

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

DATE: November 4, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of (1) a renewal and amendment to the Coastal Development Permit and Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, to allow construction of two additional housing units where eight units were approved and constructed, and (2) certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act. The property is located at 21 Purisima Way in the unincorporated Rural Midcoast area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2000-00045 (Figone)

PROPOSAL

The applicant, Louie Figone, proposes to construct two 1,720 sq. ft. Farm Labor Housing (FLH) units, at 21 Purisima Way to support an existing cut flower agricultural operation. The FLH units are proposed in a 0.66-acre area previously developed with greenhouses. Agricultural production in the greenhouses ceased approximately 12-15 years ago and the greenhouses were removed last year after becoming dilapidated. The project also includes installation of a new septic system and leachfield. Access to the new units can be taken from the existing all weather road located on the property. The two units will be occupied by the owner of the property and his son, each of whom is a farm laborer. No trees will be removed as part of this project. The existing eight units currently house 12 farm laborers. The two new Farm Labor Housing units will house one farm laborer each.

The project also involves the renewal of the existing FLH permit on the property for eight housing units that were originally approved in 1995 (FLH95-0001). These eight other units on the property were then subject to a new permit in 2000 (PLN 2000-00045) that was also approved. The renewal term is for a period of 10 years. An administrative review shall occur five years from the approval of this permit.

RECOMMENDATION

That the Planning Commission certify the Mitigated Negative Declaration and approve the Coastal Development Permit and Planned Agricultural District Permit amendment and renewal for County File Number PLN 2000-00045, by making the required findings and adopting the conditions of approval listed in Attachment A.

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) and Mitigated Negative Declaration (MND) were prepared and circulated for this project, in compliance with the California Environmental Quality Act (CEQA). The IS and MND conclude 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 to the staff report.

The 321.28-acre parcel is bordered by Arroyo de en Medio creek and is developed with eight farm labor housing units and an open field cut flower agricultural operation with associated agricultural support buildings. The parcel does not contain prime soils. The project site is located in a disturbed area.

The project is compliant with the General Plan Policies regarding Vegetative, Water, Fish and Wildlife Resources, since the development is 100 feet from the Arroyo de en Medio Creek and separated by an existing road, as well as General Plan Policies relating to agriculture, since the development is not located on prime agricultural land. The project also meets the Local Coastal Program Policies for Visual Resources and Land Use in that the farm labor housing units will employ natural colors to blend with the surrounding vegetation and not impact surrounding agricultural uses on or off the subject parcel.

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

In addition to the 1995 Conditions of Approval, for which the project is compliant, staff recommends supplementary conditions that are standard conditions for this type of development and are also recommended to incorporate the mitigation measures contained in the Mitigated Negative Declaration.

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County File Number: PLN 2000-00045 (Figone)

PROPOSAL

The applicant, Louie Figone, proposes to construct two 1,720 sq. ft. Farm Labor Housing (FLH) units, at 21 Purisima Way to support an existing cut flower agricultural operation. The FLH units are proposed in a 0.66-acre area previously developed with greenhouses. Agricultural production in the greenhouses ceased approximately 12-15 years ago and the greenhouses were removed last year after becoming dilapidated. The project also includes installation of a new septic system and leachfield. Access to the new units can be taken from the existing all weather road located on the property. The two units will be occupied by the owner of the property and his son, each of whom is a farm laborer. No trees will be removed as part of this project. The existing 8 other units on the property currently house 12 farm laborers. The two new Farm Labor Housing units will house one farm laborer each.

The project also involves the renewal of the existing permit on the property for eight housing units that were originally approved in 1995 (FLH95-0001). These eight other units on the property were then subject to a new permit in 2000 (PLN 2000-00045) that was also approved. The renewal term is for a period of 10 years. An administrative review shall occur five years from the approval of this permit.

RECOMMENDATION

That the Planning Commission certify the Mitigated Negative Declaration and approve the Coastal Development Permit and Planned Agricultural District Permit amendment and renewal for County File Number PLN 2000-00045, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

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

Applicant/Owner: Louie and Judith Figone

Location: 21 Purisima Way

APN: 047-340-270

Parcel Size: 321.28 acres

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

General Plan Designation: Agriculture/Rural

Local Coastal Program Designation: Agriculture

Existing Land Use: Agricultural uses (growing of cut flowers), barns, greenhouse, eights Farm Labor Housing Units.

Water Supply: The property has a water connection from Coastside County Water District.

Sewage Disposal: The property is served by a private on-site septic system.

Flood Zone: Zone X (area of minimal flooding); FEMA FIRM Panels 06081C0140E and 06801C0255E; effective October 16, 2012.

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

Environmental Evaluation: Initial Study and Mitigated Negative Declaration issued with a public review period from October 7, 2015 through October 27, 2015 for the two new Farm Labor Housing units.

Setting: The project parcel is accessed via Purisima Way. The property is bordered by Arroyo de en Medio Creek to the west. To the south the property abuts residential and agricultural uses. To the north and east, the property is adjacent to open space. The parcel to the east is located within the City of Half Moon Bay. The western part of the

subject property is relatively flat, while the northern and eastern parts are steeper in slope. There are eight existing Farm Labor Housing units on the property, along with a number of agricultural accessory buildings. The southern and central parts of the property are used for agricultural uses, such as growing cut flowers. The northern portion of the property is undeveloped open space. The parcel does not contain prime soils and the project site is not farmed.

DISCUSSION

A. KEY ISSUES

1. Conformity with the General Plan

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

a. Vegetative, Water, Fish and Wildlife Resources

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

Although Arroyo de en Medio creek borders the property, neither the subject parcel nor the subject site is mapped for any candidate, sensitive or special status species or habitat, as listed in plans associated with the County Local Coastal Program (LCP), the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The project site is mostly disturbed ground developed with two former greenhouses. The project, including the septic leachfield, is located over 100 feet from the creek bank on the property. The project site is also separated from the creek by an existing all weather road.

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 project site will be accessed via an existing access road. Upon review of the access plans, the California Department of Forestry and Fire Protection has not required any road improvements, thus, new grading is not required to access the project site. Some minor vegetation clearing will be required as well as some trenching for installation of underground utility to the two new Farm Labor Housing units (approximately 260 linear feet). To ensure that erosion during construction is minimized, the applicant's proposed erosion control plan, which includes the installation of fiber rolls and an equipment staging area (Condition Nos. 10, 11 and 13), will be implemented at the time of construction. Any remaining disturbed area shall be stabilized through the use of best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding.

c. Visual Quality

Policy 4.15 (*Appearance of New Development*), Policy 4.21 (*Utility Structures*), Policy 4.24 (*Rural Development Design Concept*) and Policy 4.25 (*Location of Structures*), seek to regulate development to promote and enhance good design, site relationships and other aesthetic considerations; minimize the adverse visual quality of utility structures, including by clustering utilities; protect and enhance the visual quality of scenic corridors; minimize grading; allow structures on open ridgelines and skylines as part of a public view when no alternative building site exists; screen storage areas with fencing, landscape or other means; and install new distribution lines underground.

The project site is located in the Cabrillo Highway/Highway 1 County Scenic Corridor. The proposed FLH units are located approximately 1,000 feet northeast of Highway 1. The units will be located at a similar elevation as the surrounding development in a relatively flat area on the parcel. The project is screened from neighboring properties by an existing greenhouse and trees. The property is screened from Highway 1 by this development, as well as a number of single-family residences south of the property. The proposed project will be indistinguishable from the existing development on the property. The FLH trailers will be located in a way that will not require the alteration of the existing topography of the site. The utilities that will be brought to the project area will be undergrounded.

Some minor vegetation clearing and grading will occur for the installation of the Farm Labor Housing Units and for the installation of underground utility lines. The proposed project will keep grading and earth-moving operations to a minimum. To ensure that erosion during construction is minimized, the applicant's proposed erosion control

plan, which includes the installation of fiber rolls and an equipment staging area, will be implemented at the time of construction.

Architectural Design Standards and Site Planning for Rural Scenic Corridors Policies 4.47 (*Topography and Vegetation*), 4.48 (*Scale*), 4.49 (*Lot Coverage*), 4.51 (*Colors and Materials*), 4.52 (*Height*), 4.53 (*Accessory Structures*), 4.55 (*Building Setbacks*), 4.58 (*Views*), 4.59 (*Outdoor Lighting*), 4.60 (*Roads and Driveways*) and 4.64 (*Utilities in County Scenic Corridors*) seek to ensure structures are complementary and compatible with the surrounding environment and minimally visible from public views through the regulation of colors and materials, height, size and scale, building setbacks, outdoor lighting, and the placement of utility lines underground.

The project area is relatively flat. The FLH units are one-story modular units and will have wood exterior walls painted in an olive color. The roof will be black composite shingles. Surrounding natural vegetation and neighboring development provides screening of the buildings from public views along Highway 1 and no trees are proposed for removal. The two additional buildings being constructed total less than 1% lot coverage. All proposed utilities will be located underground and a condition of approval has been included to ensure all exterior lighting is designed and located to confine direct rays to the subject property and prevent glare in the surrounding area.

d. Historical and Archaeological Resources

Policy 5.20 (*Site Survey*) and Policy 5.21 (*Site Treatment*) require that appropriate precautions be taken to avoid damage to historical or archaeological resources.

The project area consists of several existing Farm Labor Housing units that were permitted and constructed in the 1980s and several older agricultural structures, including two former greenhouses; therefore, no historical resources will be impacted. Nonetheless, Mitigation Measure 4 from the Mitigated Negative Declaration has been included as Condition No. 13 to minimize the potential impact to any unknown archaeological resource within the project area during proposed earthwork activities.

e. Rural Land Use Policies

Policy 9.23 (*Land Use Compatibility in Rural Lands*) and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) (a) encourages compatibility of land uses in order to promote the health, safety and economy, and seeks to maintain the

scenic and harmonious nature of the rural lands; and (b) seeks to (1) promote land use compatibility by encouraging the location of new residential development immediately adjacent to existing developed areas, and (2) cluster development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural and other resources.

The subject parcel has a General Plan land use designation of "Agriculture." The proposed units, including the septic system, will be clustered with the existing development in order to retain the remaining acreage for agricultural uses. The units will utilize natural colors and materials to maintain the scenic and harmonious nature of the rural lands. Further, the project area does not contain prime soils or active agriculture.

f. Water Supply Policies

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

The property is served by an existing connection from Coastside County Water District (CCWD). Though CCWD indicates that the property is outside of the service area, CCWD will continue to serve the property provided the 1-inch water line is not increased. The applicant is proposing to use this connection for the two new Farm Labor Housing units. The Coastside County Water District has reviewed and approved the project subject to Condition No. 20 which states that the owner shall file forms with CCWD regarding water usage during the building permit stage.

g. Wastewater Policies

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

The project includes the installation of a septic system and leachfield in the area west of the two new FLH units to support the unit. The Environmental Health Division has reviewed and conditionally approved the proposal to install a new septic system in the proposed area.

h. Fire Hazard Policies

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

According to the Fire Hazard Severity Zone Maps from the California Department of Forestry, the project parcels are within a High Fire Hazard Severity Zone. The project plans have been reviewed and approved by the San Mateo County Fire Department with conditions for hydrant requirements, building materials, and fire sprinklers in the farm labor housing unit to minimize any potential fire hazards. Additionally, the fire jurisdiction has reviewed the road conditions and has found the current conditions to meet fire access standards.

