

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

DATE: January 10, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit and Certification of an Initial Study and Mitigated Negative Declaration for the legalization of a 616 sq. ft. addition to an existing single-family unit located at 4999 Stage Road in unincorporated San Gregorio. The project is appealable to the California Coastal Commission.

County File Number: PLN 2017-00302 (Sandra Fornesi)

PROPOSAL

The applicant is proposing to legalize a 616 sq. ft. addition to an existing 1,344 sq. ft. single-family mobile home previously designated by the County as an affordable housing residence. The project will legalize one additional bathroom to the existing three-bedroom, two-bathroom unit and expand an existing bathroom, bedroom, and kitchen. No new bedrooms will be added as part of this project. The requested Coastal Development Permit (CDP) is appealable to the California Coastal Commission. This project requires a public hearing-level CDP as this is the only discretionary permit that the County is issuing for this project. As the size of the addition is greater than 10% of the existing square footage of the house, and the site is located within the Stage Road Scenic Corridor, the project does not qualify for a Coastal Development Exemption.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and adopt the Initial Study and Mitigated Negative Declaration for County File Number PLN 2017-00302, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The project, as proposed and conditioned, complies with the applicable policies and standards of the General Plan, the Local Coastal Program, and the Zoning Regulations. An Initial Study (IS)/Mitigated Negative Declaration (MND) were prepared and circulated for this project, in compliance with the California Environmental Quality Act (CEQA). The IS/MND concluded that the project, as proposed and mitigated, will not generate

any significant environmental impacts. All mitigation measures from the MND have been included as conditions of approval in Attachment A of this staff report.

The project is a 616 sq. ft. addition to an existing 1,344 sq. ft. single-family house located at 4999 Stage Road in San Gregorio. The structure sits 60 feet south of Pomponio Creek. The creek itself is located in a gully, 60-80 feet below the elevation of the dwelling unit. The 616 sq. ft. addition is located in a developed area on the property which has not been farmed and, instead, has been used for parking. No tree or riparian vegetation will be removed. One bathroom will be added to the house and the unit will utilize the existing septic system on the property. The single-family dwelling will continue to utilize an existing well and spring on the property. While the property is in a FEMA Flood Zone, the project has been conditioned to meet all applicable Building Codes for structures in flood zones. The property owner has initiated a non-renewal process for the Williamson Act contract for this parcel. On October 17, 2017, the County Board of Supervisors approved the non-renewal of this parcel. The property will be completely out of the Williamson Act program in 9 years.

The project complies with the General Plan Policies regarding Vegetative, Water, Fish and Wildlife Resources, as well as General Plan Policies relating to soil resources, visual quality, and rural land use. The project also meets the Local Coastal Program Policies for Agriculture, Sensitive Habitat, Visual Resources, Land Use, and Hazards. Further, the project complies with the Planned Agricultural District (PAD) Zoning District (e.g., setbacks and use, etc.).

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

DATE: January 10, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit pursuant to Section 6328.4 of the San Mateo County Zoning Regulations and Certification of an Initial Study and Mitigated Negative Declaration pursuant to the California Environmental Quality Act, for the legalization of a 616 sq. ft. addition to an existing single-family unit located at 4999 Stage Road in unincorporated San Gregorio. The project is appealable to the California Coastal Commission.

County File Number: PLN 2017-00302 (Sandra Fornesi)

PROPOSAL

The applicant is proposing to legalize a 616 sq. ft. addition to an existing 1,344 sq. ft. single-family mobile home previously designated by the County as an affordable housing residence. The project will legalize the addition of one bathroom to the existing three-bedroom, two-bathroom unit and authorize the expansion of an existing bathroom, bedroom, and kitchen. No new bedrooms will be added as part of this project. The requested Coastal Development Permit (CDP) is appealable to the California Coastal Commission. This project requires a public hearing-level CDP as this is the only discretionary permit that the County is issuing for this project. As the size of the addition is greater than 10% of the existing square footage of the house, and because the site is located within the Stage Road County Scenic Corridor, the project does not qualify for a Coastal Development Exemption.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and adopt the Initial Study and Mitigated Negative Declaration for County File Number PLN 2017-00302, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

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

Owner/Applicant: Sandra Fornesi

Location: 4999 Stage Road, San Gregorio

APN: 087-230-010

Parcel Size: 16.52 acres

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

General Plan Designation: Agriculture/Rural

Local Coastal Program Designation: Agriculture

Existing Land Use: Existing single-family house, single-family mobile home unit (the subject structure), and sheep grazing.

Water Supply: The single-family mobile home unit will continue to utilize an existing well and spring on the property.

Sewage Disposal: The single-family mobile home unit will continue to utilize the existing septic system for the unit.

Flood Zone: The project site is located in Zone A (1% annual chance flooding); FEMA FIRM Panel 06081C0367F, Effective August 2, 2017.

Williamson Act: Contracted Parcel. The applicant has initiated a non-renewal process for this contract. On October 17, 2017, the County Board of Supervisors approved the non-renewal of this parcel. The property will be completely out of the Williamson Act program in 9 years.

Environmental Evaluation: Initial Study and Mitigated Negative Declaration issued with a public review period from December 13, 2017 through January 2, 2018 for the legalization of the addition to the single-family structure.

Setting: The project parcel is accessed via a driveway located off of Stage Road. The property has a developed area that consists of an existing single-family house and agricultural support structures north of Pomponio Creek and an existing affordable housing unit located south of the creek. Each house has its own septic systems. The proposed area of development would be located in an area that is currently disturbed. The parcels surrounding the subject property are used for agricultural purposes.

Chronology:

<u>Date</u>	<u>Action</u>
1975	- Parcel placed under Williamson Act Contract.
March, 7 1991	- Zoning Hearing Officer approved PAD and CDP permit (PAD 90-2) to locate a mobile home on the property as a Farm Labor Housing unit.
July 19, 2001	- Zoning Hearing Officer approved PAD and CDP permit (PLN 2000-00450) to change the designation of the existing mobile home unit from Farm Labor Housing to an affordable housing unit.
December 3, 2002	- Board of Supervisors approved a regulatory agreement and covenants to restrict the unit as affordable.
July 11, 2017	- Stop Work Notice issued on property (SWN2017-00068) related to an unpermitted addition to the existing affordable housing unit.
July 25, 2017	- Applicant submitted for a Coastal Development Permit to legalize addition.
October 17, 2017	- Applicant initiated Williamson Act non-renewal approved by the Board of Supervisors.
November 13, 2017	- Agricultural Advisory Committee approved Determination of Compatibility of project with existing Williamson Act Contract.
January 10, 2018	- Planning Commission hearing for PLN 2017-00302

DISCUSSION

A. KEY ISSUES

1. Conformity with the General Plan

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

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish, and Wildlife Resources*) and Policy 1.27 (*Protect Fish and Wildlife Resources*) seek to regulate land uses and development activities to

prevent, and/or mitigate to the extent possible, significant adverse impacts on vegetative, water, fish, and wildlife resources.

The addition is located on an existing disturbed portion of the parcel. Pomponio Creek is located approximately 60 feet to the north of the project location and the addition is 30 feet from top of the bank of the creek. The creek itself is located in a gully, 60-80 feet below the elevation of the dwelling unit. The 616 sq. ft. addition is located in a developed area on the property which has not been farmed and, instead, has been used for parking. No tree or riparian vegetation is proposed for removal.

The subject parcel is mapped as critical habitat for the San Francisco garter snake (SFGS). The proposed project is located in a highly disturbed area and lacks riparian vegetation. An existing farm road separates the project location from the Creek and the riparian vegetation on the site. To ensure that there are no impacts to wildlife species, such as the San Francisco garter snake, mitigation measure (Condition No.9) shall restrict when work can occur after rain events and require specific erosion control methods that will not impact the snake.

b. Soil Resources

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

The proposed project does not require vegetation removal as the area of the proposed development is already disturbed. The addition is in place and is proposed to be legalized, which will require minimal ground disturbance. A sediment and erosion control plan for this project will be required as a condition of approval in Attachment A to prevent any potential soil erosion and sedimentation from this project.

c. Visual Quality

Policy 4.15 (*Appearance of New Development*), 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, including protecting and enhancing 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; and screen storage areas with fencing, landscape, or other means.

Policy 4.52 (*Colors and Materials*) and Policy 4.60 (*Outdoor Lighting*) seek to regulate development in rural scenic corridors through good design, utilizing colors and materials that blend with or complement the surrounding natural environment, and minimizing exterior lighting impacts.

The one story addition to be legalized will be located over 80 feet from Stage Road. The addition will be the same height as the existing single-family dwelling. The addition is partially screened by vegetation and topography from neighboring properties. The rear addition will match the existing structure in color and materials.

All exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area (Condition No.7).

d. Rural Land Use

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

The subject parcel has a General Plan land use designation of "Agriculture." The property is developed with two existing single-family structures and agriculture support structures. The area where the addition is located is considered to be Prime Agricultural Land under the San Mateo County General Plan as soils in the project area have a Storie Index rating of Grade 1 (where Grade 1 is prime). However, the area where the addition is legalized was already converted and disturbed prior to the addition, as the area is developed with a road and structures. An existing septic tank is located to the south of the unit and a pump house is located to the west. There is an existing carport along the eastern portion of the structure. These constraints limit where an addition to the house could occur. There are no agricultural activities located within the project area.

While the subject property is located in the Stage Road County Scenic Corridor, due to the minor scope of the project and the partial screening of the addition, staff concludes that there will be minimal visual impact from the project, and the house addition is in character with the development pattern of this portion of Stage Road.

e. Water Supply

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

The property will continue to utilize an on-site spring and well for domestic water supply. The San Mateo County Environmental Health Division has reviewed the application and conditionally approved the project.

f. Wastewater Policies

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

The existing septic system that is located on the property will continue to be utilized. No expansion of the existing system is proposed. The project has been reviewed and conditionally approved by the San Mateo County Environmental Health Division.

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 legalization of the 616 sq. ft. addition to the existing single-family house would have a minimal impact on coastal resources including sensitive wildlife species, riparian corridors, and scenic views.

The addition does not introduce any new land use on the site. The addition is located in an already converted and disturbed area via the development of that area with a road and structures. The bulk of the 16-acre property will remain available for agricultural operations.

b. Agriculture Component

Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) conditionally allows single-family dwellings provided that the criteria in Policy 5.8 (*Conversion of Prime Agricultural Land Designated as Agriculture*) are met:

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

The 616 sq. ft. addition is to an existing single-family home, which was constructed in 1991. The area surrounding the house is considered to be prime soils. An existing septic tank is located to the south of the unit and a pump house is located to the west. There is an existing carport along the eastern portion of the structure. These constraints limit where an addition could occur to the house.

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

The on-going farming operations will not be impacted by the construction of the addition to the existing single-family structure. The property is separated from adjacent agricultural uses through fencing, vegetation, and Stage Road.

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

The addition to the existing house will not change the land use on the site. The addition does propose a new bathroom, but it is estimated that this bathroom will not diminish available water for surrounding properties for agricultural purposes. Given the parcel's size, there is ample room for the provision of agriculture and related uses on the remainder of the property.

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

The addition to the existing single-family residence will not degrade the air and water quality as conditioned. No new land use will be introduced on the property. All improvements will be on the subject parcel and will not impact surrounding uses.

c. Sensitive Habitats Component

Policy 7.11 (*Establishment of Buffer Zones*), Policy 7.12 (*Permitted uses in Buffer Zones*), and Policy 7.13 (*Performance Standards in Buffer Zones*) establish a required buffer zone for riparian corridors, regulate the uses permitted in the buffer zone, and regulate the performance of those uses.

