

Owner/Applicant: **Daniel and Denise Sterling**

PLN 2000-00812

County Scenic Corridor within the Coastal Zone

PLOT PLAN

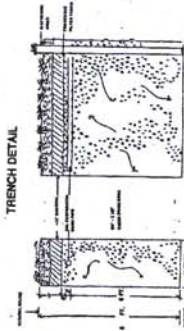
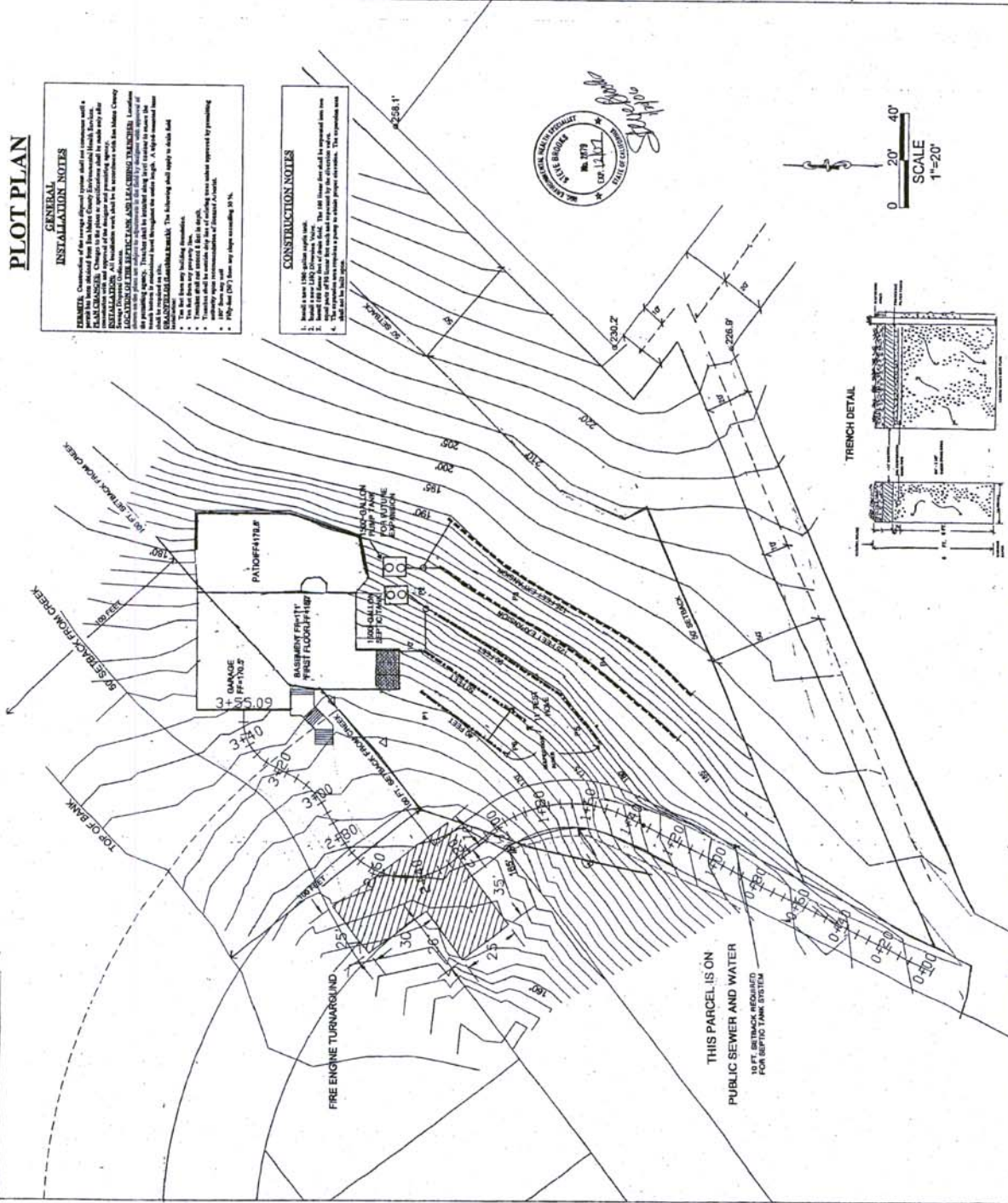
GENERAL INSTALLATION NOTES