2. Conformance with the Local Coastal Program

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

a. Land Use Component

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

As discussed in the General Plan (*Rural Land Use*) Section above, the new facility has a small footprint and is clustered with other similar development on the parcel. There are other facilities in the immediate vicinity, which have existed for decades without impacting agriculture on the parcel or adjacent parcels. Coastal resources are not significantly impacted due to the small footprint of the two units (3,440 sq. ft. in total) in a disturbed area where agricultural activities or prime soils are not present, where visual impacts are minimized, and impacts to water resources and sensitive habitats are avoided.

Policy 1.8 also identifies farm labor housing as a non-agricultural use and provides an exception to this housing type from density credit requirements.

b. Housing Component

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

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

c. Agriculture Component

Applicable policies are: Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) and Policy 5.10 (*Conversion of Land Suitable for Agriculture Designated as Agriculture*). These policies allow for conditionally permitted uses, including farm labor housing, provided the following can be met as discussed below:

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

The parcel contains steep slopes, particularly in the northern portions of the property. The areas that are generally flat are currently being used for Farm Labor Housing or agricultural activities. The project site is located where former greenhouses were located and is the last remaining area on the parcel not used for agriculture, agricultural support buildings or housing.

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

Section 30108 of the Coastal Act defines “feasible” as capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Though it is possible to renew the farming operations on this portion of the parcel, which has not been farmed for at least 12 years and was occupied by non-soil dependent greenhouses,

the greater benefit is to provide additional farm labor housing to better manage and operate the daily agricultural activities.

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

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

- (4) The productivity of any adjacent agricultural lands is not diminished.

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

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

No public service expansions are proposed and the permitted use will not degrade the air and water quality as conditioned (Condition Nos. 11 and 12).

d. 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.

Neither the subject parcel nor the subject site is mapped for any candidate, sensitive or special status species or habitat, as listed in plans associated with the County Local Coastal Program (LCP), the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The project site is mostly disturbed ground developed with two former greenhouses. It is likely that the project parcel contains riparian habitat in the area of the creek; however, the proposed project will be located approximately 100 feet to the east of the creek and potential habitat area. An existing all weather road separates the project area from the top of the bank of the creek. The subject property (including the project site) is not located within any established native resident, migratory wildlife corridors, or includes any native wildlife nursery.

e. 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 two proposed Farm Labor Housing trailers are located in the Cabrillo Highway/Highway 1 County Scenic Corridor. The proposed FLH trailers are located approximately 1,000 feet northeast of Highway 1. The units will be located at a similar elevation as the surrounding development. The project is screened from neighboring properties by an existing greenhouse and trees. The property is screened from Highway 1 by this development, as well as a number of single-family residences south of the property. The FLH units will be located in a way that will not require the alteration of the existing topography of the site. The utilities that will be brought to the project area are conditioned to be undergrounded.

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

Arroyo en de Medio is approximately 100 feet from the project site. The project's location will in no way adversely affect the visual quality of the creek.

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

The project area is relatively flat. The FLH units are one-story modular units and will have wood exterior walls painted in an olive color. The roof will be black composite shingles. Surrounding natural vegetation and neighboring development provides screening of the buildings from public views along Highway 1 and no trees are proposed for removal. The two additional buildings being constructed total less than 1% lot coverage. All proposed utilities will be located underground and a condition of approval has been included to ensure all exterior lighting is designed and located to confine direct rays to the subject property and prevent glare in the surrounding area.

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

a. Conformity with the PAD Development Standards

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

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

Development Standards	Allowed	Proposed
Maximum Height of Structures	36 feet	16 feet
Minimum Front Yard Setback	50 feet	60 feet
Minimum Side Yard Setbacks	20 feet	Approximately 170 feet (left side); 600 feet (right side)
Minimum Rear Yard Setback	20 feet	Approximately 1.60 miles

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

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

(1) 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 is compliant 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) Criteria for the Conversion of Land Suitable for Agriculture and Other Land

Conversion of lands suitable for agriculture designated as agriculture requires that (a) all agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable; (b) continued or renewed agricultural use of the soil is not feasible as defined by Section 30108 of the Coastal Act; (c) clearly defined buffer areas are developed between agricultural and non-agricultural uses; (d) the productivity of any adjacent agricultural lands is not diminished; and (e) public service and facility 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 area where the two proposed FLH units will be located was previously developed with non-soil dependent greenhouses. The proposed area is the last remaining area on the parcel not used for agriculture, agricultural support buildings or housing. Though it is possible to renew the farming operations on this portion of the parcel, which has not been farmed for at least 12 years, the greater benefit is to provide additional farm labor housing for the landowner and his son to better manage and operate the daily agricultural activities. The existing all-weather road provides for a clearly defined buffer between the cut flower production and the two new Farm Labor Housing units. The facility does not impact the use of adjacent lands for agriculture. The permitted use will not degrade the air and water quality as conditioned (Condition Nos. 11 and 12).

c. Agricultural Advisory Committee Review

At its August 10, 2015 meeting, the Agricultural Advisory Committee recommended approval of this project on the basis that it will have no negative impact to the surrounding agricultural uses on the property.

4. Compliance with Farm Labor Housing Guidelines

The applicant submitted a response to a survey regarding the existing FLH trailers on the property and the current use of them in 2012. The existing eight units on the property are still in use by 12 farm laborers. The operation for which the FLH was constructed, the growing of cut flowers, is still on-going. As defined, a farm laborer is a person who derives more than 20 hours per week average employment from on- or off-site agricultural operations with the County and earns at least half their income from agriculturally-related work. Both the landowner and son are active in the agricultural operations on the property and have submitted such documentation to meet the definition of a farm laborer.

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

5. Compliance with Conditions of Last Approval

The applicant is also proposing to renew the existing Farm Labor Housing Permit granted in 1995. The conditions of approval are identified below with staff's discussion on compliance and a recommendation to retain/not retain each condition. Subsequently, staff also recommends additional conditions identified below.

1995 Conditions of Approval

1. Meet the requirements of the Environmental Health Division including the acquisition of a State Labor Camp Permit.

Compliance with Condition? Yes, the project is compliant with all requirements from San Mateo County Environmental Health.

Recommend to Retain? Yes, see revised Condition No. 19: The applicant shall meet all requirements from the San Mateo County Environmental Health Division.

2. The units shall be occupied by farm workers and their dependents only.

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

Recommend to Retain? Yes, see Condition No. 3

3. No permanent foundations for the mobile homes shall be installed.

Compliance with Condition? The existing eight units and the proposed two new units are mobile trailers and will not be placed on permanent foundations.

Recommend to Retain? Yes, see Condition No. 5

4. This permit shall be valid for five years with annual administrative reviews.

Compliance with Condition? Yes.

Recommend to Retain? Yes, but modified to (Condition No. 2): This permit shall be valid for a period of ten (10) years from the date of final approval, with one 5-year administrative review. The applicant shall submit documentation for the farm labor housing unit, to the satisfaction of the Community Development Director, at the time of each administrative review, which demonstrates that the occupant has a minimum of 20 hours of employment per week on this project site, or other Planning and Building Department approved farm property. This documentation shall include signed statements from the occupant and any other relevant documentation, which the Community Development Director deems necessary. Failure to submit such documentation may result in a public hearing to consider revocation of this permit. Renewal of the farm labor housing permit shall be applied for six (6) months prior to expiration to the Planning and Building Department.

5. The applicant is required to submit a Certification of Farm Labor Housing Eligibility for each employee living in the farm labor housing, prior to the next annual inspection.

Compliance with Condition? Yes.

Recommend to Retain? No. This condition has been combined with Condition No. 2 which sets the permit validity and the requirements for farm labor housing documentation (e.g., 20 hours of employment per week, signed statements).

Recommended Additional Conditions of Approval

Staff recommends the addition of Condition Nos. 1, 4, 6-18, 20, and 21 which are standard conditions given this type of development and are also

recommended to incorporate the mitigation measures contained in the Mitigated Negative Declaration.

B. ENVIRONMENTAL REVIEW

An Initial Study (IS) and Mitigated Negative Declaration (MND) have been prepared and circulated for this project, in compliance with the California Environmental Quality Act (CEQA). The public comment period commenced on October 7, 2015 and ended on October 27, 2015. No public comments were received during this period. Mitigation measures have been included as conditions of approval in Attachment A.

C. REVIEWING AGENCIES

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

ATTACHMENTS

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

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2000-00045 Hearing Date: November 4, 2015

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

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, as mitigated by the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated as conditions of project approval.
4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

For the Coastal Development Permit, Find:

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

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

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 4, 2015 meeting. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for a period of ten (10) years from the date of final approval, with one 5 year administrative review. The applicant shall submit documentation for the farm labor housing unit, to the satisfaction of the Community Development Director, at the time of each administrative review, which demonstrates that the occupant has a minimum of 20 hours of employment per week on this project site, or other Planning and Building Department approved farm property. This documentation shall include signed statements from the occupant and any other relevant documentation, which the Community Development Director deems necessary. Failure to submit such documentation may result in a public hearing to consider revocation of this permit. Renewal of the farm labor housing permit shall be applied for six (6) months prior to expiration to the Planning and Building Department.
3. The units shall be occupied by farm workers and their dependents only.
4. The applicant shall submit have issued a building permit and a completed inspection (to the satisfaction of the Building Inspector) within one (1) year of final approval of this permit. Any extension of these permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
5. No permanent foundations for the mobile homes shall be installed.
6. Any necessary utilities leading to, or associated with, the facility shall be placed underground.
7. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal. Only the minimum vegetation necessary shall be removed to accommodate the construction of the two new units.

8. Access to the proposed facility shall utilize the existing roadway. No additional vegetation shall be removed to provide access to the two new units.
9. The provision of the San Mateo County Grading Ordinance shall govern all grading on and adjacent to this site. Prior to any on-site grading, the applicant may be required to obtain a grading permit, or grading permit exemption from the Current Planning Section. A grading permit is required if 250 cubic yards or more of earth is to be removed or if a cut or fill exceeds two (2) feet in vertical depth, measured from ground level. No grading, requiring a permit or exemption, shall occur until after such permit is approved.
10. **Mitigation Measure 1:** Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.
11. **Mitigation Measure 2:** The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure, Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be

checked by a certified mechanic and determined to be running in proper condition prior to operation.

- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
12. **Mitigation Measure 3:** The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:
- 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 three 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 daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
 - f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - j. Replant vegetation in disturbed areas as quickly as possible.
13. **Mitigation Measure 4:** Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, 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). The note on the plans shall be subject to review and approval of the Current Planning Section.

14. **Mitigation Measure 5:** Prior to the issuance of a building permit, 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 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.
15. **Mitigation Measure 7:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

Building Inspection Section

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

Department of Public Works

- 17. Prior to the issuance of the building permit 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.

Environmental Health Division

18. At the time of building permit review, the applicant shall submit an application for installation of the septic system and plans to the Environmental Health Division.
19. The applicant shall meet all requirements from the San Mateo County Environmental Health Division.