The addition is located on an existing disturbed portion of the parcel. Pomponio Creek is located approximately 60 feet to the north of the project location and the addition is 30 feet from the top of the bank of the creek. The creek itself is located in a gully, 60-80 feet below the elevation of the dwelling unit. The proposed 616 sq. ft. addition is located in a developed area on the property which has not been farmed and, instead, has been used for parking. No tree or riparian vegetation is proposed for removal. In addition, on agriculturally-zoned properties, residential structures are permitted within the required riparian vegetation buffer per LCP Policy 7.12(3), when no alternative location is feasible. The project is to legalize an addition to a single-family house. An existing septic tank is located to the south of the unit and a pump house is located to the west. There is an existing carport along the eastern portion of the structure. These constraints limit where an addition could occur to the house.

d. Visual Resources Component

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development: (1) is least visible from State Scenic Roads; (2) is least likely to impact views from public view points; and (3) best preserves the visual and open space qualities of the parcel overall. Policy 8.31 (*Regulation of Scenic Corridors in Rural Areas*) requires the application of rural design policies of the LCP, the Scenic Road Element of the General Plan, setback requirements for development, and landscape and landform guidelines.

The addition at the rear of the existing single-family structure is located over 80 feet from Stage Road. The addition is the same height (one story) as the existing single-family dwelling. The addition is partially screened by vegetation and topography from neighboring properties. The rear addition will match the existing structure in color and materials.

e. Hazards Component

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

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

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

a. Conformity with the PAD Development Standards

Single-family structures are a conditionally allowed use on Land Suitable for Agriculture subject to the issuance of a Planned Agricultural Permit. This structure was issued a PAD permit in 1991.

The addition will comply with the PAD Development Standards as shown on the chart below:

Development Standards	Allowed	Existing	Proposed
Maximum Height of Structures	36 feet	17'	No change
Minimum Front Yard Setback	50 feet	70'	No change
Minimum Side Yard Setbacks	20 feet	Approximately 150 feet (left side); Approximately 240 feet (right side)	No change (left side); Approximately 230 feet (right side)
Minimum Rear Yard Setback	20 feet	208 feet	No change

b. Agricultural Advisory Committee Review

At its November 13, 2017 meeting, the Agricultural Advisory Committee approved a Determination of Compatibility, with the existing Williamson Act contract, for this project, finding that the primary use of the parcel would continue to be existing commercial agriculture, the proposed compatible use would not interfere with the existing agricultural use, would not hinder or impair agricultural operations in the area by significantly increasing the permanent or temporary human population of the area, would not displace or impair agricultural operations, and the remaining portion of the parcel not

subject to the proposed compatible use would be able to sustain the agricultural use.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were issued with a public review period from December 13, 2017 through January 2, 2018 for the project. No comments were received on this document.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
CalFire
Environmental Health Division
California Coastal Commission
Housing Department

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plans
- D. Pictures of Addition
- 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 2017-00302 Hearing Date: January 10, 2018

Prepared By: Rob Bartoli
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Find:

1. That the Planning Commission does hereby find that this Initial Study/Mitigated Negative Declaration (IS/MND) reflects the independent judgment of San Mateo County.
2. That the IS/MND is complete, correct, and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
3. That, on the basis of the IS/MND, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the mitigation measures in the IS/MND and agreed to by the owner have been placed as conditions on the project, which constitute the Mitigation Monitoring and Reporting Plan.

For the Coastal Development Permit, Find:

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

to an existing single-family structure meets the applicable General Plan, Local Coastal Program, and Design Review criteria for visual resources.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

General Conditions:

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission at the January 10, 2018 meeting. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and are in substantial conformance with this approval.
2. This permit shall be valid for one (1) year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees.
3. The applicant shall have been 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 this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
4. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of \$2,280.75, as required under Fish and Game Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,330.75, made payable to "San Mateo County Clerk," to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the 1st day of each new calendar year (i.e., January 1, 2018). The fee amount due is based on the date of payment of the fees.
5. 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 project.
6. Access to the property shall utilize the existing driveway. No additional vegetation shall be removed to provide access to the property.

Mitigation Measures from the Mitigated Negative Declaration:

7. **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.

8. **Mitigation Measure 2:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:
 - a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.
 - d. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
 - e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
 - h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.
 - i. Replant vegetation in disturbed areas as quickly as possible.
9. **Mitigation Measure 3:** The following avoidance and minimization measures are recommended to avoid impacts to the San Francisco Garter Snake (SFGS) and their habitat:
 - a. Tightly woven fiber netting or similar material should be used for erosion control or other purposes at the Project to ensure that the SFGS do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products, or similar material should not be used because the California Red Legged Frog, the SFGS, and other species may become entangled or trapped in it.

- b. No work shall occur during rain events (defined as greater than 0.25 inches within a 24-hour period) when either species is most likely to disperse.
10. **Mitigation Measure 4:** In the event that should cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).
 11. **Mitigation Measure 5:** Prior to the issuance of the Building permit for the property, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for construction.
 - d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
 - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.

- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
 - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and have sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
 - l. No erosion or sediment control measures will be placed in vegetated areas.
 - m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
 - n. Control of fuels and other hazardous materials, spills, and litter during construction.
 - o. Preserve existing vegetation whenever feasible.
12. **Mitigation Measure 6:** All structures located in the Floodplain shall meet the latest adopted California Building Standards. An elevation certificate will be required from a licensed surveyor. This certificate shall be submitted to the Building Department at the Building permit stage.
13. **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).
14. **Mitigation Measure 8:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such

process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources shall be taken prior to implementation of the project.

15. **Mitigation Measure 9:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
16. **Mitigation Measure 10:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Building Inspection Section

17. This project requires two building permits, one from California Department of Housing and Community Development for the manufactured home alteration and another from the County of San Mateo Building Inspection Section for the addition.

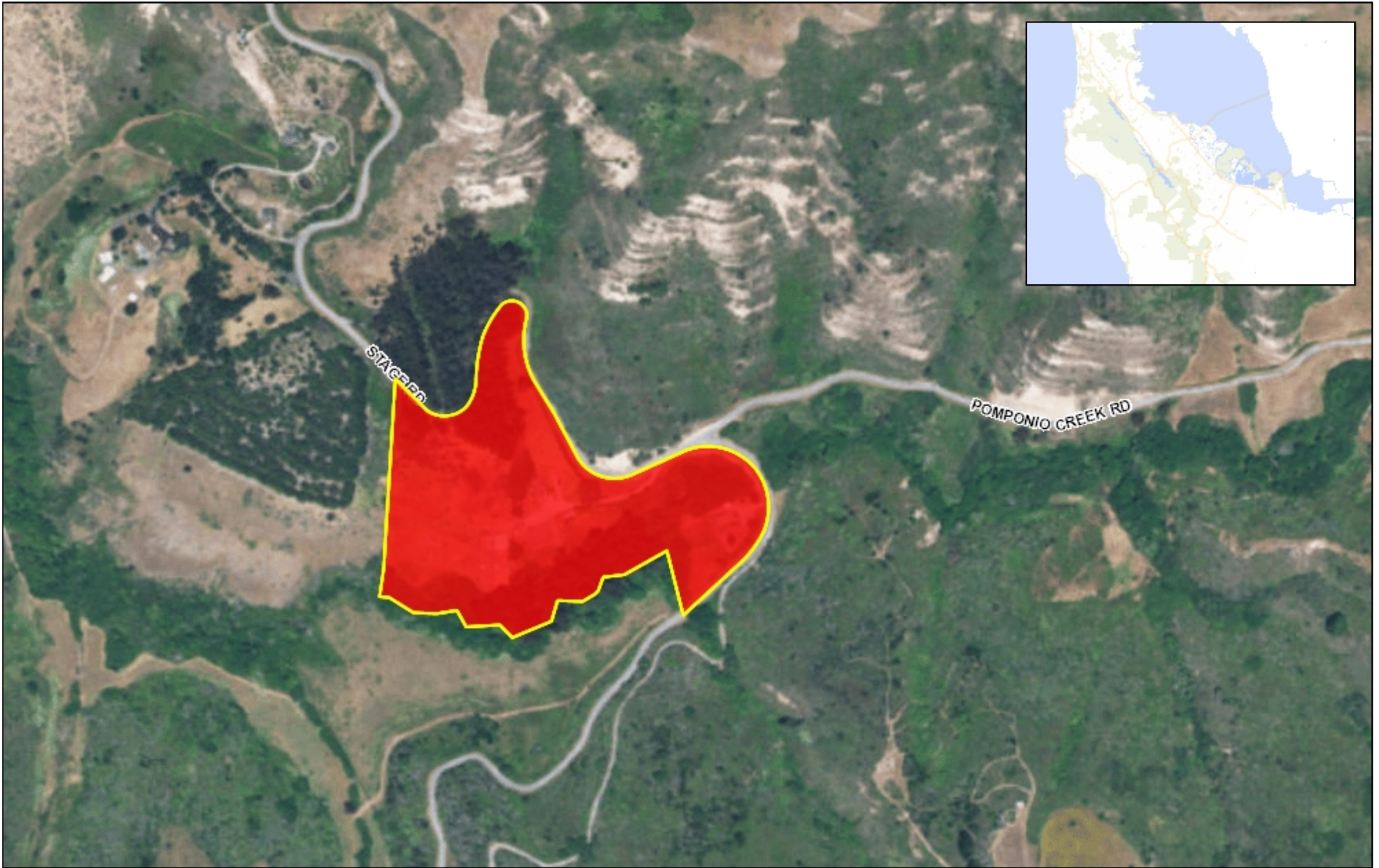
Environmental Health Division

18. At the building application stage, the septic system will need to be staked out by a septic professional and verified in the field by the Environmental Health Division. The septic tank will need to be pumped/evaluated by a certified septic pumper and the drain field water will need to be tested with a report supplied to the Environmental Health Division for review.

Department of Public Works

19. The Project does not intend to do any earthwork. No excavation is allowed, otherwise, a C3/C6 checklist needs to be prepared and BMPs need to be provided.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



LAND USE LEGEND:

- GRAZING OPERATION LAND (AGRICULTURE USE)
- AGRICULTURAL FACILITIES AND STRUCTURES (COMPATIBLE USE)
- EXISTING RESIDENCE (COMPATIBLE USE)
- EXISTING DRIVEWAYS (COMPATIBLE USE)
- LABOR FARM HOUSING (COMPATIBLE USE)
- PET AREA (COMPATIBLE USE)
- FLOODPLAIN AREA (EXCLUDED FROM TOTAL LOT AREA)

COMPATIBLE USE SUMMARY TABLE

LAND USE	AREA	
	FT ²	ACRES
EXISTING RESIDENCE	1,874	0.04
AGRICULTURAL FACILITIES/STRUCTURES	12,807	0.29
EXISTING DRIVEWAYS	21,192	0.49
FARM LABOR HOUSING	2,178	0.05
PET AREA	14,909	0.34
TOTAL COMPATIBLE USE	52,958	1.22
TOTAL LOT AREA	719,614	16.52
FLOODPLAIN AREA	165,054	3.79
NET LOT AREA*	554,560	12.73
% OF NET LOT AREA DIVIDED AS COMPATIBLE USE AREA	9.5%	—

*NET LOT AREA = TOTAL LOT AREA - FLOODPLAIN AREA

AGRICULTURE USE SUMMARY TABLE

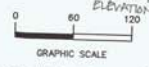
LAND USE	AREA	
	FT ²	ACRES
GRAZING OPERATION LAND	501,602	11.52
TOTAL LOT AREA	719,614	16.52
FLOODPLAIN AREA	165,054	3.79
NET LOT AREA*	554,560	12.73
% OF NET LOT AREA DIVIDED AS AGRICULTURE USE AREA	90.5%	—

*NET LOT AREA = TOTAL LOT AREA - FLOODPLAIN AREA

LEGAL DESCRIPTION:

"PARCEL "A" AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP OF A PORTION OF THE PESCADERO RANCHO AS DESCRIBED IN VOLUME 1605, OFFICIAL RECORDS OF SAN MATEO COUNTY, AT PAGE 172 SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 16, 1973 IN BOOK 21 OF "PARCEL MAPS AT PAGE 48.

