio Creek during work north of Pomponio Creek Road. These measures would include, but are not limited to the following:

- a requirement that erosion and sediment control measures be installed prior to unseasonable rain storms;
- no erosion or sediment control measures will be placed in vegetated areas;
- a requirement limiting the area of soil disturbance to the amount of acreage that can be protected prior to a forecasted rain event and to the minimum area needed to complete the proposed action;
- delineation and protection of environmentally sensitive areas to prevent construction impacts;
- installation of fiber rolls and other measures as appropriate to control sediment and erosion;
- control of spills and litter;
- control of fuels and other hazardous materials; and
- preservation of existing vegetation whenever feasible.

5.2 Special-Status Species

Of the 12 special-status plant species known to occur in the vicinity of the Study Area, none were found to have potential to occur in the Study Area, and thus no further measures are recommended. Of the 22 special-status wildlife species known to occur in the vicinity of the Study Area, six were determined to have potential to only occur within riparian habitats in the Study Area. The lack of suitable habitat features such as coniferous forest, serpentine, and pond or marsh habitats within the Study Area and a downstream fish passage barrier preclude the occurrence of most wildlife species. However, the riparian corridors provide nesting habitat for special-status bird species, San Francisco dusky-footed woodrat, and the Pomponio Creek riparian corridor is dispersal habitat for CRLF and SFGS. In addition, the Study Area is within designated critical habitat for CRLF. Therefore, the following recommendations should be implemented to avoid impacts to special-status species and their habitats:

<u>California red-legged frog and San Francisco garter snake</u>

Both CRLF and SFGS have potential to disperse through Pomponio Creek in the Study Area. No Project activities will occur within Pomponio Creek or the associated 50-foot ESHA setback. Outside of the Pomponio Creek riparian corridor, both CRLF and SFGS only have potential to occur during dispersal events. Therefore, avoidance and minimization measures listed below are recommended to prevent impacts to dispersing CRLF and SFGS. If these measures are implemented, no take is expected to occur during the proposed Project. Additionally, the proposed Project will not alter the physical and biological features for CRLF and would therefore not be considered an impact to designated critical habitat.

The following avoidance and minimization measures are recommended to avoid impacts to CRLF and SFGS and their habitat:

- All work will occur during the dry season (April 15 – October 31).

- Tightly woven fiber netting or similar material should be used for erosion control or other purposes at the Project to ensure that the CRLF and SFGS do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material should not be used because CRLF, SFGS, and other species may become entangled or trapped in it.

- Because dusk and dawn are often the times when CRLF are most actively moving and dispersing, all construction activities should cease one half hour before sunset and should not begin prior to one half hour after sunrise.

- No work shall occur during rain events (defined as greater than 0.25-inch within a 24-hour period) when either species is most likely to disperse.

- If work occurs outside of the dry season, a qualified biologist will conduct a pre-construction survey within 24 hours prior to initiation of ground disturbing activities and within 24 hours prior to re-starting work following a rain event. If vegetation within the work area is sufficiently dense such that absence of either species cannot be determined, a qualified biologist will monitor vegetation removal and initial ground disturbance for CRLF and SFGS. If either species is observed during pre-construction surveys or monitoring, work will be halted and the individual(s) will be allowed to leave the work area on its own.

Birds

This assessment determined that three special-status bird species may use the riparian corridor habitats for nesting. In addition, most common native bird species are also protected by the Migratory Bird Treaty Act during the nesting season. The following avoidance and minimization measures are recommended to avoid impacts to special-status and non-special-status nesting birds:

- If work is to be initiated during the nesting season (February 15 – August 31), a pre-construction nesting bird survey should be performed no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.

- If the survey identifies any active nest, an exclusion buffer should be established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, but typically ranges between 25 up to 600 feet. The buffer should be maintained until all young have fledged. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1 – January 31).

San Francisco dusky-footed woodrat

This assessment determined that the San Francisco dusky-footed woodrat has potential to occur within the riparian and poison oak scrub habitats in the Study Area. No work is anticipated within riparian habitats. However, vegetation clearing within the poison oak scrub habitat may be necessary for well pipeline installation. The following avoidance and minimization measures are recommended to avoid impacts to this species:

- A pre-construction survey within the poison oak scrub habitat will be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.