PERMITS: Construction of the sewage treatment system shall not commence until a permit has been obtained from the appropriate local authority. The permit shall include the following conditions:

- 1. The system shall be installed in accordance with the approved plans and specifications.
- 2. The system shall be installed in accordance with the approved plans and specifications.
- 3. The system shall be installed in accordance with the approved plans and specifications.
- 4. The system shall be installed in accordance with the approved plans and specifications.
- 5. The system shall be installed in accordance with the approved plans and specifications.
- 6. The system shall be installed in accordance with the approved plans and specifications.
- 7. The system shall be installed in accordance with the approved plans and specifications.
- 8. The system shall be installed in accordance with the approved plans and specifications.
- 9. The system shall be installed in accordance with the approved plans and specifications.
- 10. The system shall be installed in accordance with the approved plans and specifications.

CONSTRUCTION NOTES

- 1. Build upon 100% native earth.
- 2. Build upon 100% native earth.
- 3. Build upon 100% native earth.
- 4. Build upon 100% native earth.
- 5. Build upon 100% native earth.
- 6. Build upon 100% native earth.
- 7. Build upon 100% native earth.
- 8. Build upon 100% native earth.
- 9. Build upon 100% native earth.
- 10. Build upon 100% native earth.



0 20' 40'
SCALE
1"=20'



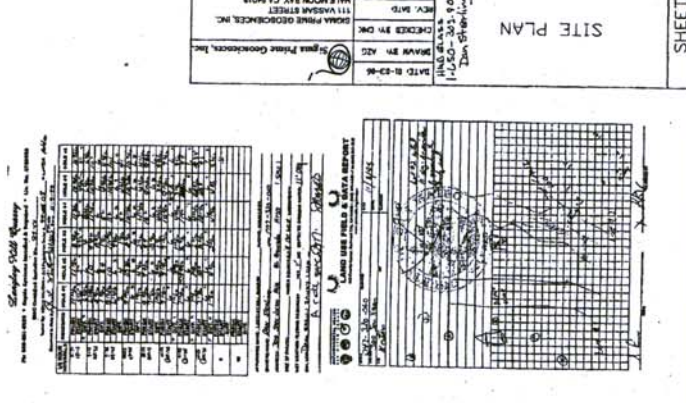
PROPOSED CONSTRUCTION
SAN JUAN AVENUE
EL GRANADA, CALIFORNIA
APN #: 047-320-060

LEGEND

1" CONTOUR
5' CONTOUR
FOUND SURF 100' (PROP. CORRECT)

GENERAL NOTES

1. PLANS PREPARED BY THE REQUESTOR.
2. THE REQUESTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE REQUESTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
4. THE REQUESTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE REQUESTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
6. THE REQUESTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
7. THE REQUESTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
8. THE REQUESTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
9. THE REQUESTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
10. THE REQUESTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.