REVISED TO SHOW POMPONIO CREEK GARAGE CULVERT PLEASE NOTE POMPONIO CREEK IS AT A DEPTH OF -60'-80' FROM ELEVATION OF HOME



NOTE: POMPONIO CREEK, OBSERVED WATER FLOW 9.6.17 W. 60°-118°/D. 7°

DRAWING NAME: K:\2017\70170170_5001_Stage_Road\ENR\varsheds.dwg
PLOT DATE: 08-30-17
PLOTTED BY: pol

Date	Revised	By
09/29/2017	1	9-7-17 JAL

Scale: 1" = 60'
Design: DLP
Drawn: DLP
Approved: JH
Job No: 20170170

Drawing Number: **C-1**

REMODEL AND ADDITION TO
LOW INCOME SINGLE FAMILY RESIDENCE

FORNESI RANCH

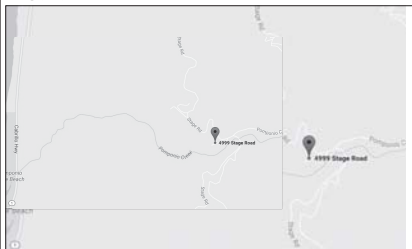
4999 STAGE ROAD
SAN GREGORIO, CA 94074

APN INFORMATION

4999 AND 5001 STAGE ROAD
PARCEL APN - 087-230-010
TOTAL AREA - 16.52 ACRES /

4999 STAGE ROAD MOBILE HOME LICENSE
MOBILE HOME APN - 134-241-640

VICINITY MAP



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST VERSION SAN MATEO COUNTY BUILDING CODE, THE COUNTY OF SAN MATEO BUILDING CODE PROVIDES UNIFORM ADMINISTRATION AND ENFORCEMENT OF THE LATEST VERSIONS OF THE INTERNATIONAL BUILDING CODE, UNIFORM HOUSING CODE, UNIFORM DWELLING CONSTRUCTION CODE, UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS, UNIFORM BUILDING SECURITY CODE, UNIFORM SIGN CODE, UNIFORM PLUMBING CODE, UNIFORM SWIMMING POOL-SPA AND HOT TUB CODE, NATIONAL ELECTRICAL CODE, AND SUPPLEMENTS AND APPENDICES THERETO, HEREINAFTER REFERRED TO JOINTLY AS THE "CONSTRUCTION CODES," AND SHALL BE APPLICABLE IN THE UNINCORPORATED AREAS OF SAN MATEO COUNTY. NOTHING IN THE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE WORDS.
2. SITE VERIFICATION - GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL EXAMINE THOROUGHLY THE SITE AND SATISFY THEMSELVES AS TO THE CONDITIONS TO WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO ADDITIONAL COST TO THE OWNER WILL BE ALLOWED RESULTING FROM THE CONTRACTOR'S NEGLIGENCE IN EXAMINING AND DISCOVERING CONDITIONS AFFECTING THEIR WORK.
3. MEASUREMENTS - CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS TO INSURE PROPER FIT AND ATTACHMENT OF ALL COMPONENTS REQUIRED TO COMPLETE WORK.
4. DIMENSIONS - DO NOT SCALE DRAWINGS, WRITTEN MEASUREMENTS AND ACTUAL FIELD CONDITIONS AFTER DEMOLITION TO TAKE PRECEDENCE OVER SCALED DRAWINGS. MINOR DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.
5. FINISH APPROVALS - ALL FINAL FINISHES, APPLIANCES, CABINETRY, TRIM, PLUMBING AND LIGHTING FIXTURES AND FINISH DETAILS TO BE FIELD VERIFIED BY THE OWNER PRIOR TO PURCHASE.

BEST PRACTICES

1. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURAL COPPER, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
2. STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS/WASTES PROPERLY TO PREVENT CONTACT WITH STORMWATER.
3. DO NOT CLEAN, FUEL OR MAINTAIN VEHICLES ON-SITE, EXCEPT AT DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
4. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS REGARDING BMPs.

PROJECT DESCRIPTION

ADDITION/IMPROVEMENT TO EXISTING PREFABRICATED LOW INCOME HOUSING UNIT. ADDITION TO ADD 616 SQUARE FEET AND ONE BATH AND TO IMPROVE ONE EXISTING BATH, EXISTING KITCHEN AND EXISTING BEDROOM.

ADDITION TO BE CONVENTIONAL FRAMED CONSTRUCTION WITH PERIMETER FOUNDATION AT GRADE.

NO TREE OR VEGETATION REMOVAL
NO NEW LANDSCAPE
NO GRADING OR EARTH MOVING

NO WORK TO THE FOLLOWING:
EXISTING DRIVEWAY AND CARPORT TO REMAIN - NO CHANGE
EXISTING 2,500 GALLON CEMENT SEPTIC TANK AND SYSTEM TO REMAIN
EXISTING 2,500 WELL/SPRING WATER TANK AND SUPPLY TO REMAIN
EXISTING 5,000 GALLON FIRE SUPPRESSION TANK AND WHARF HYDRANT TO REMAIN
EXISTING 150 GALLON PROPANE TANK ON CEMENT PAD TO REMAIN
EXISTING OVERHEAD ELECTRIC TO REMAIN - NO CHANGE

FLOOR AREA CALCULATIONS

EXISTING SINGLE FAMILY MANUFACTURED HOME	
(E) RESIDENCE LIVING AREA	1,344 SQ. FT.
(E) UNCONDITIONED GARPORT	400 SQ. FT.
(E) FLOOR AREA	1,344 SQ. FT.
(N) ADDITION LIVING AREA	616 SQ. FT.
TOTAL NEW SQUARE FOOTAGE LIVING AREA	1,960 SQ. FT.
TOTAL COVERAGE HOUSE AND GARAGE	2,360 SQ. FT.

NUMBER	DATE	REVISION BY	DESCRIPTION

REMODEL AND ADDITION TO
LOW INCOME SINGLE FAMILY RESIDENCE

FORNESI RANCH
4999 STAGE ROAD SAN GREGORIO CA 94074

DRAWINGS PROVIDED BY:
THE SKYLINE DESIGN GROUP
KELIN DA LAUDY
650.228.4856

SHEET INDEX

- P-1 TITLE SHEET
- C-1A SITE PLAN
- C-1B TERRAIN PLAN
- P-2 EXISTING PLAN
- P-3 EXISTING ELEVATIONS
- P-4 NEW PLAN
- P-4 NEW ELEVATIONS

DATE: 8/4/17

SCALE: AS NOTED

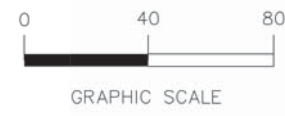
SHEET: P-1

Revision	No.	Date	By	Appr.

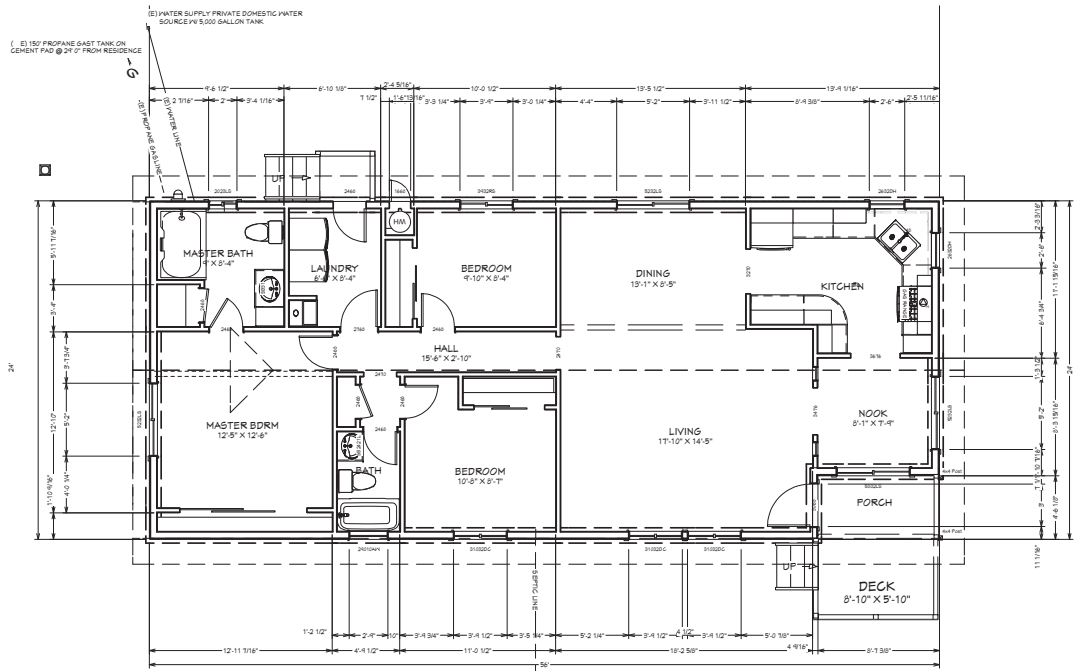
Job No. 101111
 Drawing Number: **C-1**
 1 of 1



NOTE:
 *APPROXIMATE LOCATION OF EXISTING BUILDINGS FROM GOOGLE EARTH



DRAWING NAME: C:\2017\70170_500L_Step1_Base\DWG\vrns111a.dwg
 PLOTTED BY: dph
 DATE: 01/16/2017



LIVING AREA
1249 SQ FT

(E) FIRE SUPPRESSION TANK 5,000 WITH V-HARF HYDRANT

TO DEDICATED CEMENT
1500 GALLON SEPTIC TANK

1st Floor

EXISTING PLAN
SCALE 1/4" = 1'0"

REVISION TABLE	DATE	REVISION BY	DESCRIPTION

REMODEL AND ADDITION TO
LOW INCOME SINGLE FAMILY RESIDENCE

FORNESI RANCH
4991 STAGE ROAD SAN GREGORIO, CA 94074

DRAWINGS PROVIDED BY:
THE SKYLINE DESIGN GROUP
MELINDA LAUDY
650.228.4555

DATE:

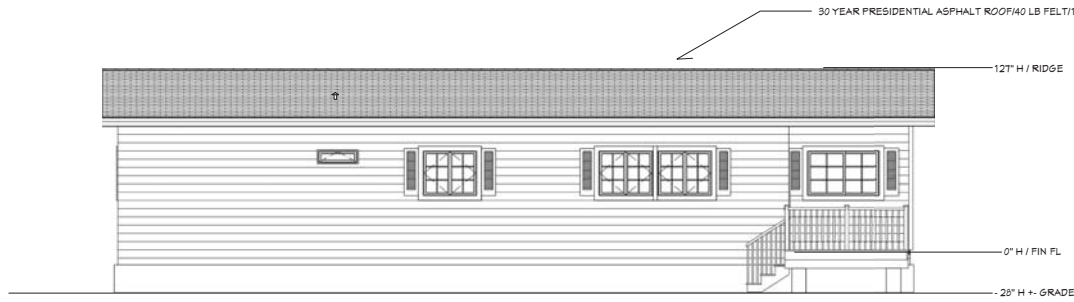
8/4/17

SCALE:

1/4" = 1'0"

SHEET:

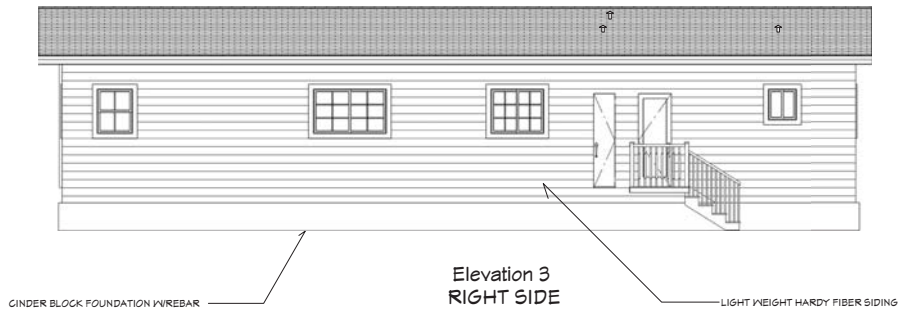
P-2



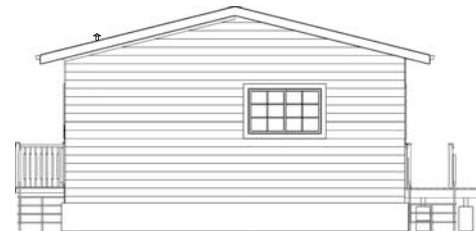
Elevation 1
LEFT SIDE



Elevation 4
FRONT



Elevation 3
RIGHT SIDE



Elevation 2
REAR

EXISTING ELEVATIONS

SCALE 1/4" = 1'0"

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

REMOVE AND ADDITION TO
LOW INCOME SINGLE FAMILY RESIDENCE

FORNESI RANCH
4 RR STAGE ROAD SAN GREGORIO CA 94074

DRAWINGS PROVIDED BY:
THE SKYLINE DESIGN GROUP
MELINDA LAUDY
650 226-4955

DATE:

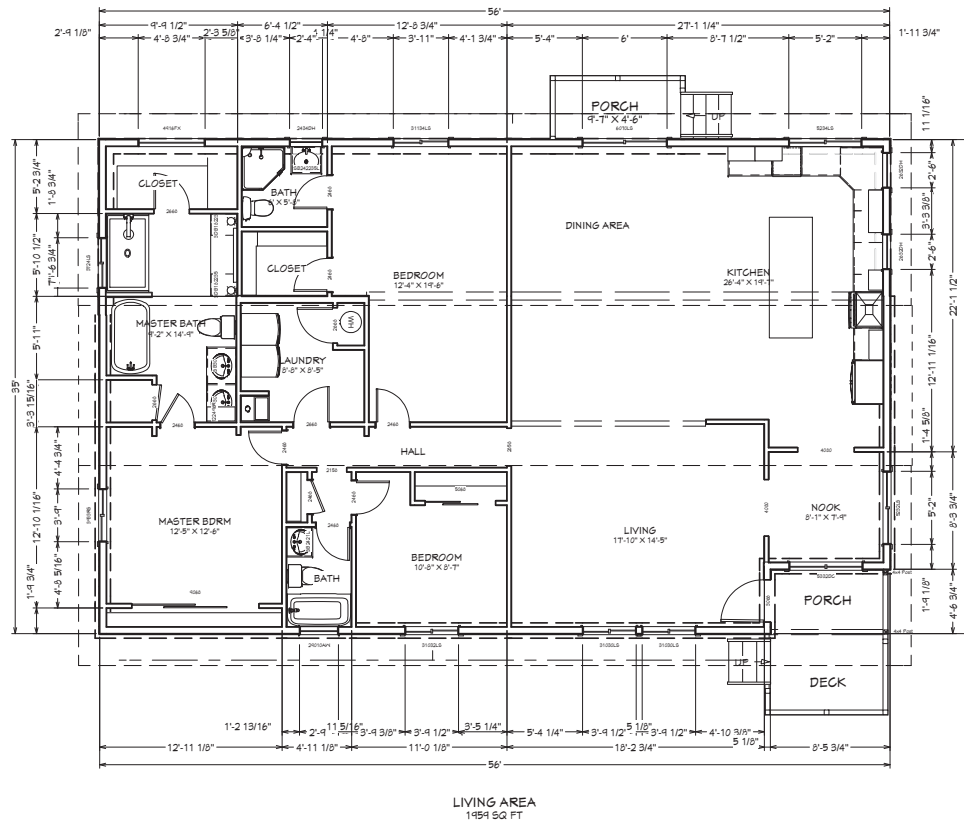
8/4/17

SCALE:

1/4" = 1'0"

SHEET:

P-3



1st Floor

NEW PLAN

SCALE 1/4" = 1'0"

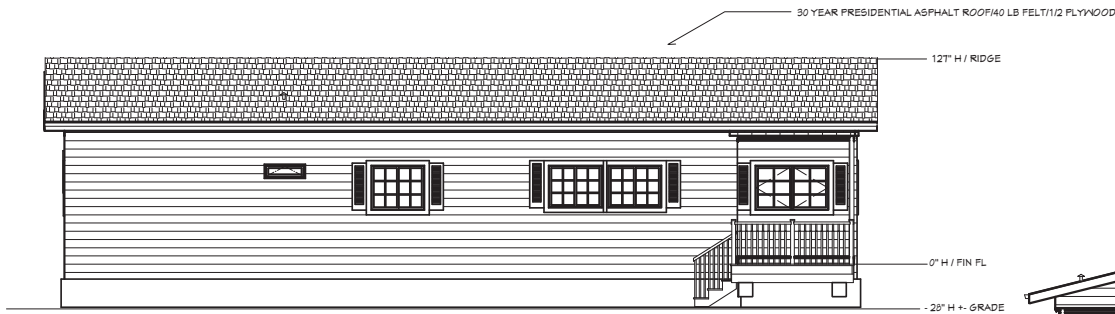
REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

REMOVE AND ADDITIONAL TO
LOW INCOME SINGLE FAMILY RESIDENCE

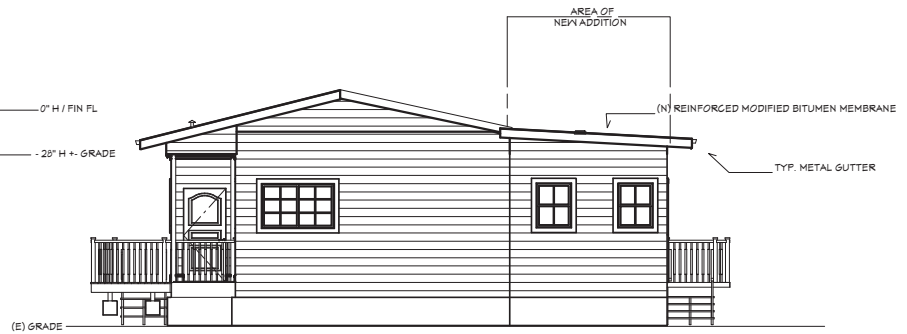
FORNESI RANCH
4991 STAGE ROAD SAN GREGORIO CA 94074

DRAWINGS PROVIDED BY:
THE SKYLINE DESIGN GROUP
MELINDA LAUDY
655 225-1955

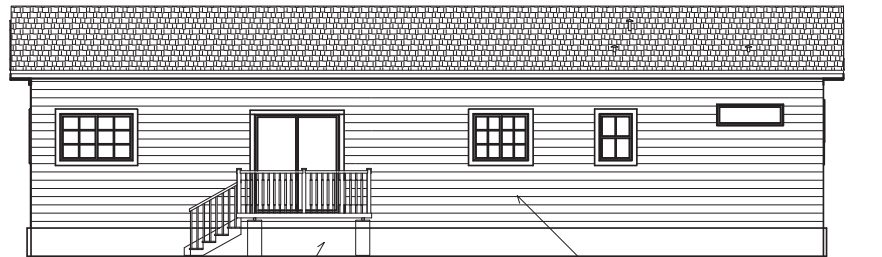
DATE:	8/4/17
SCALE:	1/4" = 1'0"
SHEET:	P-4



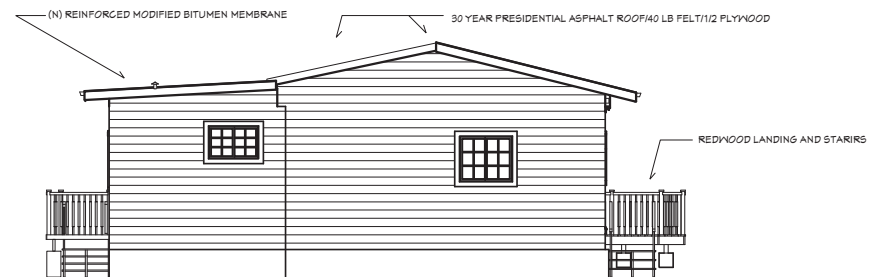
Elevation 1
LEFT SIDE



Elevation 4
FRONT



Elevation 3
RIGHT SIDE



Elevation 2
REAR

NEW ELEVATIONS

SCALE 1/4" = 1'0"

REVISION TABLE	DATE	REVISION BY	DESCRIPTION

REMODEL AND ADDITION TO
LOXINCONE SINGLE FAMILY RESIDENCE

FORNESI RANCH
4491 STAGE ROAD SAN GREGORIO, CA 94074

DRAWINGS PROVIDED BY:
THE SKYLINE DESIGN GROUP
MELINDA LAUDY
650.226.4955

DATE:

8/4/17

SCALE:

1/4" = 1'0"

SHEET:

P-5



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

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

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

FILE NO.: PLN 2017-00302

OWNER/APPLICANT: Sandra Fornesi

ASSESSOR'S PARCEL NO.: 087-230-010

LOCATION: 4999 Stage Road, San Gregorio

PROJECT DESCRIPTION

The applicant is proposing to legalize a 616 sq. ft. addition to an existing 1,344 sq. ft. single-family dwelling unit located on the property.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

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

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

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

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

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

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

Mitigation Measure 3:

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

- a. Tightly woven fiber netting or similar material should be used for erosion control or other purposes at the Project to ensure that the SFGS do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products, or similar material should not be used because the CRLF, the SFGS, and other species may become entangled or trapped in it.
- b. No work shall occur during rain events (defined as greater than 0.25 inches within a 24-hour period) when either species is most likely to disperse.

Mitigation Measure 4: In the event that should cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 5: Prior to the issuance of the Building permit for the property, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. No erosion or sediment control measures will be placed in vegetated areas.
- m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- n. Control of fuels and other hazardous materials, spills, and litter during construction.
- o. Preserve existing vegetation whenever feasible.