- Woodrat houses which cannot be avoided will be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian, woodland, scrub) that will not be impacted.

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APPENDIX A

LIST OF OBSERVED PLANT AND WILDLIFE SPECIES

Appendix A. List of observed plant species in the Study Area on July 12, 2016. No wildlife species observed during the site assessment.

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Achillea millefolium	Yarrow	native	perennial herb	-	-	FACU
Amsinckia menziesii	Fiddleneck	native	annual herb	-	-	-
Anaphalis margaritacea	Pearly everlasting	native	perennial herb	-	-	FACU
Artemisia douglasiana	California mugwort	native	perennial herb	-	-	FAC
Athyrium filix-femina var. cyclosorum	Western lady fern	native	fern	-	-	FAC
Avena barbata	Slim oat	non-native (invasive)	annual, perennial grass	-	Moderate	-
Avena fatua	Wildoats	non-native (invasive)	annual grass	-	Moderate	-
Baccharis pilularis	Coyote brush	native	shrub	-	-	-
Brassica nigra	Black mustard	non-native (invasive)	annual herb	-	Moderate	-
Brassica rapa	Common mustard	non-native (invasive)	annual herb	-	Limited	FACU
Briza minor	Little rattlesnake grass	non-native	annual grass	-	-	FAC
Bromus catharticus	Rescue grass	non-native	annual, perennial grass	-	-	-
Bromus diandrus	Ripgut brome	non-native (invasive)	annual grass	-	Moderate	-
Bromus hordeaceus	Soft chess	non-native (invasive)	annual grass	-	Limited	FACU
Carduus pycnocephalus ssp. pycnocephalus	Italian thistle	non-native	annual herb	-	-	-
Ceanothus thyrsiflorus	Blueblossom	native	tree, shrub	-	-	-
Cirsium vulgare	Bullthistle	non-native (invasive)	perennial herb	-	Moderate	FACU

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Conium maculatum	Poison hemlock	non-native (invasive)	perennial herb	-	Moderate	FACW
Convolvulus arvensis	Field bindweed	non-native (invasive)	perennial herb, vine	-	-	-
Cornus sericea ssp. sericea	Red osier dogwood	native	shrub	-	-	FACW
Elymus glaucus	Blue wildrye	native	perennial grass	-	-	FACU
Epilobium brachycarpum	Willow herb	native	annual herb	-	-	-
Equisetum arvense	Common horsetail	native	fern	-	-	FAC
Erodium cicutarium	Coastal heron's bill	non-native (invasive)	annual herb	-	Limited	-
Eschscholzia californica	California poppy	native	annual, perennial herb	-	-	-
Festuca arundinacea	Reed fescue	non-native (invasive)	perennial grass	-	Moderate	FACU
Festuca perennis	Italian rye grass	non-native	annual, perennial grass	-	-	FAC
Helminthotheca echioides	Bristly ox-tongue	non-native (invasive)	annual, perennial herb	-	-	FAC
*Hesperocyparis macrocarpa**	Monterey cypress	native	tree	Rank 1B.2	-	-
Holodiscus discolor	Oceanspray	native	shrub	-	-	FACU
Hordeum murinum	Foxtail barley	non-native (invasive)	annual grass	-	-	FACU
Juglans regia	English walnut	non-native	tree	-	-	-
Juncus patens	Rush	native	perennial grasslike herb	-	-	FACW
Kickxia spuria	Fluellin	non-native	perennial herb	-	-	-
Lepidium strictum	Peppergrass	native	annual herb	-	-	-
Lotus corniculatus	Bird's foot trefoil	non-native (invasive)	perennial herb	-	-	FAC