Cal-Fire

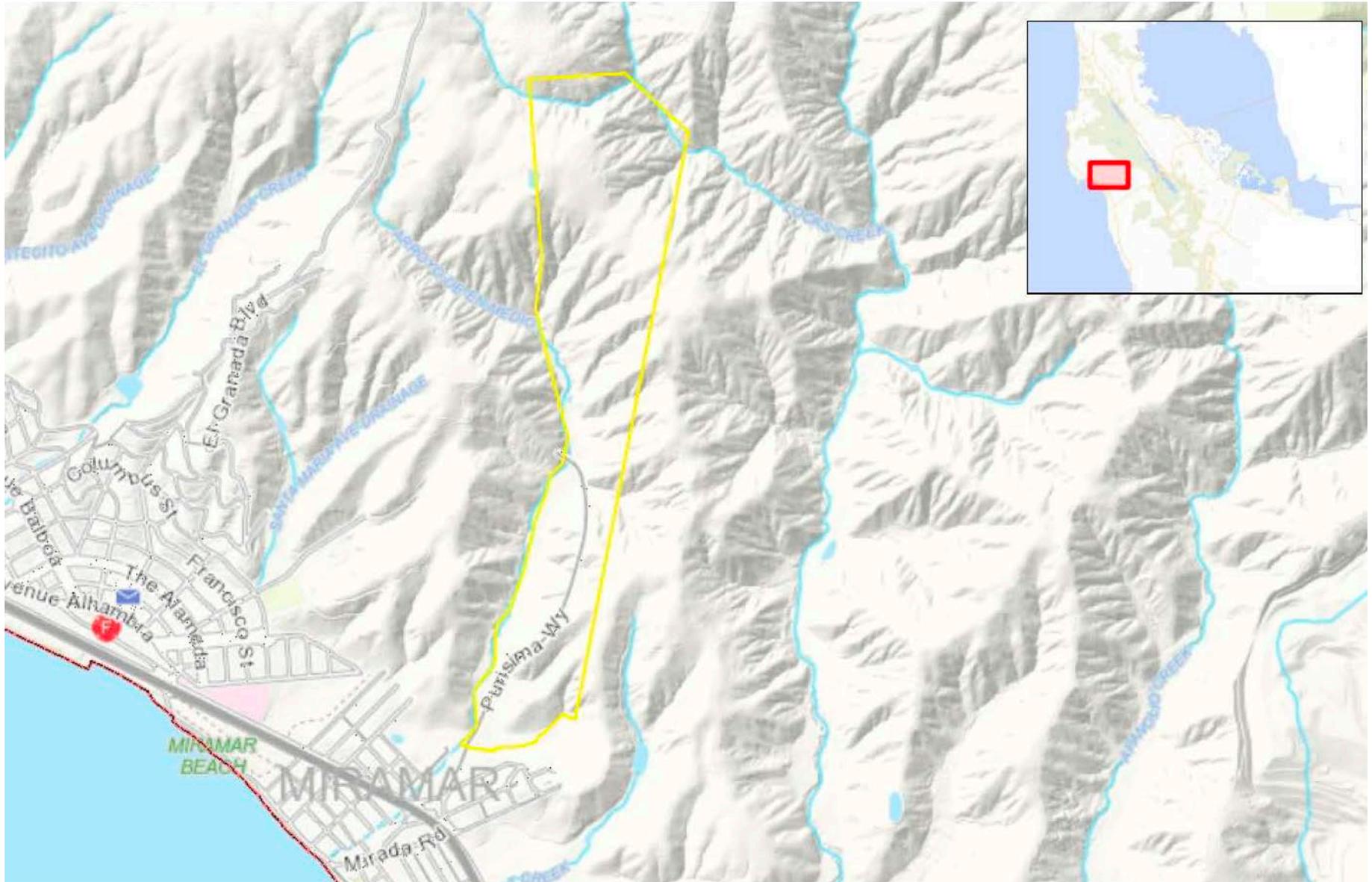
20. **Mitigation Measure 6:**
 - a. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection will need to meet California Residential Code R327 requirements.
 - b. The buildings are in Very High Fire Hazard Severity Zone and will require a Class A roof.
 - c. The residence will require an NFPA 13D automatic fire sprinkler system
 - d. During the building permit process, provide engineered detail of the existing all-weather road.
 - e. Each residence shall require a proper address as assigned by the San Mateo County Building Inspection Section.

Coastside Water District

21. Submit documentation to the Coastside Water District regarding water usage for the two new units prior to the issuance of a building permit.

RB:pac - RJBZ0729_WPU.DOCX

Vicinity Map



San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

Aerial of Project Site



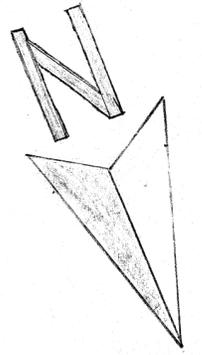
San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

Field crops
 IN THIS AREA.
 CUT FLOWER
 PRODUCTION



PLOT PLAN

#21 PURISIMA WAY
 FIGONE NURSERY
 APN # 047-340-270

- Ⓜ = EXISTING DOMESTIC WATER. COASTSIDE COUNTY WATER DIST.
- Ⓢ = EXISTING FIRE SPRINKLER WATER SUPPLY 6" MAIN 115 PSI 85,000 GAL RESERVE
- ⓔ = EXISTING ELECTRIC
- ⓐ = EXISTING NATURAL GAS
- ⓕH = FIRE HYDRANT 6" MAIN - 115 PSI 85,000 GAL RESERVE
- ST = 2x 1500 GAL 2 COMPARTMENT

SCALE: 1 INCH = 20 FEET.

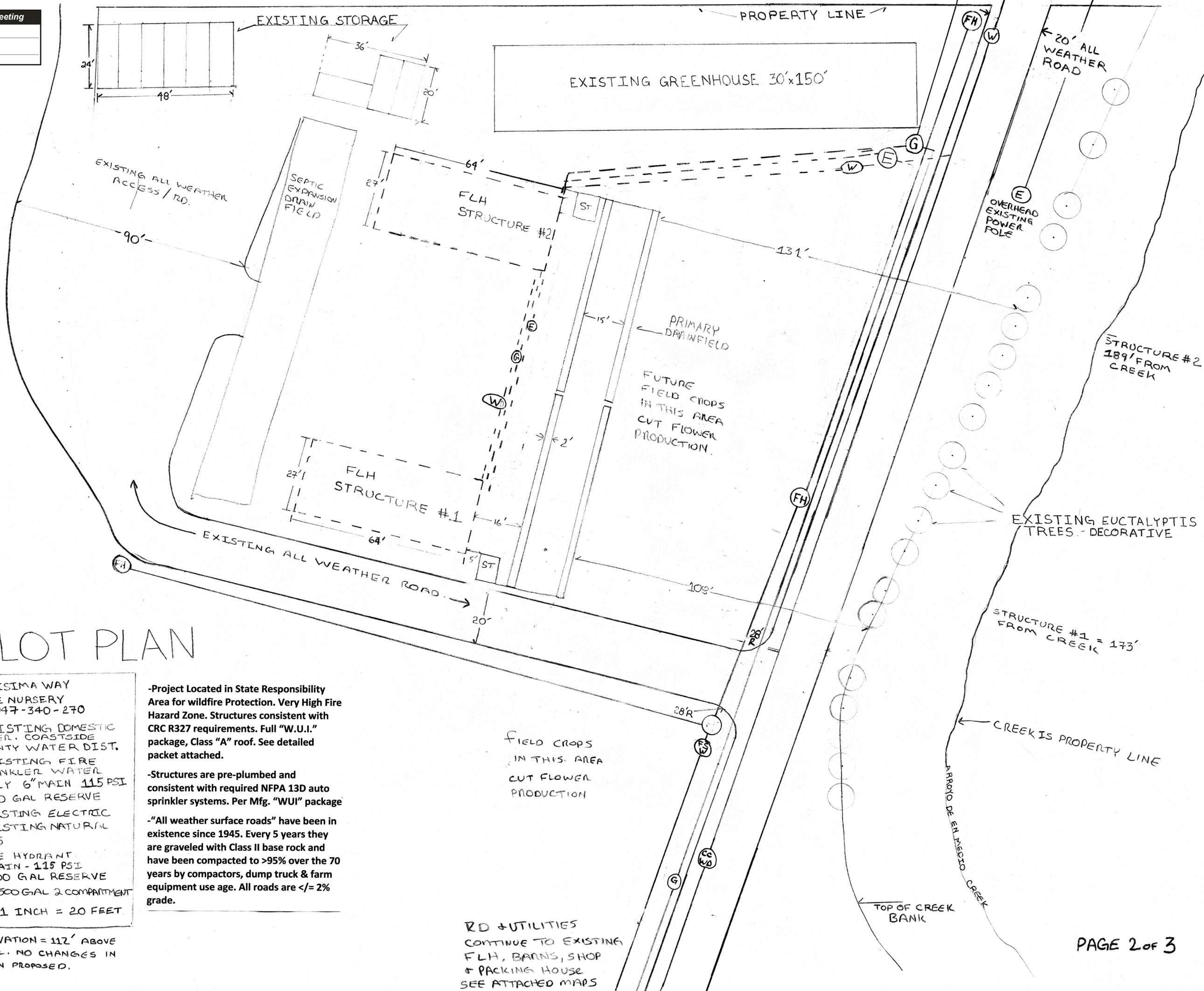
-Project Located in State Responsibility Area for wildfire Protection. Very High Fire Hazard Zone. Structures consistent with CRC R327 requirements. Full "W.U.I." package, Class "A" roof. See detailed packet attached.

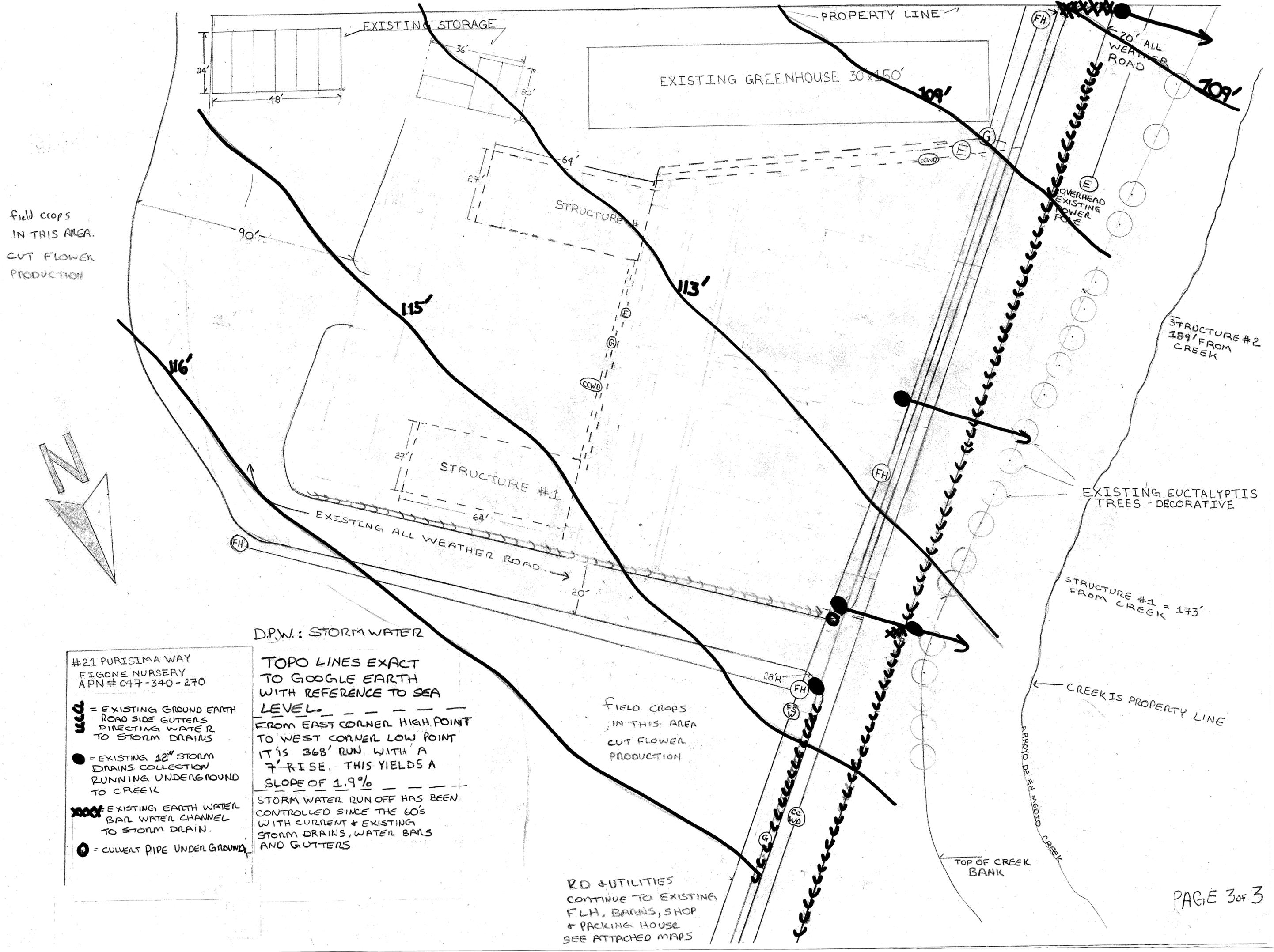
-Structures are pre-plumbed and consistent with required NFPA 13D auto sprinkler systems. Per Mfg. "WUI" package

-"All weather surface roads" have been in existence since 1945. Every 5 years they are graveled with Class II base rock and have been compacted to >95% over the 70 years by compactors, dump truck & farm equipment use age. All roads are <= 2% grade.