Mitigation Measure 6: All structures located in the Floodplain shall meet the latest adopted California Building Standards. An elevation certificate will be required from a licensed surveyor.

Mitigation Measure 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).

Mitigation Measure 8: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources shall be taken prior to implementation of the project.

Mitigation Measure 9: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 10: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

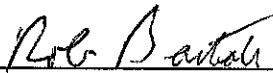
The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant, as mitigated. A copy of the initial study is attached.

REVIEW PERIOD: December 13, 2017 to January 2, 2018

All comments regarding the correctness, completeness, or adequacy of this Mitigated Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., January 2, 2018.**

CONTACT PERSON

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



Rob Bartoli, Project Planner

RJB:jlh – RJB0721_WJH.DOCX
_ND - Notice of Intent to Adopt (4-3-17).dotx

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Addition to Single-Family House
2. **County File Number:** PLN2017-00302
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:** 4999 Stage Road, San Gregorio
6. **Assessor's Parcel Number and Size of Parcel:** 087-230-010 (12 acres)
7. **Project Sponsor's Name and Address:** Sandra Fornesi, 5001 Stage Road, San Gregorio, CA 94074
8. **General Plan Designation:** Agriculture/Rural
9. **Zoning:** PAD/CD (Planned Agricultural District/Coastal Development)
10. **Description of the Project:** The applicant is proposing to legalize a 616 sq. ft. addition to an existing 1,344 sq. ft. single-family dwelling unit located on the property.
11. **Surrounding Land Uses and Setting:** The project parcel is accessed via a driveway located off Stage Road. The property has a developed area that consists of an existing single-family house and agricultural support structures north of Pomponio Creek and an existing affordable housing unit (the subject of the proposed addition) located south of the creek. Each house has its own septic systems. The proposed area of development would be located in an area that is currently disturbed. The parcels surrounding the subject property are used for agricultural uses.
12. **Other Public Agencies Whose Approval is Required:** None
13. **Have California Native American tribes, traditionally and culturally affiliated with the project area, requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?:** *(NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (see Public Resources Code Section 21083.3.2.). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that*

Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality).
 The County of San Mateo has not received any requested consultations pursuant to Public Resources Code Section 21080.1.1.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

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

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p>Discussion: The proposed addition to an existing single-family structure will be located over 80 feet from Stage Road. The property is developed with two dwelling units and agricultural structures. The proposed addition to the existing house is single story and will be no taller than the existing structure. The addition will be partially screened by existing vegetation and topography. No grading for the project site is proposed. The project is within the Stage Road County Scenic Corridor, however, due to the nature of the structures and site, the visual impact is less than significant.</p> <p>Source: Project Plans and County Maps.</p>				

1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p>Discussion: There are no rock outcroppings to be disturbed nor are there any trees proposed for removal. The only structures currently located on the property are the structures proposed for legalization. The project is not within a State-designated Scenic Corridor.</p> <p>Source: Project Plans and County Maps.</p>				
1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
<p>Discussion: See the discussion provided to question 1.a. above.</p> <p>Source: Project Plans.</p>				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
<p>Discussion: The addition would not create a new source of significant light or glare. The addition will be partially screened by vegetation and topography from neighboring properties, so any light produced from the habitation of these units will be lessened by the screening. However, to further reduce any potential impact, the following mitigation is recommended:</p> <p>Mitigation Measure 1:</p> <p>Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.</p> <p>Source: Project Description and Project Plans.</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
<p>Discussion: The project site is located within the Stage Road County Scenic Corridor. The proposed addition will be located over 80 feet from Stage Road. The addition will match the existing structure in color and materials. Therefore, the proposed structures will not negatively impact the visual resources within this section of the Stage Road County Scenic Corridor.</p> <p>Source: County Maps.</p>				

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p>Discussion: The subject site is not located in a Design Review overlay district and does not conflict with applicable General Plan or Zoning Ordinance provisions.</p> <p>Source: County Maps.</p>					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
<p>Discussion: See the discussion provided to question 1.a. above.</p> <p>Source: County Maps.</p>					

<p>2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: The parcel on which the proposed project is located within the Coastal Zone, thus, the question is not relevant to this project at this site.</p> <p>Source: County Maps.</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X	
<p>Discussion: The property is under a Williamson Act contract. The property owner initiated a non-renewal process for this contract. On October 17, 2017, the County Board of Supervisors approved</p>					

the non-renewal of this parcel. Per the applicant, the majority of the site, 11.52 acres out of the 12.73-acre site, is utilized for grazing. The proposed addition is located in a developed area and is not utilized for agriculture. The small size of the addition will have a less than significant impact on the agricultural use on the property.

Source: Zoning Maps and Williamson Act Index.

2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?			X	
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Discussion: The definition of forestland (PRC Section 12220(g)) is "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." The subject area proposed for the addition to the single-family dwelling does not meet the definition of forestland and no trees are proposed for removal as part of this project. The project site is considered to be Prime Agricultural Land under the San Mateo County General Plan as soils in the project area have a Storie Index rating of Grade 1 (where Grade 1 is prime). The area that is proposed to be converted to development totals 616 sq. ft. The area of where the addition is proposed has not historically been under agricultural production and is located in a disturbed area. The single-family dwelling is separated from the agricultural operations by a farm road, developed areas, and fencing. Therefore, while the project would result in the conversion of Farmland (containing prime soils), the area of the addition is small, is in the existing developed area on the site, and has clear delineation from the agricultural operations, and would not impact the ongoing agricultural operations on the property.

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

2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?			X	
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Discussion: The subject parcel is located within the Coastal Zone. The Natural Resources Conservation Service has classified the project site as containing soils that have a soils Class 3 rating (non-irrigated). On the 12-acre parcel, approximately 6 acres are prime soils. The area that is proposed to be converted for the addition to the dwelling unit has never been used for agricultural uses. The area is already disturbed and is separated from the agricultural activities on the property by a farm road and fencing. The area that is proposed to be converted to development totals 616 sq. ft. The project will reserve the bulk of the acreage of the property for agricultural activities. No division of land is proposed. Therefore, while the project would result in the conversion of Farmland (containing prime soils), the area of the addition is small, is in the existing developed area on the site, and has clear delineation from the agricultural operations, and would not impact the ongoing agricultural operations on the property. Thus, the project poses minimal impact.

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

2.e.	Result in damage to soil capability or loss of agricultural land?			X	
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Discussion: The project site is considered to be Prime Agricultural Land under the San Mateo County General Plan as soils in the project area have a Storie Index rating of Grade 1 (where Grade 1 is prime). The area that is proposed to be converted to development totals 616 sq. ft. of the 12-acre property. The addition to the single-family dwelling will be located in a disturbed area where agricultural activities are not present. The farm road and fencing on the property provide for a clearly defined buffer between agricultural uses and the existing dwelling unit. There is no expectation that the project would result in any damage to soil capability or loss of agricultural land outside of the area proposed to be converted for the addition.

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

2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <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 and no rezoning is proposed. The project site is zoned Planned Agricultural District (PAD). The addition to a single-family dwelling is an allowed use in the PAD Zoning District subject to the approval of a Coastal Development Permit and any other applicable land use permits.

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

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

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

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

The project would not conflict with or obstruct the implementation of the BAAQMD's 2010 CAP. The project and its operation involve minimal hydrocarbon (carbon monoxide; CO₂) air emissions, whose source would be from trucks and equipment (whose primary fuel source is gasoline) during its

construction. The impact from the occasional and brief duration of such emissions would not conflict with or obstruct the Bay Area Air Quality Plan. Regarding emissions from construction vehicles (employed at the site during the project's construction), the following mitigation measure is recommended to ensure that the impact from such emissions is less than significant:

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

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

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

Source: BAAQMD, Sustainable San Mateo Indicators Project.

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

Source: BAAQMD, Sustainable San Mateo Indicators Project.

3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
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Discussion: The San Francisco Bay Area Air Basin is a State non-attainment area for 1-hour and 8-hour ozone and particulate matter (PM2.5 and PM10). Although the Environmental Protection

Agency has ruled that the Bay Area Basin has attained the 2006 national 24-hour PM2.5 standard, the Bay Area is still classified as non-attainment for PM2.5 until such time the area is re-designated by the Environmental Protection Agency.

The impact of the addition to an existing single-family dwelling 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 significant pollutant concentrations.

Source: Project Plans and Google Maps.

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 be 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 the project impact will be less than significant, see Mitigation Measure 2 described in 3.a.

Source: BAAQMD and Project Plans.

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
<p>Discussion: The proposed addition will be located on an existing disturbed portion of the parcel. Pomponio Creek is located approximately 60 feet to the north of the project location. The proposed addition is located in developed area on the property which has not been farmed and, instead, has been used as a parking.</p> <p>The subject parcel is mapped for critical habitat for the San Francisco garter snake (SFGS). The proposed project is located in a highly disturbed area and lacks riparian vegetation. An existing farm road separates the proposed project location Creek and the riparian vegetation on the site.</p> <p>To ensure that there are no impacts to wildlife species such as the San Francisco garter snake, the following mitigation measure shall be incorporated into the approval of the project:</p> <p>Mitigation Measure 3:</p> <p>The following avoidance and minimization measures are recommended to avoid impacts to the SFGS and their habitat:</p> <p>a. Tightly woven fiber netting or similar material should be used for erosion control or other purposes at the Project to ensure that the SFGS do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products, or similar material should not be used because the CRLF, the SFGS, and other species may become entangled or trapped in it.</p> <p>b. No work shall occur during rain events (defined as greater than 0.25 inches within a 24-hour period) when either species is most likely to disperse.</p> <p>Source: California Natural Diversity Database, California Department of Fish and Game, U.S. Fish and Wildlife Service.</p>				
4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
<p>Discussion: The project parcel does include riparian habitat; however, the proposed project will be located approximately 60 feet to the south of the creek and riparian habitat area. An existing road separates the project area from the top of the bank of the creek. The subject property (including the</p>				

<p>project site) is not located within any established native resident or migratory wildlife corridors or includes any native wildlife nursery.</p> <p>Source: County Maps and Project Plans.</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. No work will occur in Pomponio Creek.</p> <p>Source: Project Plans and County Maps.</p>				
4.d.	Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X	
<p>Discussion: See the discussion provided to question 4.a. above.</p> <p>Source: Project Description.</p>				
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?			X
<p>Discussion: There are no trees in the direct proximity of the project site, nor does the project require any such removal. Thus, the project poses no impact.</p> <p>Source: Project Plans and Project Description.</p>				
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?			X
<p>Discussion: The subject parcel is not encumbered by an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. Thus, the project poses no impact.</p> <p>Source: County Maps.</p>				

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

<p>5. CULTURAL RESOURCES. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<p>Discussion: Neither the project parcel nor the project site hosts any known historical resources, by either County, State, or Federal listings. Thus, the project poses no impact.</p> <p>Source: California Register of Historical Resources.</p>				