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Lythrum hyssopifolia	Hyssop loosestrife	non-native	annual, perennial herb	-	-	OBL
Madia sativa	Coastal tarweed	native	annual herb	-	-	-
Malus sp.	-	-	-	-	-	-
Malva nicaeensis	Bull mallow	non-native	annual herb	-	-	-
Marah oregana	Coast man-root	native	perennial herb, vine	-	-	-
Matricaria discoidea	Pineapple weed	native	annual herb	-	-	FACU
Medicago polymorpha	California burclover	non-native (invasive)	annual herb	-	Limited	FACU
Navarretia squarrosa	Skunkweed	native	annual herb	-	-	FACU
Phacelia distans	Common phacelia	native	annual herb	-	-	OBL
Phalaris aquatica	Harding grass	non-native (invasive)	perennial grass	-	Moderate	FACU
Plantago coronopus	Cut leaf plantain	non-native (invasive)	annual herb	-	-	FAC
Plantago lanceolata	Ribwort	non-native (invasive)	perennial herb	-	Limited	FAC
Polygonum aviculare	Prostrate knotweed	non-native	annual, perennial herb	-	-	FAC
Polypogon monspeliensis	Annual beard grass	non-native (invasive)	annual grass	-	Limited	FACW
Prunus cerasifera	Cherry plum	non-native (invasive)	tree	-	Limited	-
Pseudognaphalium luteoalbum	Jersey cudweed	non-native	annual herb	-	-	FAC
Pseudotsuga menziesii var. menziesii	Douglas fir	native	tree	-	-	FACU
Quercus agrifolia	Coast live oak	native	tree	-	-	-

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Raphanus sativus	Jointed charlock	non-native (invasive)	annual, biennial herb	-	Limited	-
Rubus parviflorus	Thimbleberry	native	vine, shrub	-	-	FAC
Rubus ursinus	California blackberry	native	vine, shrub	-	-	FAC
Rumex acetosella	Sheep sorrel	non-native (invasive)	perennial herb	-	Moderate	FACU
Rumex crispus	Curly dock	non-native (invasive)	perennial herb	-	Limited	FAC
Rumex pulcher	Fiddleleaf dock	non-native	perennial herb	-	-	FAC
Salix lasiandra	Pacific willow	native	tree	-	-	FACW
Salix lasiolepis	Arroyo willow	native	tree, shrub	-	-	FACW
Sambucus nigra ssp. caerulea	Blue elderberry	native	shrub	-	-	FAC
Sambucus racemosa	Red elderberry	native	shrub	-	-	FACU
Scrophularia californica	California bee plant	native	perennial herb	-	-	FAC
Silybum marianum	Milk thistle	non-native (invasive)	annual, perennial herb	-	Limited	-
Sonchus asper ssp. asper	Sow thistle	non-native (invasive)	annual herb	-	-	FAC
Sonchus oleraceus	Sow thistle	non-native	annual herb	-	-	UPL
Stachys ajugoides	Hedge nettle	native	perennial herb	-	-	OBL
Stipa pulchra	Purple needle grass	native	perennial grass	-	-	-
Toxicodendron diversilobum	Poison oak	native	vine, shrub	-	-	FACU
Trifolium angustifolium	Narrow leaved clover	non-native	annual herb	-	-	-
Trifolium hirtum	Rose clover	non-native (invasive)	annual herb	-	Limited	-

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Urtica dioica ssp. gracilis	Nettle	native	perennial herb	-	-	FAC
Vicia benghalensis	Purple vetch	non-native	annual herb, vine	-	-	-
Vinca major	Vinca	non-native (invasive)	perennial herb	-	Moderate	-

* Only native occurrences of this species are special-status. Monterey pines in the Study Area are not native occurrences and are not special-status.

All species identified using the *Jepson Manual II: Vascular Plants of California* (Baldwin et al. 2012) and Jepson eFlora (Jepson Flora Project 2016); Nomenclature follows Jepson eFlora 2016.

[1]Rare Status: The CNPS Inventory of Rare and Endangered Plants (CNPS 2015)

- FE: Federal Endangered
- FT: Federal Threatened
- SE: State Endangered
- ST: State Threatened
- SR: State Rare
- Rank 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
- Rank 1B: Plants rare, threatened, or endangered in California and elsewhere
- Rank 2A: Plants presumed extirpated in California, but more common elsewhere
- Rank 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
- Rank 3: Plants about which we need more information – a review list
- Rank 4: Plants of limited distribution – a watch list

[2]Invasive Status: California Invasive Plant Inventory (Cal-IPC 2015)

- High: Severe ecological impacts; high rates of dispersal and establishment; most are widely distributed ecologically.
- Moderate: Substantial and apparent ecological impacts; moderate-high rates of dispersal, establishment dependent on disturbance; limited- moderate distribution ecologically
- Limited: Minor or not well documented ecological impacts; low-moderate rate of invasiveness; limited distribution ecologically
- Assessed: Assessed by Cal-IPC and determined to not be an existing current threat