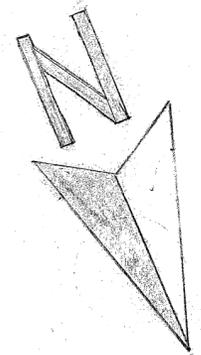
SITE ELEVATION = 112' ABOVE SEA LEVEL. NO CHANGES IN ELEVATION PROPOSED.

RD & UTILITIES CONTINUE TO EXISTING FLH, BARNS, SHOP & PACKING HOUSE SEE ATTACHED MAPS





Field crops
IN THIS AREA.
CUT FLOWER
PRODUCTION



- #21 PURISIMA WAY
FIGONE NURSERY
APN# 047-340-270
- = EXISTING GROUND EARTH ROAD SIDE GUTTERS DIRECTING WATER TO STORM DRAINS
 - = EXISTING 12" STORM DRAINS COLLECTION RUNNING UNDERGROUND TO CREEK
 - = EXISTING EARTH WATER BAIL WATER CHANNEL TO STORM DRAIN.
 - = CULVERT PIPE UNDERGROUND

D.P.W.: STORM WATER

TOPO LINES EXACT TO GOOGLE EARTH WITH REFERENCE TO SEA LEVEL.

FROM EAST CORNER HIGH POINT TO WEST CORNER LOW POINT IT IS 368' RUN WITH A 7' RISE. THIS YIELDS A SLOPE OF 1.9%

STORM WATER RUN OFF HAS BEEN CONTROLLED SINCE THE 60'S WITH CURRENT & EXISTING STORM DRAINS, WATER BARS AND GUTTERS

Field crops
IN THIS AREA
CUT FLOWER
PRODUCTION

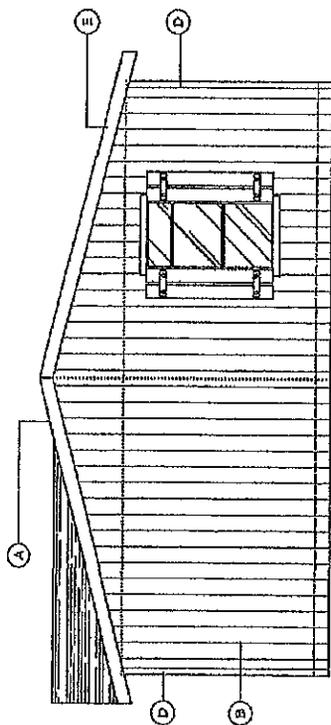
RD + UTILITIES
CONTINUE TO EXISTING
FLH, BARN, SHOP
& PACKING HOUSE
SEE ATTACHED MAPS

PLN 2000-00045

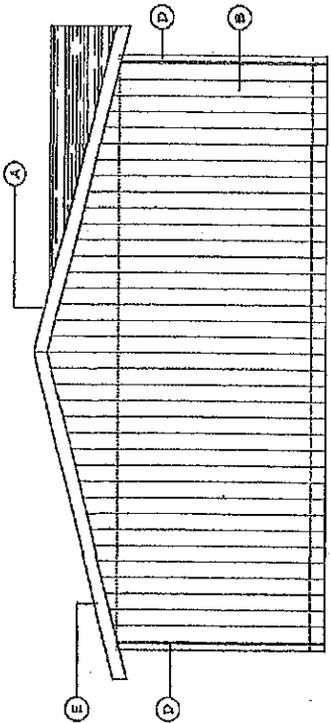
Case

D

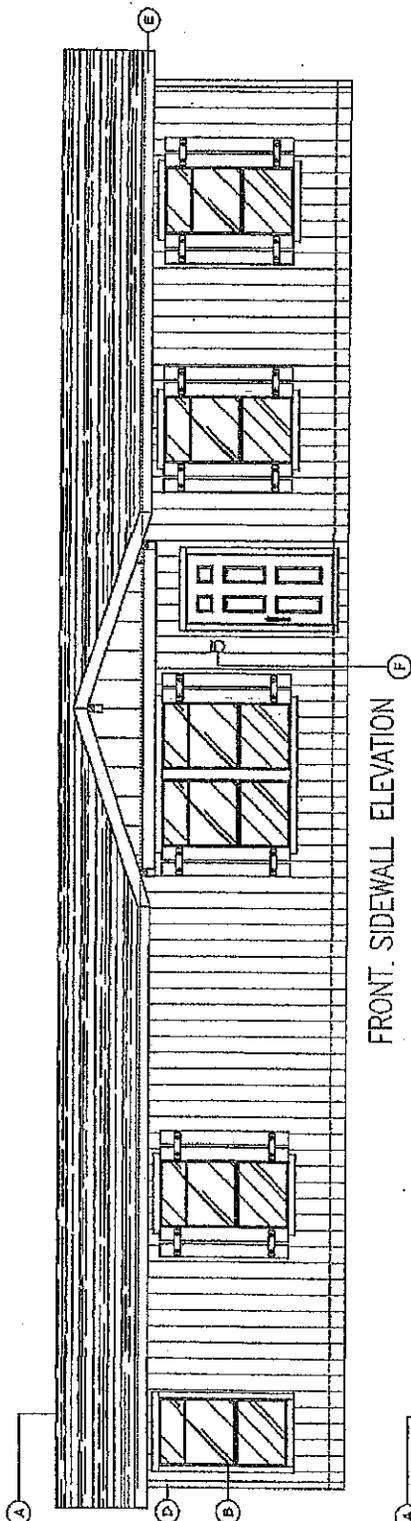
Attachment



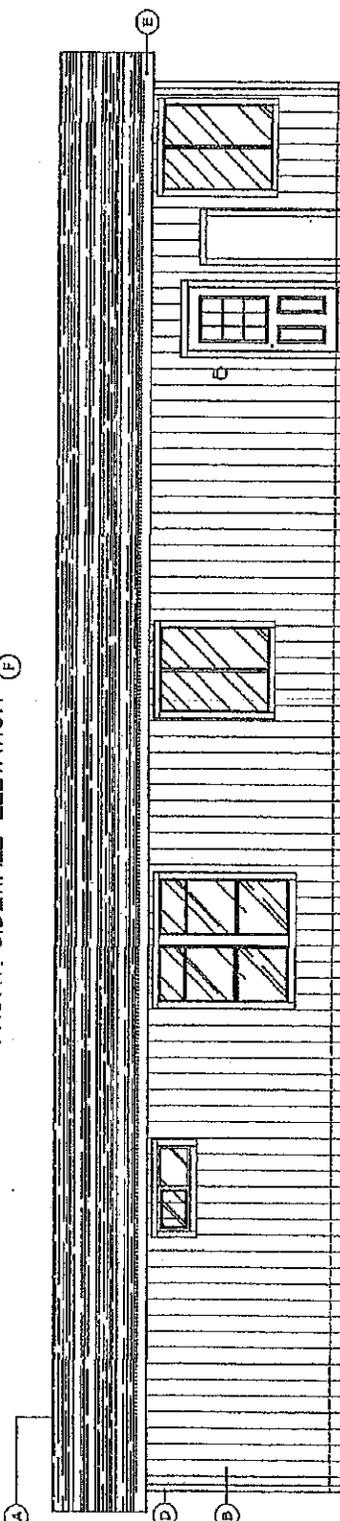
FRONT ENDWALL ELEVATION



REAR ENDWALL ELEVATION



FRONT. SIDEWALL ELEVATION



REAR SIDEWALL ELEVATION

DRAWING TITLE

EXTERIOR ELEVATIONS

Coriole/Figone

DRAWING FILE INFORMATION

CMH

MANUFACTURING, INC.
 8808 OLD PLACERVILLE ROAD
 SACRAMENTO, CA 95827
 Phone: (916) 363-2881; Fax: (916) 363-4537
 www.cmhmanufacturing.com www.cmhmanufacturing.com

PRODUCTS
 CLAYTON SERIES

DESCRIPTION
 CL60007F

MODEL NO.
 C2760-3A

SQUARE FT.