5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p>Discussion: Neither the project parcel nor the project site hosts any known archaeological resources. However, the following mitigation measure is recommended to ensure that the impact is less than significant:</p> <p>Mitigation Measure 4: In the event that should cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).</p> <p>Source: Site Survey.</p>				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
<p>Discussion: Neither the project parcel nor the project site hosts any known paleontological resources, sites, or geologic features. However, Mitigation Measure 3 (as cited above) is added to ensure that the impact is less than significant.</p> <p>Source: Site Survey.</p>				
5.d. Disturb any human remains, including those interred outside of formal cemeteries?				X
<p>Discussion: No known human remains are located within the project area. The nearest known and still existing cemetery is Mount Hope Cemetery, over 3 miles from the project site. In case of accidental discovery, Mitigation Measure 3 is recommended.</p> <p>Source: Site Survey.</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 is located within the Violent shaking scenario for a Probabilistic Seismic Hazard event. The principal concern related to human exposure to ground shaking is that it can result in structural damage, potentially jeopardizing the safety of persons occupying the structures. However, the project would be designed and constructed to meet or exceed relevant 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 addition to a single-family dwelling. Therefore, impacts related to strong seismic ground shaking would be less than significant. Source: Association of Bay Area Governments (ABAG) Earthquake Shaking Potential Map.				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
Discussion: The property has been determined by the ABAG to be at moderate risk for liquefaction during a seismic event. Source: ABAG Earthquake Liquefaction Scenarios Map.				

iv. Landslides?			X	
<p>Discussion: The project site is located in an area determined to be moderately susceptible to landslides.</p> <p>Source: San Mateo County Landslide Risk Map.</p>				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
<p>Discussion: The site is not on a coastal bluff or cliff. The project site is located approximately 1.3 miles from the coast.</p> <p>Source: San Mateo County Maps.</p>				
6.b. Result in significant soil erosion or the loss of topsoil?		X		
<p>Discussion: The project would incur only minor land vegetation removal within the project area and associated trenching to accommodate associated infrastructure. Relative to potential erosion during project construction activity, the following mitigation measure is recommended to ensure that the impact is less than significant:</p> <p>Mitigation Measure 5: Prior to the issuance of the Building permit for the property, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:</p> <ol style="list-style-type: none"> a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place. b. Minimize the area of bare soil exposed at one time (phased grading). c. Clear only areas essential for construction. d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting. e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust. f. Control wind-born dust through the installation of wind barriers such as hay bales and/or 				

sprinkling.

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

Source: Project Description.

6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X	
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Discussion: The property has been determined by the Association of Bay Area Governments (ABAG) to be at moderate risk for liquefaction during a seismic event. All construction will be reviewed by the County Geologist. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures). Therefore, impacts related to expansive soils would be less than significant.

Source: ABAG Maps.

6.d. Be located on expansive soil, as noted in the 2016 California Building Code, creating significant risks to life or property?			X	
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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 utilize an existing septic system for the addition to the single-family dwelling. Therefore, there will be no impact.

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	

Discussion: Greenhouse Gas Emissions (GHE) includes CO₂ emissions from vehicles and machines that are fueled by gasoline. Addition to the existing single-family dwelling unit would involve some vehicles during construction and residents in vehicles making traveling to and from the unit. Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 2 is recommended for the project.

Source: Project Scope.

7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
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Discussion: This project does not conflict with the County of San Mateo Energy Efficiency Climate Action Plan (EECAP).

Source: EECAP.

7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p>Discussion: The definition of forestland (PRC Section 12220(g)) is "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." The 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 project site is not located along a coastal cliff or bluff which would be at risk due to rising sea level.</p> <p>Source: San Mateo County Maps.</p>				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The site is not on the coast and would not expose structures or infrastructure to accelerated coastal cliff/bluff erosion due to sea level rise. The project site is located approximately 1.1 miles inland from the Pacific Ocean. Thus, the project poses no impact.</p> <p>Source: San Mateo County Maps.</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 located within a flood hazard area on the FEMA Flood Insurance Rate Map (FIRM). The site is located in a FEMA Flood Zone A, which has the possibility to be inundated by 1% annual chance flooding. The property is not located within a floodway. The existing single-family structure is currently located in this Flood Zone. The following mitigation measure is recommended to ensure that the impact is less than significant:</p> <p>Mitigation Measure 6:</p> <p>All structures located in the Floodplain shall meet the latest adopted California Building Standards. An elevation certificate will be required from a licensed surveyor.</p> <p>Source: FEMA Community FIRM Panel 06081C0367F, Effective August 2, 2017.</p>				

7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?		X		
Discussion: See 7.f., above.					
Source: FEMA Community FIRM Panel 06081C0367F, Effective August 2, 2017.					

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
Discussion: No transport of hazardous materials is associated with this project.					
Source: Project Plans.					
8.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: The use of hazardous materials is not proposed as part of the project.					
Source: Project Description.					
8.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: The emission of hazardous materials, substances, or waste are not proposed as part of the project. The project parcel is not located within any such distance to an existing or proposed school.					
Source: Project Description.					

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

8.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?		X		
<p>Discussion: As noted in 7.f., the project site is located within a flood hazard area on the FEMA Flood Insurance Rate Map (FIRM). The site is located in a FEMA Flood Zone A, which has the possibility to be inundated by 1% annual chance flooding. The property is not located within a floodway. The existing single-family structure is currently located in this Flood Zone. Mitigation Measure 6 would reduce this issue to a less than significant level.</p> <p>Source: FEMA Community FIRM Panel 06081C0367F, Effective August 2, 2017.</p>				
8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?		X		
<p>Discussion: See 8.i., above.</p> <p>Source: FEMA Community FIRM Panel 06081C0367F, Effective August 2, 2017.</p>				
8.k. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p>Discussion: No dam or levee is located on or near the subject parcel.</p> <p>Source: San Mateo County General Plan Hazards Map.</p>				
8.l. Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: The site is not in a seiche, tsunami, or mudflow hazard zone. It is not on the coast, in a landslide area, or near a lake or the Bay.</p> <p>Source: San Mateo County General Plan Hazards Map.</p>				

9. HYDROLOGY AND WATER QUALITY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X	
<p>Discussion: The project is required to treat all runoff on-site. A drainage analysis of the proposed project will be submitted to the Department of Public Works for their review.</p> <p>Source: Project Plans.</p>				
9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
<p>Discussion: The property currently relies on an existing well and spring for domestic water. While one bathroom will be added to the existing housing unit, the water demand will not significantly impact ground water supplies.</p> <p>Source: Project Plans.</p>				
9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			X	
<p>Discussion: The project is not within a watercourse. The project will not significantly alter the existing drainage pattern on the site. New development on the site will include drainage features approved by the Department of Public Works (DPW). Relative to the potential impacts during project construction, Mitigation Measure 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: Project Plans.</p>				

9.d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
<p>Discussion: See 9.c., above.</p> <p>Source: Project Plans.</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 9.c., above.</p> <p>Source: Project Plans.</p>					
9.f.	Significantly degrade surface or ground-water water quality?			X	
<p>Discussion: No degradation of surface or groundwater water quality is expected with the proposed project.</p> <p>Source: Project Plans.</p>					
9.g.	Result in increased impervious surfaces and associated increased runoff?			X	
<p>Discussion: See 9.c., above.</p> <p>Source: Project Plans.</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 does not include a proposal to divide lands or include development that would result in the division of an established community.</p> <p>Source: Project Plans.</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: As mitigated and conditioned, the project is compliant with applicable land use regulations.</p> <p>Source: Project Plans, San Mateo County General Plan, San Mateo County Zoning Regulations.</p>				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p>Discussion: There is no known conservation plan that covers the project parcel.</p> <p>Source: San Mateo County General Plan.</p>				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
<p>Discussion: The proposed project does not propose a use that would result in the congregation of more than 50 people on a regular basis.</p> <p>Source: Project Plans.</p>				
10.e. Result in the introduction of activities not currently found within the community?				X
<p>Discussion: The proposed project does not introduce new activities which are not currently found within the community. The project is an addition to an existing single-family dwelling.</p> <p>Source: Project Plans and Project Location.</p>				
10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
<p>Discussion: The project proposes improvements to serve only the subject property. These improvements are completely within the parcel boundaries and do not serve to encourage off-site development of undeveloped areas or increases the development intensity of surrounding developed areas, thus, the project poses no such impact.</p> <p>Source: Project Plans.</p>				

10.g. Create a significant new demand for housing?				X
<p>Discussion: The project proposes improvements to an existing single-family dwelling on the subject property and does not result in any development which would create a demand for housing.</p> <p>Source: Project Plans.</p>				

11. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p>Discussion: There are no known mineral resources in the project area.</p> <p>Source: California Department of Conservation, San Mateo County General Plan, Project Location.</p>				
11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>Discussion: There are no known mineral resources in the project area.</p> <p>Source: California Department of Conservation, San Mateo County General Plan, Project Location.</p>				

12. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
<p>Discussion: Upon operation, the project would not produce any audible noise. The County Noise Ordinance does not apply to construction noise. The impact of noise at night is much greater than noise generated during the day, as reflected in the Noise Ordinance's more stringent overnight limits. Limiting construction to the workday will allow nearby residents to enjoy quiet at their properties. While the proposal is to legalize the existing structures and no new construction is</p>				

proposed, the following mitigation measure is recommended to limit any potential construction impact to a less than significant level:

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

Source: Project Plans, San Mateo County Noise Ordinance.

12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
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Discussion: Some ground-borne vibration is expected during the legalization of the addition, however, the vibration will be minimal, thus, the impact will be less than significant.

Source: Project Plans, County Noise Ordinance.

12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
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Discussion: A temporary increase in ambient noise levels during the construction phase of the project is expected. However, due to the project scope, this is not expected to be significant or prolonged. During post-construction, no additional ambient noise is expected.

Source: Project Plans, San Mateo County Noise Ordinance.

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

Source: Project Plans, San Mateo County Noise Ordinance.

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

Source: Project Plans, Project Location.

12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
<p>Discussion: The project is not located in such an area.</p> <p>Source: Project Plans, Project Location.</p>				

13. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
<p>Discussion: The population growth will not be significant due to the addition to the single-family dwelling unit. No new bedrooms are proposed as part of the project. The average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons. All proposed improvements are completely within the subject parcel's boundaries and are sufficient only to serve it. Thus, the project poses no impact.</p> <p>Source: Project Description.</p>				
13.b. Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: The San Mateo County Board of Supervisors designated the single-family dwelling unit as an affordable housing unit in 2002. The project proposes to legalize an addition to the existing affordable unit. The applicant has provided sufficient information to determine that the unit is still being utilized as an affordable housing. No change to the status of the affordable housing deed restriction is proposed by this project.</p> <p>Source: Project Plans.</p>				

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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

Discussion: The result of the project will be a 616 sq. ft. addition to an existing single-family dwelling unit in an area characterized by agricultural uses, single-family houses, and farm labor housing. 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 (CalFire has reviewed and approved plans), police, schools, parks, or any other public facilities or energy supply systems. Thus, the project poses no impact.

Source: Project Plans, Project Location.

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 addition to the single-family structure will expand one existing bedroom in size and add one new bathroom. There is no expected significant increase in the use of existing neighborhood or regional parks or other recreational facilities that would result in physical deterioration of any such facility as a result of completion of the project.

Source: Project Plans, Project Location.