[3]Wetland Status: National List of Plant Species that Occur in Wetlands, California (Lichvar 2014)

- OBL: Almost always found in wetlands; >99% frequency
- FACW: Usually found in wetlands; 67-99% frequency
- FAC: Equally found in wetlands and uplands; 34-66% frequency
- FACU: Usually not found in wetlands; 1-33% frequency
- UPL: Almost never found in wetlands; >1% frequency
- NL: Not listed, assumed almost never found in wetlands; >1% frequency
- NI: No information; not factored during wetland delineation

APPENDIX B

SITE PHOTOGRAPHS

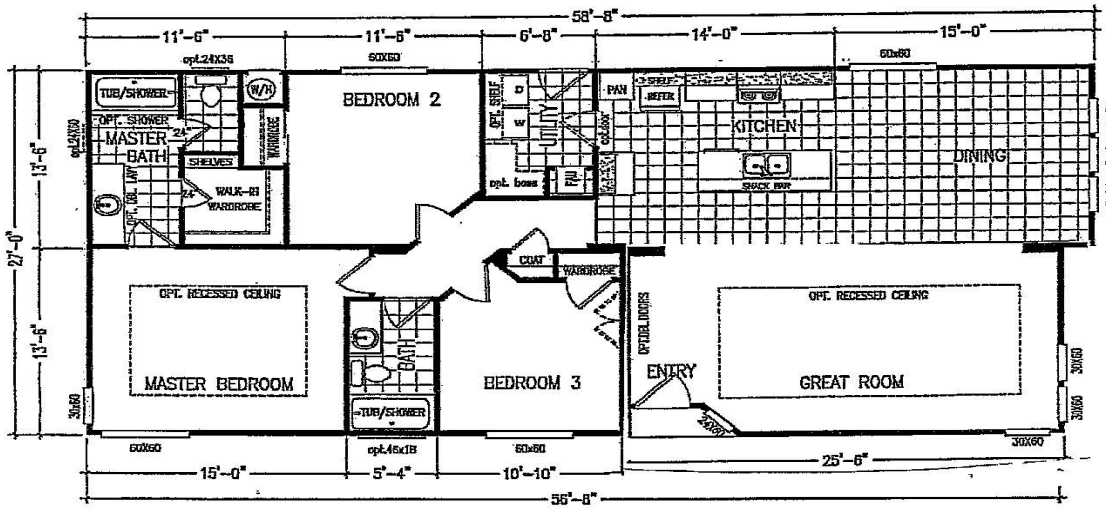
The proposed FLH location within developed/disturbed habitats. View facing northeast towards Pomponio Creek Road. Photo taken on July 12, 2016.

The poison oak scrub habitat dominant in the southern portion of the Study Area. View facing southeast towards the location of the proposed well line for the FLH. Photo taken on July 12, 2016.

The proposed FLH location, access road, and fire truck turnaround within developed/disturbed habitats. View facing south. Photo taken on July 12, 2016.

Pomponio Creek Road in the Study Area. View facing west with the existing barn on the right (north side) and the proposed FLH access road on the left (south side). Photo taken on July 12, 2016.