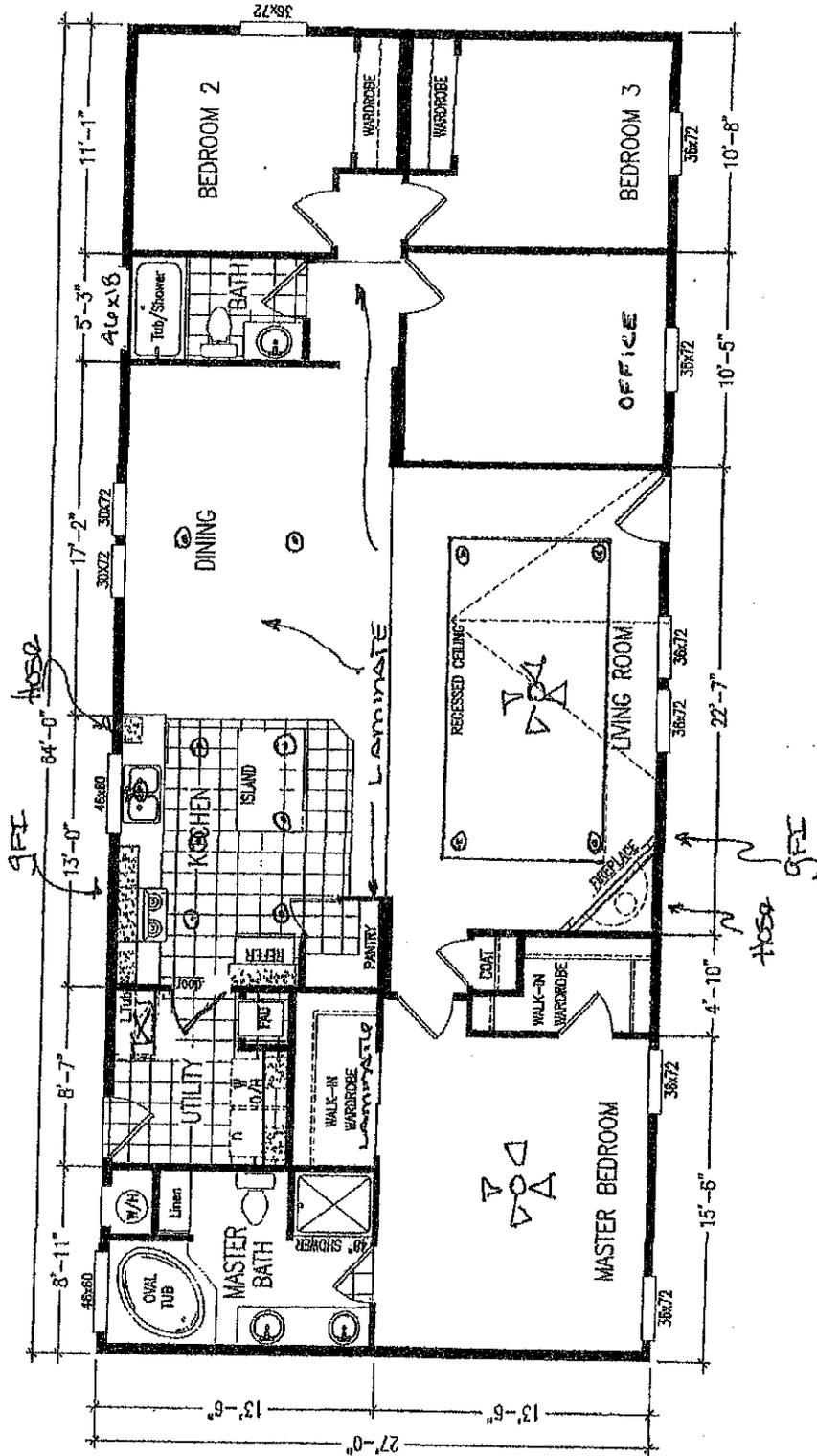
DATE
 07-06-13

DRAWN BY

SHEET
 2-A

REVISION
 01-30-15

Home #1



CMH MANUFACTURING INC. 9998 OLD PLACERVILLE ROAD PLACERVILLE, CA 95227 Phone: (916) 382-2881; Fax: (916) 383-4537 www.cmhmanufacturing.com	DRAWING TITLE <h2 style="text-align: center;">SALES FLOOR PLAN</h2>		PRODUCT CLAYTON SERIES	MODEL NO. C2760-3A
	DRAWING FILE INFORMATION Carole/Figone		SQUARE FEET 1,728	DATE 07-06-13
		DRAWN BY SHREVE	SHEETS 1,728	REVISIONS 01-30-15

COUNTY OF SAN MATEO, PLANNING AND BUILDING

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

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

FILE NO.: PLN 2000-00045

OWNER/APPLICANT: Louie and Judith Figone

ASSESSOR'S PARCEL NO.: 047-340-270

LOCATION: 21 Purisima Way, on the east side of Highway 1, in the rural Midcoast area north of the City of Half Moon Bay.

PROJECT DESCRIPTION: The applicant proposes to amend and renew an approved farm labor housing permit for eight units. The amendment is proposed to construct two new Farm Labor Housing units, each 1,728 sq. ft. in size, on a developed area of the parcel 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.

POSTING ONLY

FILED

ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK RECORDER
SAN MATEO COUNTY CALIF.

OCT 07 2015

MARK CHURCH, County Clerk
By VERONICA MADRID
Deputy Clerk

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

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

Mitigation Measure 1: Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.

Mitigation Measure 2: The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure, Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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

Mitigation Measure 4: Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, 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). The note on the plans shall be subject to review and approval of the Current Planning Section.

Mitigation Measure 5: Prior to the issuance of a building permit, 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 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.

Mitigation Measure 6:

- a. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection will need to meet CRC R327 requirements.
- b. The buildings are in Very High Fire Hazard Severity Zone and will require a Class A roof.
- c. The residence will require an NFPA 13D automatic fire sprinkler system
- d. During the building permit process, provide engineered detail of the existing all-weather road.
- e. Each residence shall require a proper address as assigned by the San Mateo County Building Inspection Section.

Mitigation Measure 7: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to

6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

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: October 7, 2015 to October 27, 2015

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. October 27, 2015**

CONTACT PERSON

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



Rob Bartoli, Project Planner

RB:pac - RJBZ0702_WPH.DOCX

County of San Mateo
Planning and Building Department

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

1. **Project Title:** New Farm Labor Housing Units
2. **County File Number:** PLN 2000-00045
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:** 21 Purisima Way, on the east side of Highway 1, in the rural Midcoast area
north of the City of Half Moon Bay
6. **Assessor's Parcel Number and Size of Parcel:** 047-340-270; 321.28 acres
7. **Project Sponsor's Name and Address:**

Louie and Judith Figone
428 - 5th Avenue
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 proposes to amend and renew an approved farm
labor housing permit for eight units. The amendment is proposed to construct two new Farm
Labor Housing units, each 1,728 sq. ft. in size, on a developed area of the parcel to support
the ongoing agricultural activities on the site.
11. **Surrounding Land Uses and Setting:** The project site is located on a 321.28-acre parcel
which is bordered by single-family residences to the south, and open space to the north, east,
and west. The site is abuts the city limits of the City of Half Moon Bay and is approximately
1,000 feet northeast of Highway 1 (a County Scenic Corridor). The site is 2.2 miles north of
the Highway 1 and Highway 92 intersection.
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		Climate Change		Population/Housing
	Agricultural and Forest Resources	X	Hazards and Hazardous Materials		Public Services
X	Air Quality		Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning		Transportation/Traffic
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils	X	Noise		Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.

- b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p>Discussion: The two proposed Farm Labor Housing (FLH) units are to be located on a parcel that has eight existing FLH units and a number of agricultural related accessory buildings. The project site is located in the Cabrillo Highway/Highway 1 County Scenic Corridor. The proposed FLH units are located approximately 1,000 feet northeast of Highway 1. The units will be located at a similar elevation as the surrounding development. The project is screened from neighboring properties by an existing greenhouse and trees. The property is screened from Highway 1 by this development, as well a number of single-family residences south of the property. The proposed project site is indistinguishable from the development on the property. The FLH units will be located in a way that will not require the alteration of the existing topography of the site. The utilities that will be brought to the project area will be undergrounded. Thus, the visual impact is less than significant.</p> <p>Source: Project Plans, County Maps.</p>				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p>Discussion: The project is not within a State-designated Scenic Corridor.</p> <p>Source: County Maps.</p>				

1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?			X	
<p>Discussion: See the discussion provided to Question 1.a above.</p> <p>Source: Site Plans.</p>				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?		X		
<p>Discussion: The proposed FLH units 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:</p> <p>Mitigation Measure 1: Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.</p> <p>Source: Project Description.</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?		X		
<p>Discussion: The project site is located within Cabrillo Highway/Highway 1 County Scenic Corridor. See the discussion provided to Question 1.a above.</p> <p>Source: County Maps.</p>				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p>Discussion: The subject site is not located in a Design Review Overlay District.</p> <p>Source: County Maps.</p>				
1.g. Visually intrude into an area having natural scenic qualities?			X	
<p>Discussion: See the discussion provided to Question 1.a above.</p> <p>Source: County Maps.</p>				

<p>2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: The parcel on which the subject site is located is within the Coastal Zone. Thus, the question is not relevant to this project at this site.</p> <p>Source: County Maps.</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p>Discussion: The site is not in an agricultural zone preserve. The property primary use to grow cut flowers. There are no prime soils located on the property. The existing agricultural activities on the property, such as the growing of cut flowers, will not be impacted by the proposal. There is no Open Space Easements or Williamson Act contract on the parcel.</p> <p>Source: Zoning Maps, Williamson Act Index.</p>					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p>Discussion: Two former dilapidated greenhouses were on the site where the two new FLH units will be located. These greenhouses are currently not being used. A greenhouse will remain in the vicinity of the project. This area of the property is already disturbed and does not contain prime soils and is not currently being used for agricultural production.</p> <p>Source: Zoning Maps, USDA NRCS Prime Soils Map.</p>					

2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
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Discussion: The subject parcel is located within the Coastal Zone. The property does not contain Class I or Class II Agriculture Soils, and Class III Soils rated good or very good for artichokes or Brussels sprouts. No division of land is proposed. Thus, the project poses no impact.

Source: Zoning Maps.

2.e. Result in damage to soil capability or loss of agricultural land?				X
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Discussion: The project, given its location within a developed area and not used for agricultural purposes, would not result in any damage to soil capability or loss of agricultural land. Thus, the project poses no impact.

Source: Zoning Maps, USDA NRCS Prime Soils 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))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				X
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Discussion: The site is not in or near a Timberland Preserve Zoning District. 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:

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

Discussion: The Bay Area 2010 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the applicable air quality plan for San Mateo County. The

CAP was created to improve Bay Area air quality and to protect public health and climate. The BAAQMD's 2011 California Environmental Quality Act (CEQA) Guidelines suggest lead agencies consider the following when determining whether a project would conflict with or obstruct the implementation of the applicable Air Quality Plan:

1. Does the project support the primary goals for the Air Quality Plan?
2. Does the project include applicable control measures for the Air Quality Plan?
3. Does the project disrupt or hinder the implementation of any Air Quality Plan control measures?

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

Mitigation Measure 2: The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure, Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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		
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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.

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		
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Discussion: According to BAAQMD, no single project is sufficient in size to, by itself, result in non-attainment of ambient air quality standards, though San Mateo County is a non-attainment area for PM-2.5. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. In addition, according to the BAAQMD CEQA Air Quality Guidelines, if a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions (BAAQMD). 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 units 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
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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	
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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		
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Discussion:

During project construction, dust could be generated for a short duration. To ensure that project impact will be less than significant, the following mitigation measure is recommended:

Mitigation Measure 3: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

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

Source: BAAQMD.

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or				X

regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				
<p>Discussion: Neither the subject parcel nor the subject site hosts any candidate, sensitive or special status species or habitat, as listed in plans associated with the County Local Coastal Program (LCP), the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The project site is mostly disturbed ground developed with two former greenhouses. Thus, the project poses no impact.</p> <p>Source: California Natural Diversity Database, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service.</p>				
4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p>Discussion: The project parcel does include riparian habitat; however, the proposed project will be located approximately 170 feet to the west of the creek and habitat area. An existing all weather road separates the project area from the top of the bank of the creek. The subject property (including the project site) is not located within any established native resident or migratory wildlife corridors or includes any native wildlife nursery. Thus, the project poses no impact.</p> <p>Source: County Maps.</p>				
4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p>Discussion: The site does not contain any wetlands.</p> <p>Source: County Maps.</p>				
4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p>Discussion: The project parcel does include a creek; however, the proposed project will be approximately 100 feet to the east of the creek. The subject property (including the project site) is not located within any established native resident or migratory wildlife corridors or includes any native wildlife nursery. Thus, the project poses no impact.</p>				

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

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

<p>Discussion: Neither the project parcel nor the project site hosts any known historical resources, by either County, State or Federal listings. Thus, the project poses no impact.</p> <p>Source: California Register of Historical Resources.</p>				
5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X	
<p>Discussion: Neither the project parcel nor the project site hosts any known archaeological resources. However, the following mitigation measure is recommended to ensure that the impact is less than significant:</p> <p>Mitigation Measure 4: Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, 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). The note on the plans shall be subject to review and approval by the Current Planning Section.</p> <p>Source: Site Survey.</p>				
5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X
<p>Discussion: Neither the project parcel nor the project site hosts any known paleontological resources, sites or geologic features. However, Mitigation Measure 3 (as cited above) is added to ensure that the impact is less than significant.</p> <p>Source: Site Survey.</p>				
5.d.	Disturb any human remains, including those interred outside of formal cemeteries?			X
<p>Discussion: No known human remains are located within the project area. The nearest known and still existing cemetery is Skylawn Memorial Park Cemetery, over 3 miles from the project site. In case of accidental discovery, Mitigation Measure 3 is recommended.</p> <p>Source: Site Plan.</p>				

6. GEOLOGY AND SOILS. Would the project:				
	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? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				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 could experience strong ground shaking during the lifespan of the project. 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 0.5 mile from the coast.