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

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
<p>Discussion: As discussed previously, all of the site improvements are to occur completely on the subject privately owned parcel. These improvements provide compliant standard and emergency access to the site. The project does not involve a level of development that would adversely impact any plan, ordinance, or policy which establishes measures of effectiveness for the performance of the circulation system.</p> <p>Source: Project Location.</p>				
16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
<p>Discussion: No. See discussion under 16.a., above.</p> <p>Source: Project Location.</p>				

16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
<p>Discussion: The project does not include any element which would result in changes to air traffic patterns.</p> <p>Source: Project Plans.</p>				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p>Discussion: The proposed project does not include any incompatible uses or impacts related to a design feature. An existing driveway from Stage Road will provide access to the project site.</p> <p>Source: Project Location.</p>				
16.e. Result in inadequate emergency access?				X
<p>Discussion: The proposed improvements will provide adequate emergency access. The proposed plans have been reviewed and approved by CalFire.</p> <p>Source: Project Plans.</p>				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<p>Discussion: No impacts. See discussion under 16.a., above.</p> <p>Source: Project Location.</p>				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p>Discussion: No. The proposed project site improvements do not introduce a use not currently found within the project area or result in changes outside of the parcel boundaries. There are no expectations of increases or changes to pedestrian patterns in the area.</p> <p>Source: Project Plans.</p>				

16.h. Result in inadequate parking capacity?				X
<p>Discussion: No. The subject parcel is 16 acres total in size. The proposed project will maintain adequate and routine access to the parcel. An existing carport will continue to provide parking for the unit. Therefore, there is more than adequate areas to provide compliant parking on-site.</p> <p>Source: Project Plans, Project Location.</p>				

17. TRIBAL 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>
17.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
<p>Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).</p> <p>Source: Project Location, State Parks, Office of Historic Preservation, Listed California Historical Resources, San Mateo County General Plan.</p>				

<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)</p>		X		
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Discussion: The project will result in no change to the use of the project area as the addition is to an existing single-family structure. Proposed improvements are confined to the immediate project area and include minor grading and minor drainage improvements.

The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, in following the NAHC's recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources:

Mitigation Measure 8: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources shall be taken prior to implementation of the project.

Mitigation Measure 9: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 10: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: Project Plans, Project Location, California Assembly Bill 52.

18. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p>Discussion: The project will continue to utilize an existing and approved septic system for the single-family dwelling. The State Water Resources Control Board does regulate wastewater discharges. They do not currently have adopted statewide regulations for on-site wastewater treatment systems (i.e., septic systems).</p> <p>Source: Project Plans, Project Location.</p>				
18.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<p>Discussion: See 18.a., above.</p> <p>Source: Project Plans, Project Location.</p>				
18.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
<p>Discussion: On-site drainage measures will be included to ensure that the site will continue to accommodate pre-construction flows. However, these measures are relatively minor in nature and will not result in significant environmental effects.</p> <p>Source: Project Plans.</p>				
18.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<p>Discussion: The single-family dwelling will continue to be served by a private well and spring system. No expansion of these water systems are proposed. Thus, the project poses no impact.</p> <p>Source: Project Location.</p>				

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

19. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
19.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
<p>Discussion: No sensitive habitats are mapped in the project area. Minimal improvements are proposed as part of this project. Areas proposed for disturbance are limited and the majority of the parcel will remain in its current state.</p> <p>Source: Project Plans.</p>				
19.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	

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

Source: Project Plans, Project Location.

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

X

Discussion: As discussed previously, the project proposes to legalize a 616 sq. ft. addition to an existing single-family dwelling unit. The construction will be regulated by State Codes. Visual impacts will be mitigated by Mitigation Measure 1. Construction air quality impacts will be mitigated by Mitigation Measure 2. Natural hazard impacts will be mitigated by Mitigation Measure 6. Construction noise impacts will be mitigated by Mitigation Measure 7.

Source: Project Plans.

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

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

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

MITIGATION MEASURES		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p>Mitigation Measure 1:</p> <p>Any exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Any proposed lighting shall be reviewed and approved by the Planning Department during the building permit process to verify compliance with this condition.</p> <p>Mitigation Measure 2: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:</p> <ol style="list-style-type: none"> Water all active construction areas at least twice daily. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways. Replant vegetation in disturbed areas as quickly as possible. <p>Mitigation Measure 3:</p> <p>The following avoidance and minimization measures are recommended to avoid impacts to the SFGS and their habitat:</p>		

- a. Tightly woven fiber netting or similar material should be used for erosion control or other purposes at the Project to ensure that the SFGS do not get trapped. This limitation should be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products, or similar material should not be used because the CRLF, the SFGS, and other species may become entangled or trapped in it.
- b. No work shall occur during rain events (defined as greater than 0.25 inches within a 24-hour period) when either species is most likely to disperse.

Mitigation Measure 4: In the event that should cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 5: Prior to the issuance of the Building permit for the property, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains

by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. No erosion or sediment control measures will be placed in vegetated areas.
- m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
- n. Control of fuels and other hazardous materials, spills, and litter during construction.
- o. Preserve existing vegetation whenever feasible.

Mitigation Measure 6:

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

Mitigation Measure 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).

Mitigation Measure 8: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources shall be taken prior to implementation of the project.

Mitigation Measure 9: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.


Mitigation Measure 10: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.



0.22 Miles



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:7,123 

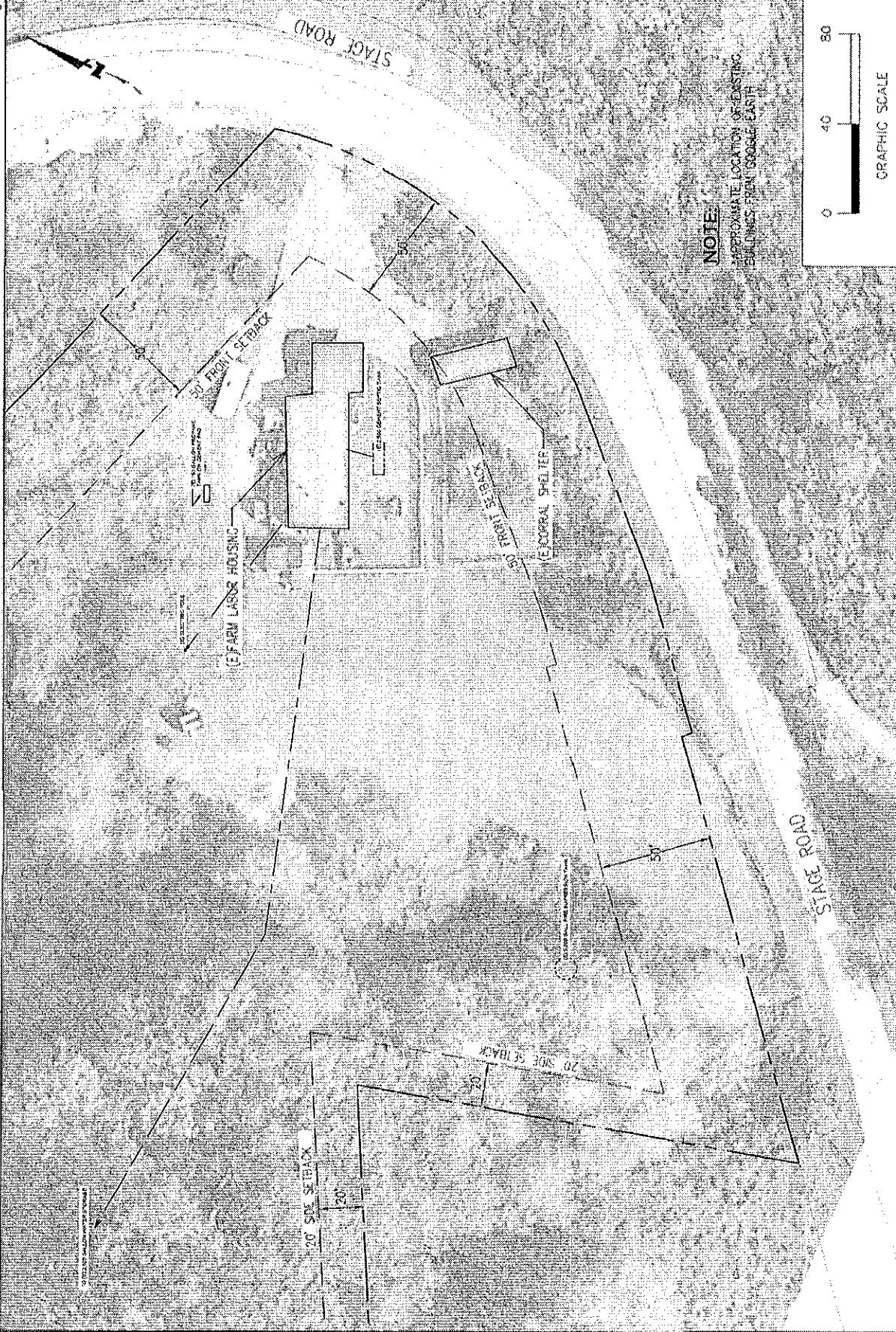
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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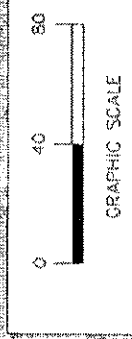
BKF100
 ENGINEERS, SURVEYORS, PLANNERS
 255 SHORELINE DR.
 SUITE 200
 REDWOOD CITY, CA 94065
 650-482-1300 (FAX)
 650-482-1300 (VAX)

CALIFORNIA
 SAN MATEO COUNTY
 4888 STAGE ROAD
 FORNESI RANCH
 SITE/LOCATION PLAN
 SAN GREGORIO

Project No.	
Client	
Address	
City	
State	
Date	
Scale	
Author	
Checker	
Printer	



NOTE:
 APPROXIMATE LOCATION OF EXISTING
 UTILITIES FROM GOOGLE EARTH



C-1
 1 of 1

DATE: 10/10/11
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 PROJECT NO.: [illegible]

REVISION	DATE	BY	DESCRIPTION

REMODEL AND ADAPT TO
LOW INCOME SINGLE FAMILY RESIDENCE

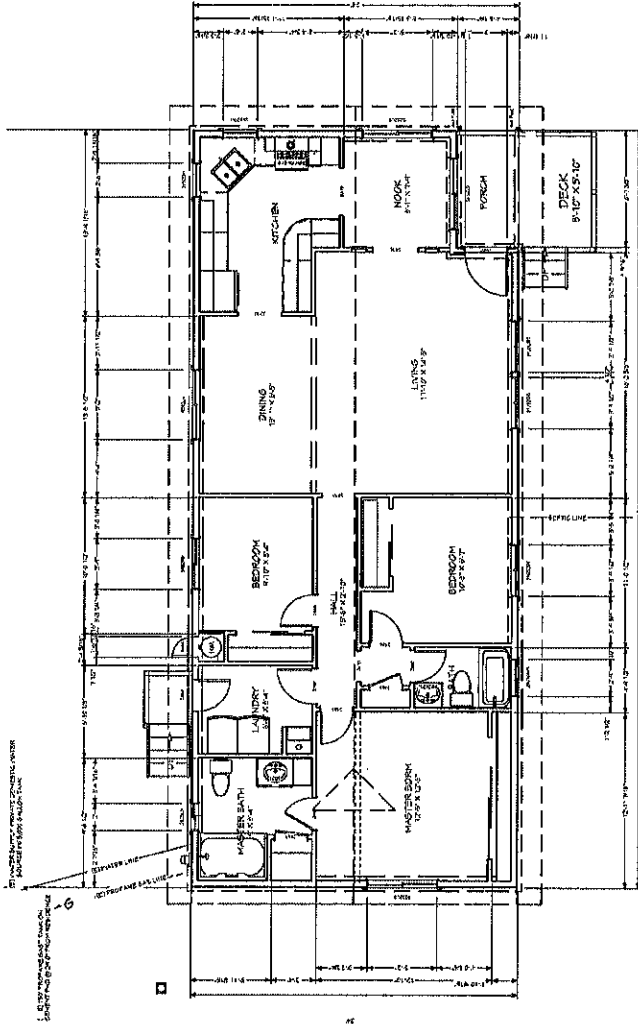
4881 STAGE ROAD SAN Geronimo CA 94014
FORNESI RANCH