PLN2016-00257



STANDARD IMAGE W/ GREAT ROOM

SAN SIMEON 1538

CSH27593C 1,489/1,538 SQUARE FEET

CMH SACRAMENTO
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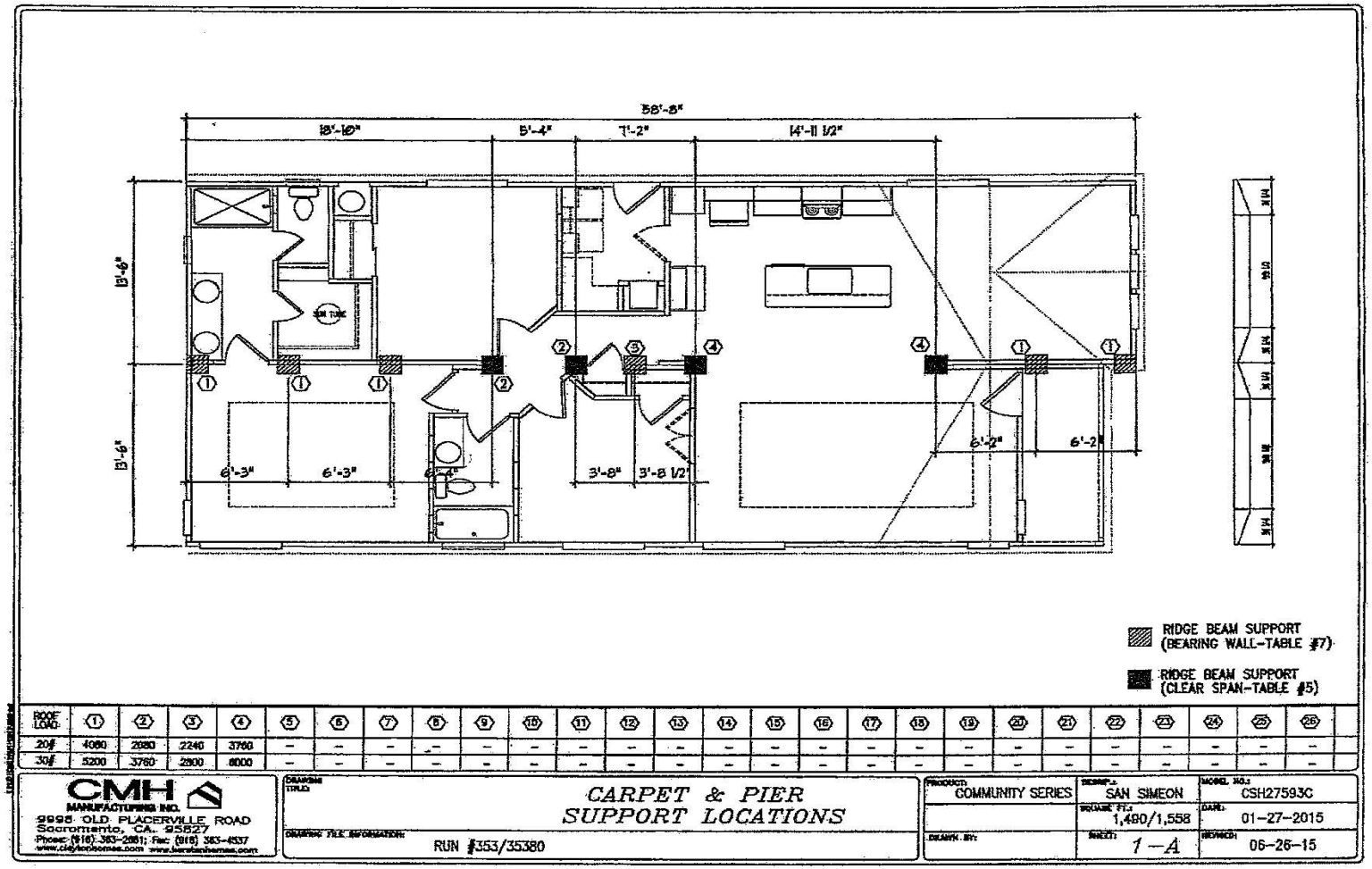
Because our company has a continuous product update process, specifications, floor plan lay-out and dimensions shown on this literature are subject to change without notice or obligations. Construction and design specifications as well as features presented are conceptual, therefore should not be used as actual construction data, and may not be offered in all series or models. Our Retailer will provide accurate, up-to-date information on available options and specifications for your home.

San Mateo County Planning Commission Meeting

Owner/Applicant: **Cook Trust/Kerry Burke** Attachment: **F**

File Numbers: **PLN2015-00386**



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20#	4080	2680	2240	3760	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
30#	5200	3760	2800	8000	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–