Source: Planning Maps.

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

X

Discussion: The project would incur only minor land clearing 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 5: Prior to the issuance of a building permit, 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 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 one-third (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.

Source: Project Description.

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

Source: ABAG Maps.

6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?			X	
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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	
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Discussion: The project will require a septic system for the two new FLH units. There are no known issues regarding the septic system at the subject property for the existing eight FLH units. The proposed septic system plan has been submitted to the San Mateo County Environmental Health Division for their review. The design for the system has been preliminarily approved by Environmental Health. 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:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X
<p>Discussion: Greenhouse Gas Emissions (GHG) includes CO₂ emissions from vehicles and machines that are fueled by gasoline. The two FLH units would involve some vehicles during construction and residents in vehicles traveling to and from the units.</p> <p>Project-related minor grading and construction, and installation will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal.</p> <p>This project may result in a reduction of greenhouse gas emissions. It will allow this property to accommodate more of the people (farm labors) who work at the agricultural business. This would reduce commute distances, reducing vehicle miles traveled and increasing the likelihood of the use of alternative means of transportation.</p> <p>Source: Project Scope.</p>				
7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
<p>Discussion: This project does not conflict with the County of San Mateo Energy Efficiency Climate Action Plan (EECAP).</p> <p>Source: EECAP.</p>				
7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release signifi-				X

cant amounts of GHG emissions, or significantly reduce GHG sequestering?				
<p>Discussion: The project parcel is not considered forestland. The project site does not host any such forest canopy. Thus, the project poses no impact.</p> <p>Source: Planning Maps.</p>				
7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p>Discussion: The site is not on the coast and would not expose structures or infrastructure to accelerated coastal cliff/bluff erosion due to sea level rise. The project site is located approximately 0.5 mile inland from the Pacific Ocean. Thus, the project poses no impact.</p> <p>Source: Site Survey.</p>				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project site is approximately 110 feet above sea level and is located over 0.5 mile inland from the Pacific Ocean. The National Oceanic and Atmospheric Administration (NOAA) estimates that mean sea level will rise by no more than 6.6 feet by 2100.</p> <p>Source: Project Description, FEMA Flood Maps. <i>Global Sea Level Rise Scenarios for the United States National Climate Assessment</i>, December 6, 2012; Accessed March 12, 2014, http://cpo.noaa.gov/sites/cpo/Reports/2012/NOAA_SLR_r3.pdf.</p>				
7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The project site is not within a flood hazard area on the FEMA Flood Insurance Rate Map (FIRM). The site is located in a FEMA Flood Zone X, which is considered a minimal flood hazard. These areas have a 0.2% annual chance of flooding, with areas of 1% annual chance of flooding with average depths of less than 1-foot.</p> <p>Source: FEMA Community FIRM Panels 06081C0140E and 06801C0255E, effective October 16, 2012.</p>				
7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The site is not within a floodway. See discussion in Section 7.f. above.</p> <p>Source: FEMA Community FIRM Panels 06081C0140E and 06801C0255E, effective October 16, 2012.</p>				

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

8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not in such a location. The nearest airports are the Half Moon Bay Airport, located over 2 miles north. The project is located outside of the airport safety zones for the Half Moon Bay Airport. Thus, the project poses no impact.</p> <p>Source: San Mateo County Maps.</p>				
8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not in the vicinity of a private airstrip. Thus, the project poses no impact.</p> <p>Source: Federal Aviation Administration San Francisco Sectional Aeronautical Chart.</p>				
8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. Thus, the project poses no impact.</p> <p>Source: Project Plans.</p>				
8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X		
<p>Discussion: The project parcel is located within a wildlands area and a Very High State Response Area. However, the following mitigation measure is recommended to ensure that the impact is less than significant from the California Department of Forestry and Fire Protection:</p> <p>Mitigation Measure 6:</p> <ol style="list-style-type: none"> Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection will need to meet CRC R327 requirements. The buildings are in Very High Fire Hazard Severity Zone and will require a Class A roof. The residence will require an NFPA 13D automatic fire sprinkler system During the building permit process, provide engineered detail of the existing all-weather road. 				

e. Each residence shall require a proper address as assigned by the San Mateo County Building Inspection Section. 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 Panels 06081C0140E and 06801C0255E, 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 Panels 06081C0140E and 06801C0255E, 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 Panels 06081C0140E and 06801C0255E, 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:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such			X	

<p>as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?</p>				
<p>Discussion: The project is required to treat all runoff on-site. A drainage analysis of the proposed project will be submitted to the Department of Public Works for their review.</p> <p>Source: Project Description.</p>				
<p>9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>				X
<p>Discussion: The subject property has an existing Coastside County Water District connection that is proposed to be used for the project. The project will not entail the creation of impermeable surface significant enough to affect the water table. Thus, the project poses no impact.</p> <p>Source: Project Description.</p>				
<p>9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?</p>			X	
<p>Discussion: The project is not within a watercourse. The project improvements (3456 sq. ft. of impervious for both FLH units) will not significantly alter the existing drainage pattern on the site. New development on the site will include drainage features approved by the Department of Public Works (DPW). Relative to the potential impacts during project construction, the mitigation measure (No. 4) added under the discussion to Question 6.b will ensure that, all issues taken together, the project will represent a less than significant impact.</p> <p>Source: County Maps, Project Description.</p>				
<p>9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?</p>				X

<p>Discussion: The County requires that all development not increase the volume, velocity, or pollutant load of surface runoff from the site in order to comply with State and Federal runoff permits. The Department of Public Works has reviewed and conditionally approved the conceptual drainage plans and will review the site's drainage plan.</p> <p>Source: Project Description.</p>					
9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
<p>Discussion: See the discussion provided to Question 9.d above.</p> <p>Source: Project Description.</p>					
9.f.	Significantly degrade surface or ground-water water quality?				X
<p>Discussion: See the discussion provided to Question 9.d above.</p> <p>Source: Project Description.</p>					
9.g.	Result in increased impervious surfaces and associated increased runoff?				X
<p>Discussion: See the discussion provided to Question 9.d above.</p> <p>Source: Project Description.</p>					

10. LAND USE AND PLANNING. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a.	Physically divide an established community?				X
<p>Discussion: The project is located within established community. It is located on a parcel that is developed with eight FLH units and agricultural buildings. Thus, the project poses no impact.</p> <p>Source: Location Maps.</p>					

10.b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion: The project has been reviewed for conformance, and found to not conflict, with applicable policies of the County Local Coastal Program (LCP) and applicable PAD zoning regulations. Staff concludes that the discussion in response to questions under Sections 1, 2, 4, and 6 of this document speaks to conformance with applicable and respective LCP "Visual Resources," "Agriculture," "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.</p> <p>Source: Project Plans.</p>				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p>Discussion: The site is not within a Habitat Conservation Plan (HCP) or conservation plan area.</p> <p>Source: County HCP Maps.</p>				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
<p>Discussion: The project will result in the development of two new Farm Labor Housing units. Per the U.S. Census, the average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons. The project would not result in a congregation of more than 50 people on the site on a regular basis. Thus, the project poses no such impact.</p> <p>Source: Project Description.</p>				
10.e. Result in the introduction of activities not currently found within the community?				X
<p>Discussion: The project and neighborhood are both composed of single-family homes, FLH units, and agricultural activities. Thus, the project poses no such impact.</p> <p>Source: Project Description.</p>				
10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples				X

include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				
<p>Discussion: The project parcel has been developed over the years with FLH units agricultural buildings. Farm Labor Housing units are permitted in the PAD Zoning District with the issuance of a PAD Permit. These structures are in support of the ongoing agricultural activities on the property. There is an existing water connection at the property and the proposed new septic system will only accommodate the two proposed FLH units. The existing and proposed utilities will serve only the development of the site. The size and scope of the cut flower operation will not expand due to this project. No additional development will be required to accommodate the two additional FLH units. Thus, the project poses no such impact.</p> <p>Source: Project Description.</p>				
10.g. Create a significant new demand for housing?				X
<p>Discussion: The project is meeting a demand for housing for farm laborers at the property. Thus, the project poses no impact.</p> <p>Source: Project Description.</p>				

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

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		
<p>Discussion: Aside from some minor noise generation during construction, the project (upon completion and operation) would not produce any audible noise. The County Noise Ordinance does not apply to construction noise. The impact of noise at night is much greater than noise generated during the day, as reflected in the Noise Ordinance's more stringent overnight limits. Limiting construction to the workday will allow nearby residents to enjoy quiet at their properties. The following mitigation measure is recommended to ameliorate this impact to a less than significant level:</p> <p>Mitigation Measure 7: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).</p> <p>Source: Project Plans, County Noise Ordinance.</p>				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
<p>Discussion: Some ground-borne vibration is expected during the construction of the units and associated infrastructure; however, the vibration will be minimal. Thus, the impact will be less than significant.</p> <p>Source: Project Plans, County Noise Ordinance.</p>				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<p>Discussion: The additional two FLH units will be subject to the County Noise Ordinance, which prohibits the generation of disruptive noise in the same way that the existing surrounding houses and FLH units are prohibited from generating noise in excess of the limits imposed by the County Noise Ordinance.</p> <p>Source: Project Scope.</p>				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X

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:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The population growth will not be significant due to the construction of two FLH units. The average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons. Thus, the project poses no impact.				
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 two housing units 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:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: The result of the project will be two additional Farm Labor Housing units in an area characterized by 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:

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

Discussion: The project will create two additional dwelling units. The impact of use would be less than significant.

Source: Project Description.

15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
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Discussion: The project does not include the construction or expansion of recreational facilities.

Source: Project Scope.

16. TRANSPORTATION/TRAFFIC. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and 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 be generated, both as to the number of vehicles on the County's circulation system (i.e., Highway 1) and relative to access to and from the project parcel (right and/or left turns from Northbound or Southbound vehicles on Highway 1 at the intersection of Miramar Drive or the intersection of Highway 1 and Alto Avenue, both of which provide access to Purisima Way), 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
<p>Discussion: See the discussion provided to Question 16.a above.</p> <p>Source: General Plan, Project Scope.</p>				
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
<p>Discussion: The project will not affect any airports or create any structure that would be regulated by the Federal Aviation Administration.</p> <p>Source: Project Description.</p>				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p>Discussion: The project would not increase hazards to a design feature or incompatible uses. After construction, the project would only generate a minimal increase in vehicle traffic related to routine monthly maintenance visits or in emergency situations. See the discussion provided to Question 16.a above.</p> <p>Source: Project Description.</p>				
16.e. Result in inadequate emergency access?				X
<p>Discussion: In addition to the discussion provided to Question 16.a above, the California Department of Forestry and Fire Protection has reviewed and approved the proposed access to the project site. Thus, the project poses no impact.</p> <p>Source: California Department of Forestry and Fire Protection.</p>				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<p>Discussion: The project will not narrow the right-of-way or result in the constriction of any bicycle, pedestrian, or public transit facilities. It will not prevent the implementation of any transportation plan or reduce the performance of any such facilities.</p> <p>Source: Transit Route Maps, General Plan Circulation Element.</p>				

16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
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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.