DRAWINGS PROVIDED BY:
THE SKATING DESIGN GROUP
1501 W. 14TH ST.
SAN Geronimo, CA 94001
505.226.4535

DATE:
8/4/17

SCALE:
1/4" = 1'0"

SHEET:
P-2



LIVING AREA
12'0" x 12'0"

10'0" x 12'0" DECK
10'0" x 12'0" PORCH

1st Floor

EXISTING PLAN
SCALE 1/4" = 1'0"

10'0" x 12'0" DECK
10'0" x 12'0" PORCH

10'0" x 12'0" DECK
10'0" x 12'0" PORCH

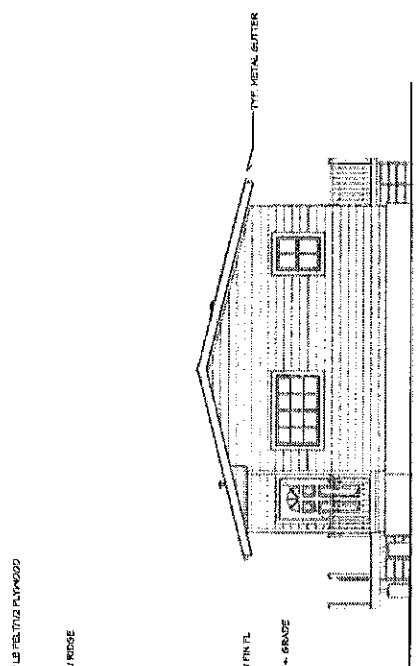
REVISIONS	DATE	DESCRIPTION

REMODEL AND ADDITION TO
LOW INCOME SINGLE FAMILY RESIDENCE

FORNESI RANCH
4888 STAGE ROAD SAN Geronimo CA 94074

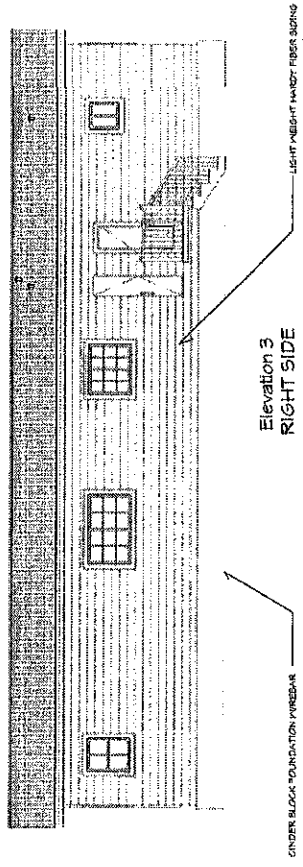
DRAWINGS PROVIDED BY:
THE SKYLING DESIGN GROUP
1550 22nd AVE
METHUEN MA 01844

DATE: 8/4/17
SCALE: 1/4" = 1'-0"
SHEET: P-3

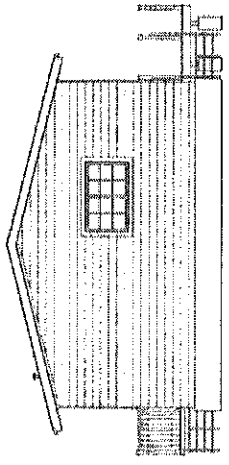


Elevation 1
LEFT SIDE

Elevation 4
FRONT



Elevation 3
RIGHT SIDE



Elevation 2
REAR

EXISTING ELEVATIONS
SCALE 1/4" = 1'-0"

NO.	REVISION	DATE	BY	DESCRIPTION

REMODEL AND ADDITION TO
LOW-INCOME SINGLE FAMILY RESIDENCE

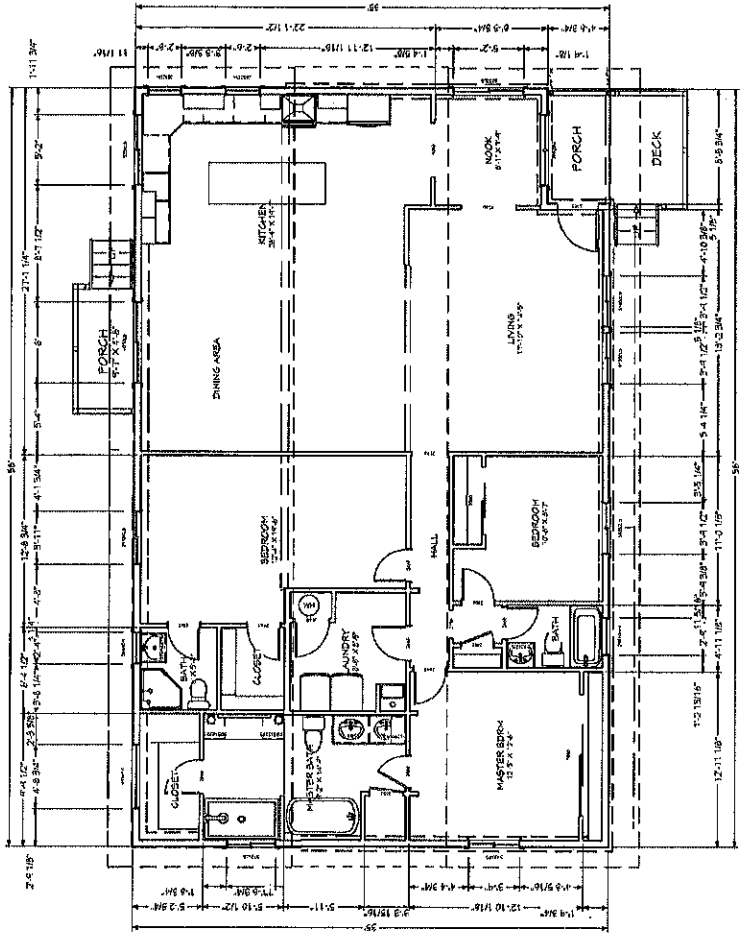
4999 STATE ROAD 94M GREGG RD CA 94014
FORRESI RANCH

DRAWINGS PROVIDED BY:
THE SKILLING DESIGN GROUP
2500 WILSON BLVD
950 226-9539

DATE:
8/4/17

SCALE:
1/4" = 1'-0"

SHEET:
P-4



NEW PLAN
SCALE 1/4" = 1'-0"

1st Floor

LIVING AREA
1384.50 SQ. FT.

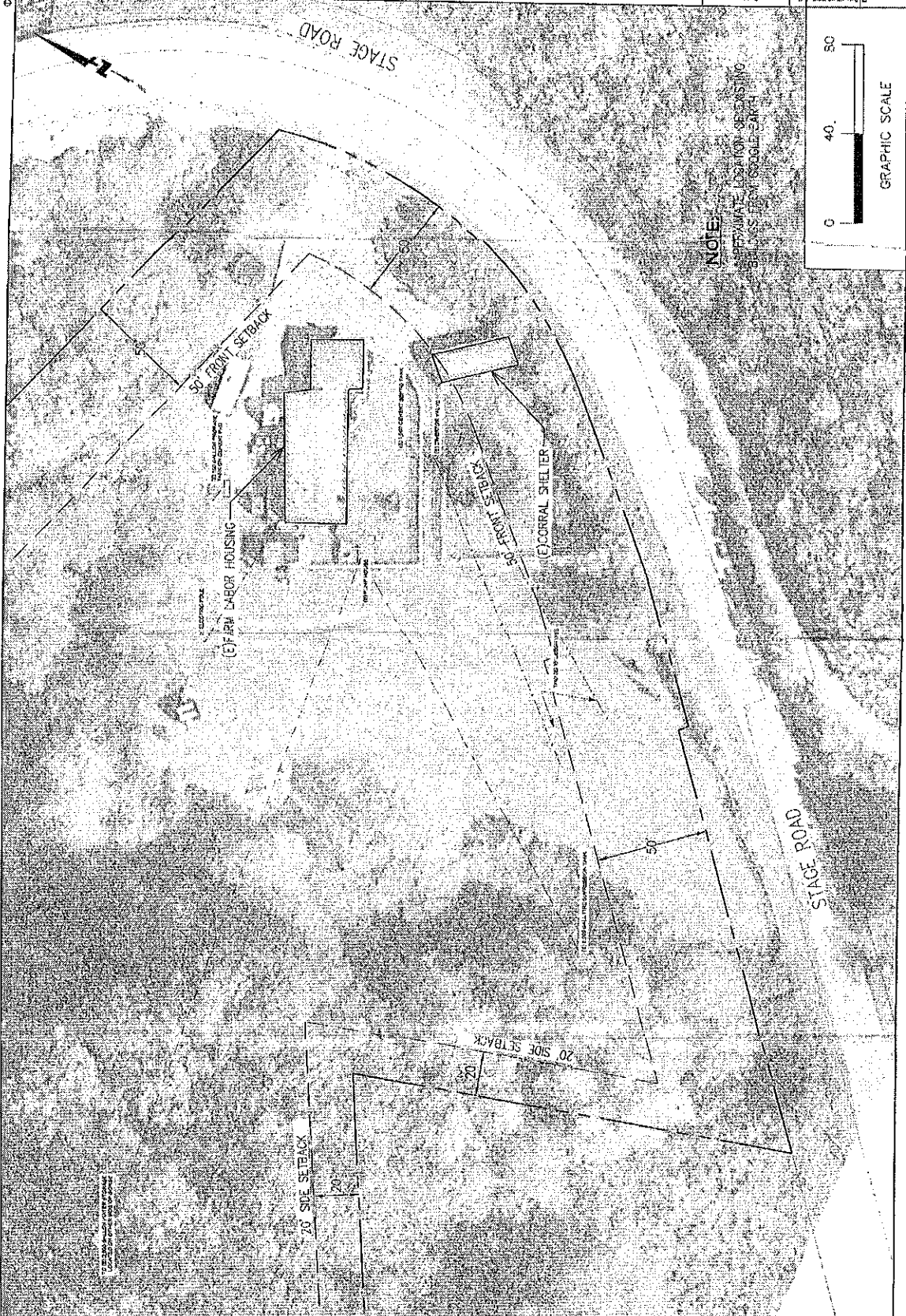
203-00-17-00302

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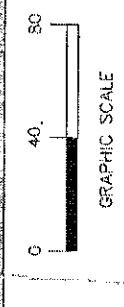
BKF100
 ENGINEERS, ARCHITECTS, PLANNERS
 285 SHORELINE DR
 SUITE 200
 MENLO PARK, CA 94028
 650-452-6300
 650-452-6399 (FAX)

CALIFORNIA
 SAN MATEO COUNTY
 4899 STAGE ROAD
SITE/LOCATION PLAN
 FORNESI RANCH

Project No.	17-00302
Client	M. Fornesi
Scale	1" = 100'
Date	11/17/17
Drawn/Checked	
Approved by	
As Shown	



NOTE:
 ESTIMATE LOCATION OF EXISTING
 BUILDINGS FROM GOOGLE EARTH



ALL AREAS UNLESS OTHERWISE SPECIFIED
 ARE TO BE CONSIDERED AS APPROXIMATE
 LOCATIONS ONLY

REVISIONS:
 NO. DATE BY
 1 11/17/17 JLM/MLK