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DRAWING TITLE: CARPET & PIER SUPPORT LOCATIONS

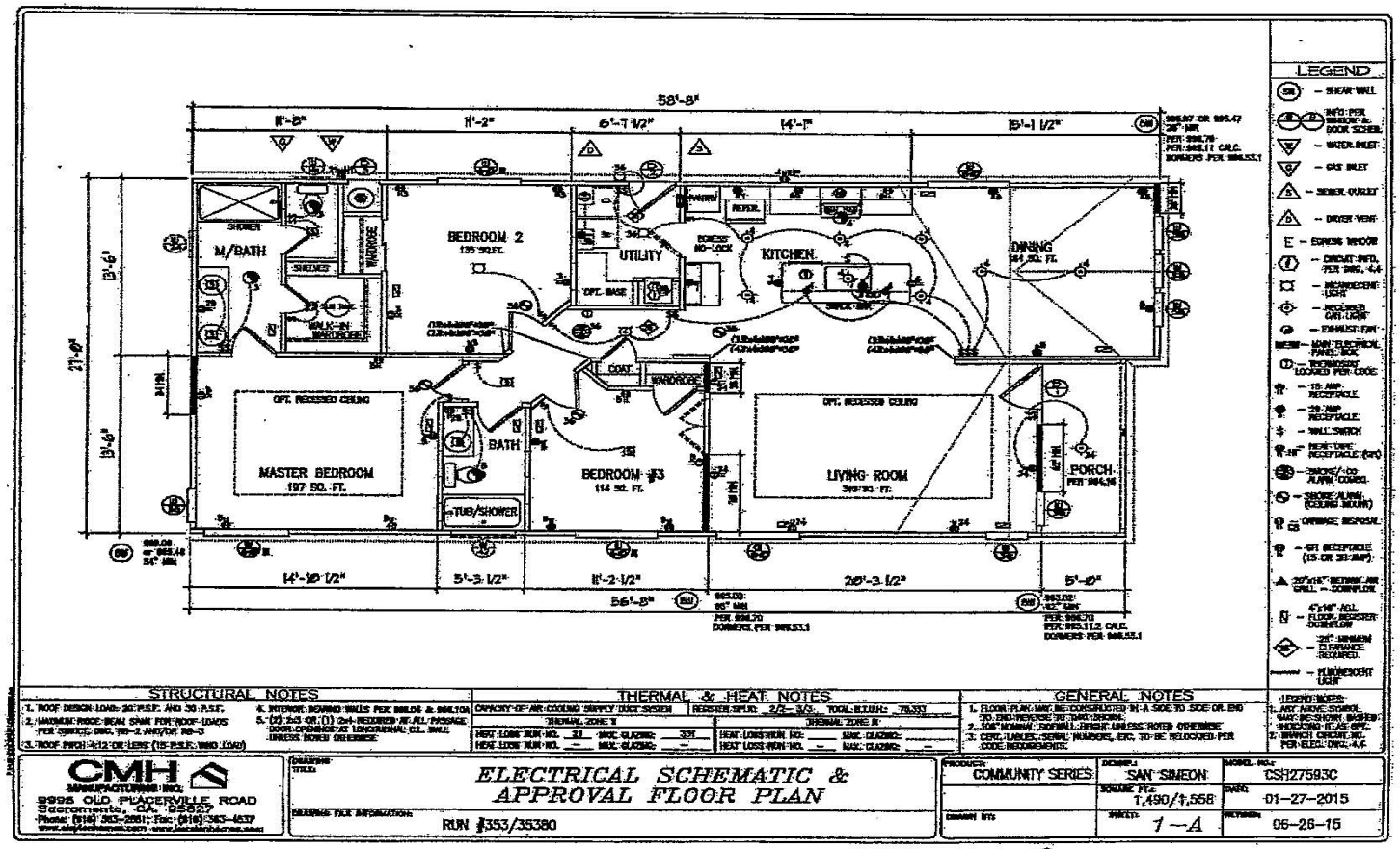
DRAWING FILE INFORMATION: RUN #353/35380

PRODUCT: COMMUNITY SERIES
DESIGN: SAN SIMEON
MODEL NO.: CSH27593C
SQUARE FT.: 1,490/1,558
DATE: 01-27-2015
DRAWN BY:
SHEET: 1-A
REVISED: 06-26-15

San Mateo County Planning Commission Meeting

Owner/Applicant: **Cook Trust/Kerry Burke** Attachment: **F**

File Numbers: **PLN2015-00386**



THIS IS for AN ALL ELECTRIC house

San Mateo County Planning Commission Meeting

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San Mateo County Planning Commission Meeting

Owner/Applicant: **Cook Trust/Kerry Burke** Attachment: **F**

File Numbers: **PLN2015-00386**