Source: Project Plans.

16.h. Result in inadequate parking capacity?			X	
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Discussion: The project site has adequate parking and turnaround capacity for the monthly service visits that, upon being operational, the cellular facility will generate. Thus, the project poses no impact.

Source: Project Plans.

17. UTILITIES AND SERVICE SYSTEMS. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X

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

Source: Project Description.

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	
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Discussion: A new septic system will be required for the two FLH units. The system will be placed in an area that is already disturbed. The septic system and leach field will be over 100 feet from the top of the bank of Arroyo De En Menio 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
<p>Discussion: The only drainage facilities will be built on-site. Their construction will be tied in with the construction occurring on-site. There will be no separate facilities whose construction would require separate analysis.</p> <p>Source: Project Scope.</p>				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<p>Discussion: The project site currently has a water connection from Coastside County Water District which will be used to serve the two new FLH units. Thus, the project poses no impact.</p> <p>Source: Project Description.</p>				
17.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p>Discussion: The FLH units will be served by a private septic system would not have any impacts on wastewater treatment capacities of an outside provided. Thus, the project poses no impact.</p> <p>Source: Project Description.</p>				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
<p>Discussion: While the two FLH units would create a slight increase in demand on the solid waste disposal service already serving the parcel, there has been no evidence received to suggest that the increase in demand would adversely affect any existing capacities. Thus, the project poses no impact.</p> <p>Source: Project Scope.</p>				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
<p>Discussion: The project would not have any impacts on solid waste requirements, and the project would not generate any solid waste.</p> <p>Source: Project Scope.</p>				

17.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?			X	
<p>Discussion: The Green Building Ordinance requires the use of water conserving fixtures, effective insulation, and other features that reduce water use and increase energy efficiency of residential buildings.</p> <p>Source: Green Building Ordinance.</p>				
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
<p>Discussion: Given the answers in response to the questions posed in this section, the project will not cause a public facility or utility to reach or exceed its capacity. Thus, the project poses no impact.</p> <p>Source: Project Description.</p>				

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

considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				
<p>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 project does not introduce any significant impacts that cannot be avoided through mitigation.</p> <p>Source: Project Plan.</p>				
18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
<p>Discussion: As discussed previously, the project will add two new Farm Labor Housing units. 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.</p> <p>Source: Project Plans.</p>				

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

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

AGENCY	YES	NO	TYPE OF APPROVAL
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:			

MITIGATION MEASURES		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p>Mitigation Measure 1: Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.</p> <p>Mitigation Measure 2: The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:</p> <ol style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure, Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 		

- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 3: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

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

Mitigation Measure 4: Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, 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). The note on the plans shall be subject to review and approval of the Current Planning Section.

Mitigation Measure 5: Prior to the issuance of a building permit, 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 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.

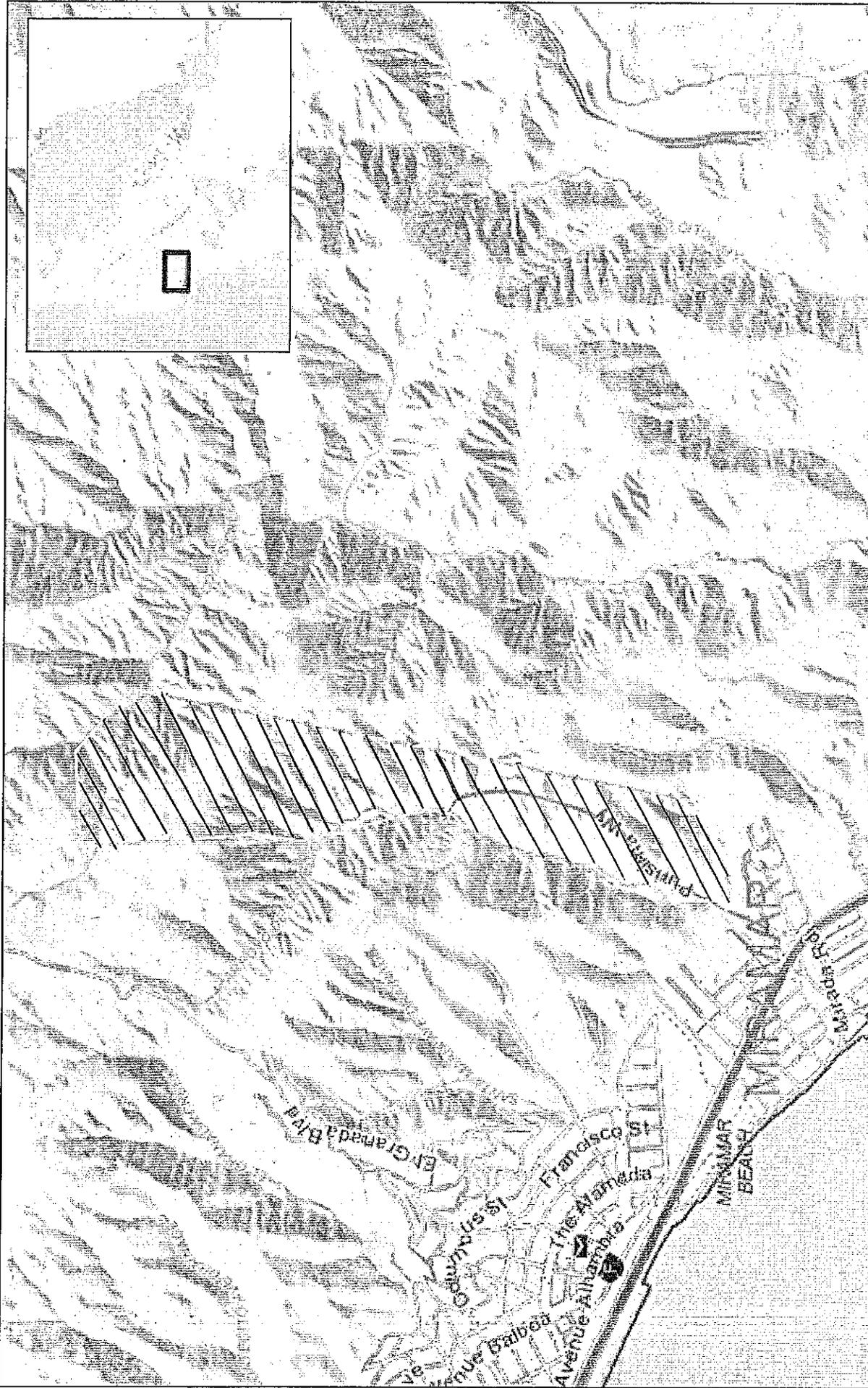
Mitigation Measure 6:

- a. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection will need to meet CRC R327 requirements.
- b. The buildings are in Very High Fire Hazard Severity Zone and will require a Class A roof.
- c. The residence will require an NFPA 13D automatic fire sprinkler system
- d. During the building permit process, provide engineered detail of the existing all-weather road.



San Mateo County

Vicinity Map for 21 Purisima Way



0.90

0

0.45

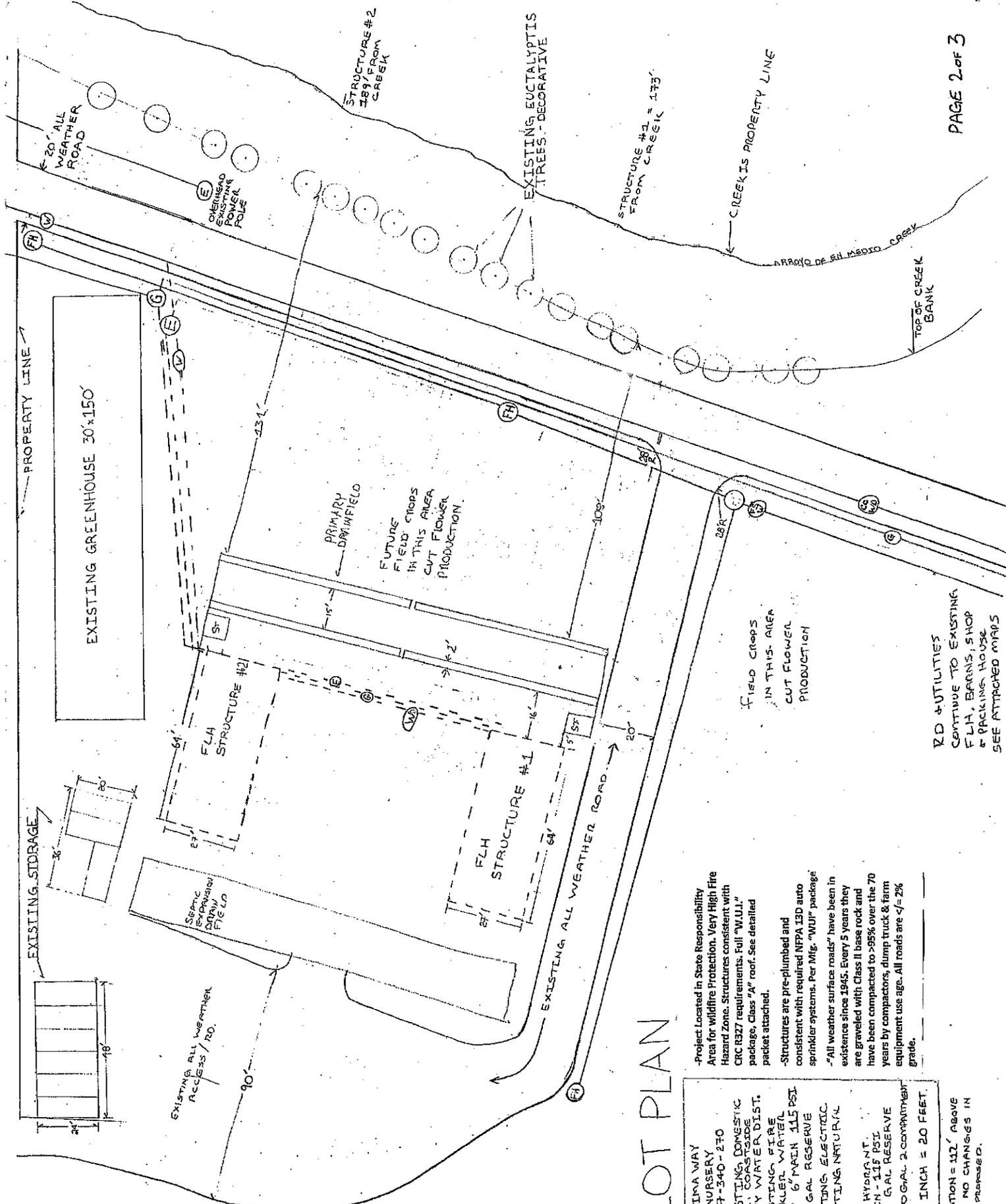
0.90 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 28,490



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



field crops
IN THIS AREA.
CUT FLOWER
PRODUCTION

field crops
IN THIS AREA
CUT FLOWER
PRODUCTION

RD UTILITIES
CONTINUE TO EXISTING
FLH, BARN, SHOP
& PACKING HOUSE
SEE ATTACHED MAPS

PLOT PLAN

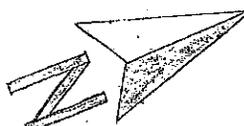
-Project Located in State Responsibility Area for Wildfire Protection. Very High Fire Hazard Zone. Structures consistent with CRC R327 requirements. Full "W.U.I." package, Class "A" roof. See detailed packet attached.

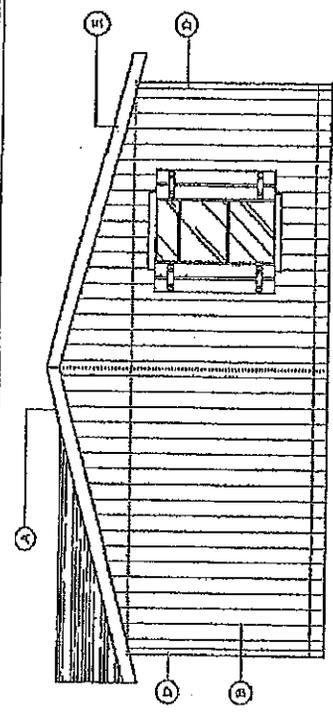
-Structures are pre-plumbed and consistent with required NFPA 13D auto sprinkler systems. Per MFG. "WUI" package

-All weather surface roads have been in existence since 1945. Every 5 years they are gravelled with Class II base rock and have been compacted to >95% over the 70 years by compactors, dump truck & farm equipment use age. All roads are +/- 2% grade.

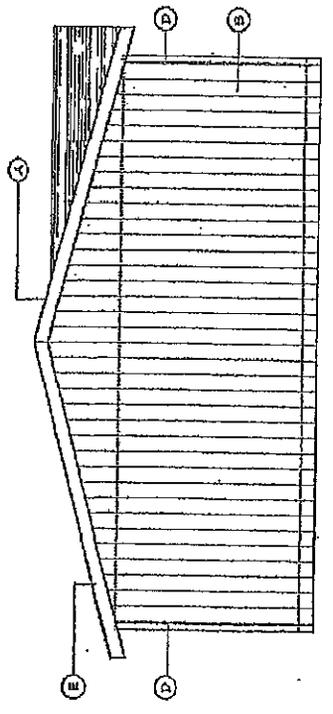
- #21 PURISIMA WAY
 - FIGONE NURSERY
 - APN# 047-340-270
 - ① = EXISTING DOMESTIC WATER, COASTSIDE COUNTY WATER DIST.
 - ② = EXISTING FIRE SPRINKLER WATER SUPPLY 6" MAIN 115 PSI
 - ③ = 85000 GAL RESERVE
 - ④ = EXISTING ELECTRIC GAS
 - ⑤ = EXISTING NATURAL GAS
 - ⑥ = FIRE HYDRANT, 6" MAIN - 115 PSI
 - ⑦ = 85000 GAL RESERVE
 - ⑧ = 2x1800 GAL 2 COMPARTMENT
- SCALE: 1/4" = 20 FEET.

SITE ELEVATION = 112' ABOVE SEA LEVEL. NO CHANGES IN ELEVATION PROPOSED.

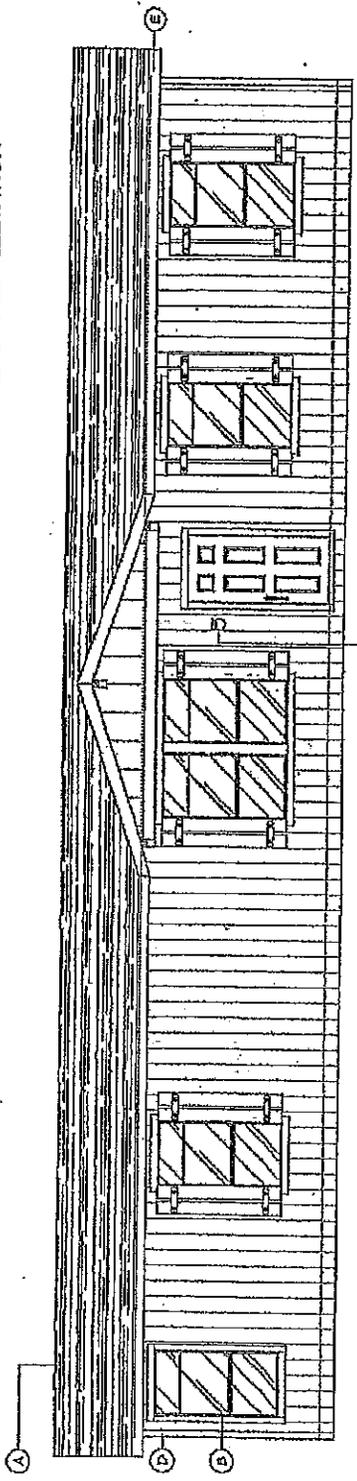




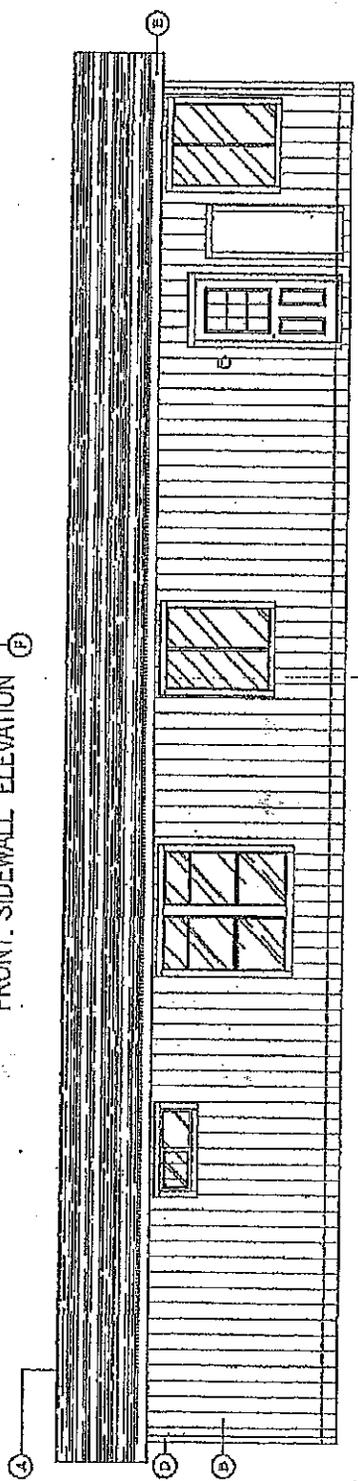
FRONT ENDWALL ELEVATION



REAR ENDWALL ELEVATION



FRONT SIDEWALL ELEVATION



REAR SIDEWALL ELEVATION

ISSUING TITLE

CMH
 MANUFACTURING INC.
 9998 OLD PLACERVILLE ROAD
 SACRAMENTO, CA 95827
 Phone: (916) 353-2581 Fax: (916) 353-6537
 www.cmhmanufacturing.com www.knapcarbo.com

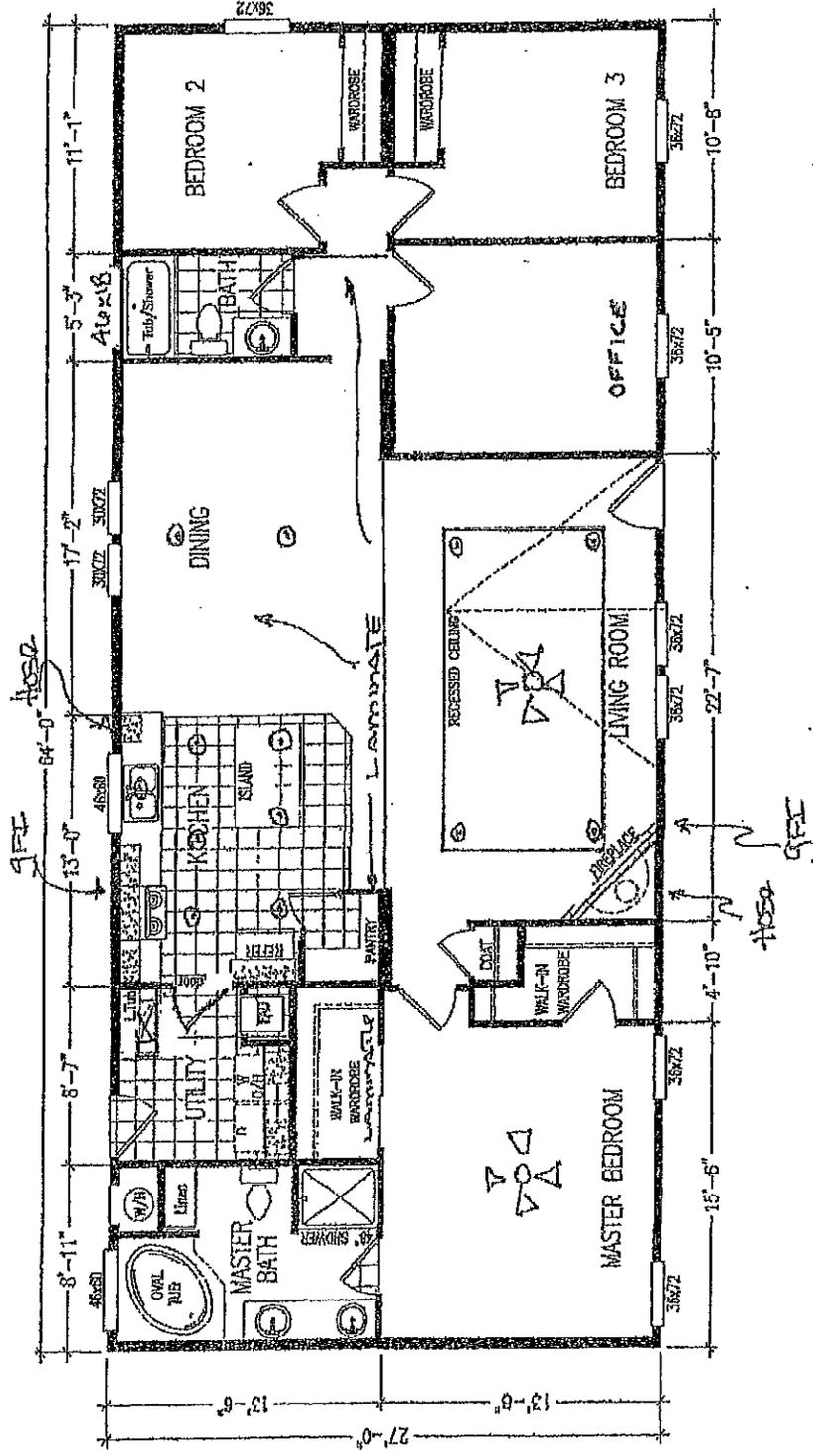
EXTERIOR ELEVATIONS

Carols/Figotte

DRAWING FILE INFORMATION

PRODUCT	CLAYTON SERIES	DESIGN #	CL60007F	MODEL NO.	C2760-3A
ISSUE		RELEASE FILE		DATE	07-06-13
ISSUE #		SHEETS	2-A	REVISION	01-30-15

Home # 2



MODEL NO.	C2760-3A
DATE	07-06-13
REVISED	01-30-15
PROJECT	CLAYTON SERIES
DESIGN#	CL80007F
SQUARE FT.	1,728
SHEET	
DRAWN BY	

SALES FLOOR PLAN

PREPARED BY: Curble/Figone

REVISIONS FILE REVISIONS

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