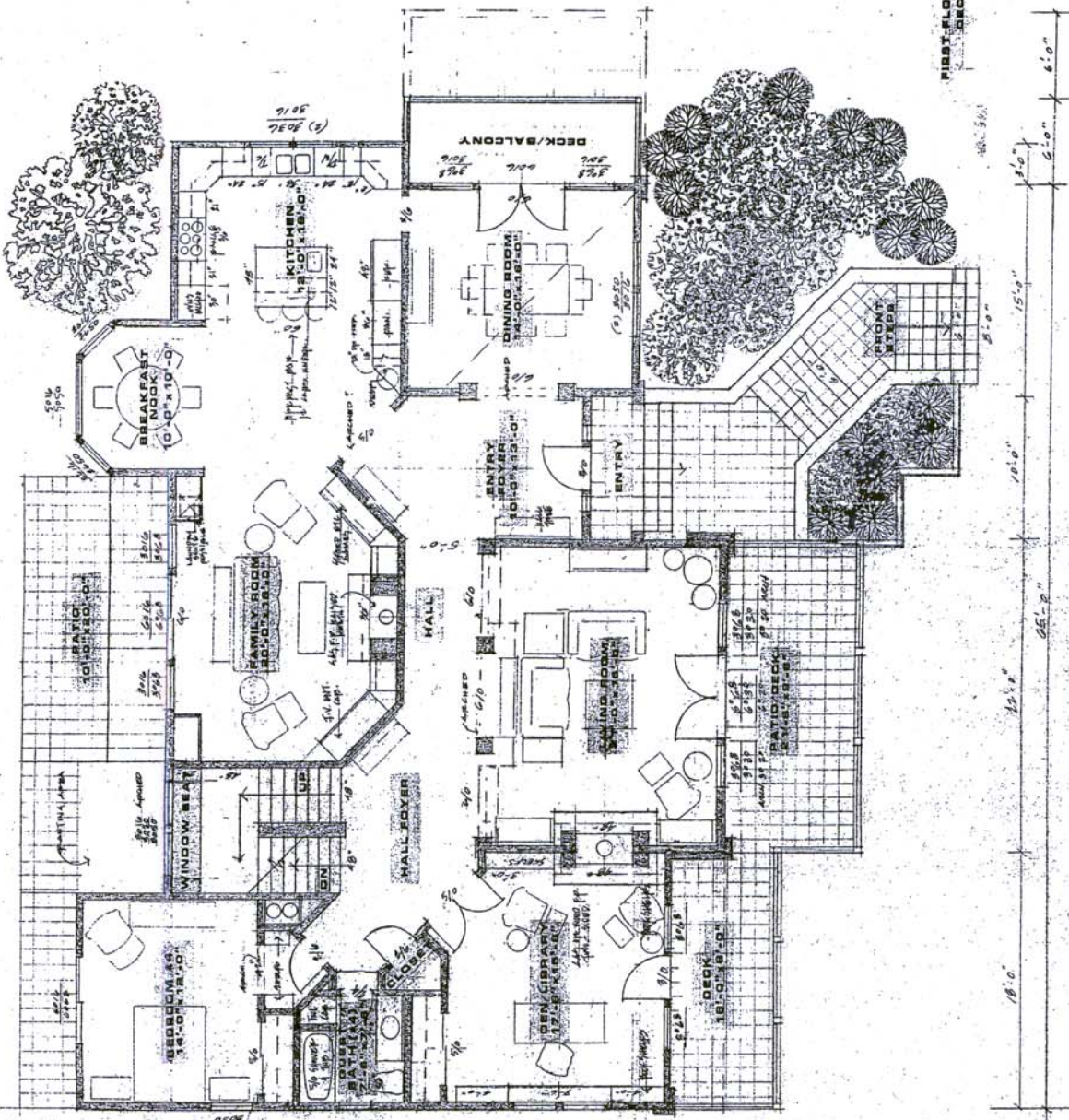
SHEET

ATTACHMENT D

Attachment: D

Owner/Applicant: Daniel and Denise Sterling

File Numbers: PLN 2000-00812



FIRST FLOOR PLAN

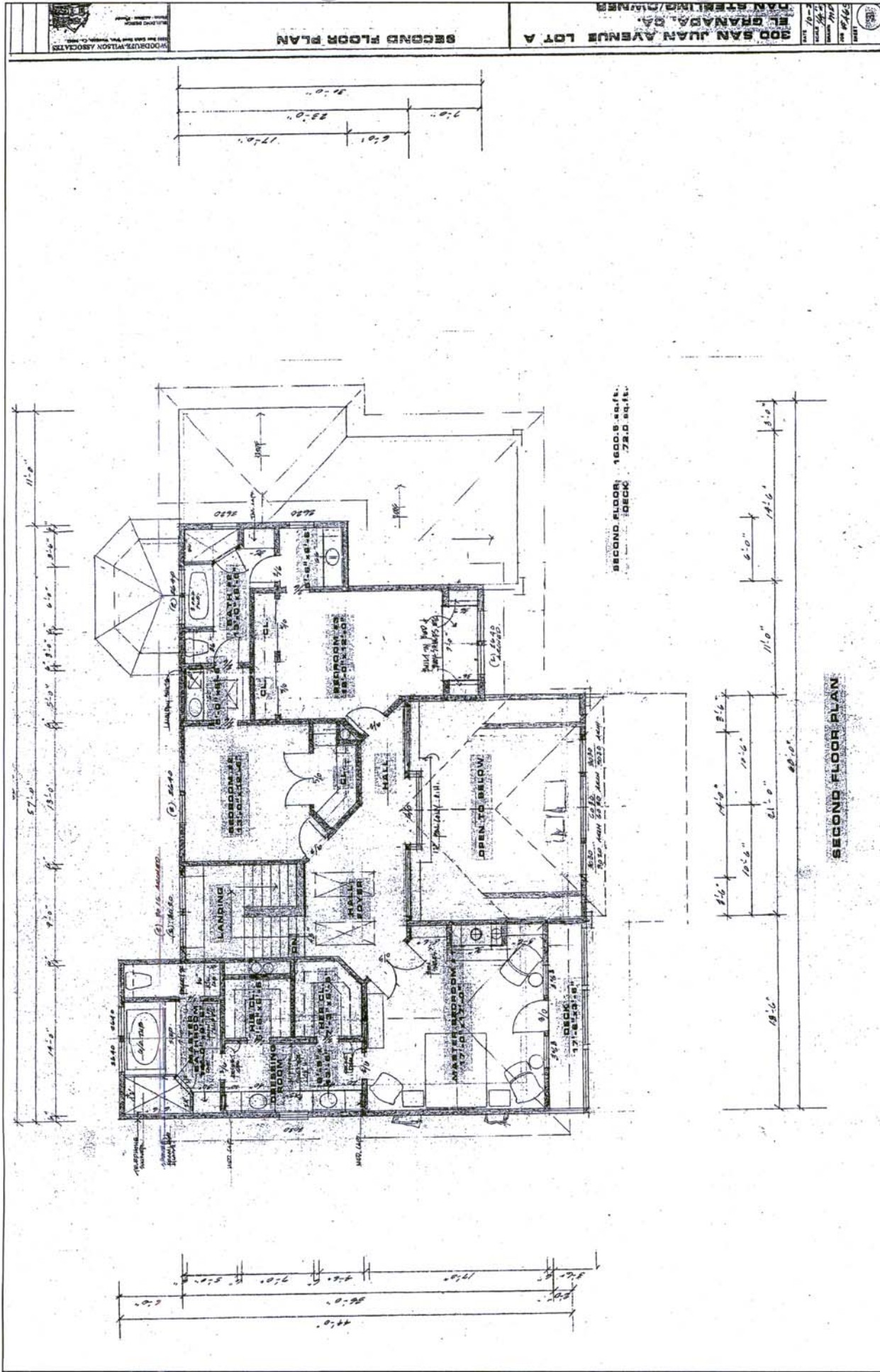
San Mateo County Board of Supervisor Meeting

Owner/Applicant: **Daniel and Denise Sterling**

File Numbers: **PLN 2000-00812**

Attachment: **F**





San Mateo County Board of Supervisor Meeting

Owner/Applicant: **Daniel and Denise Sterling**

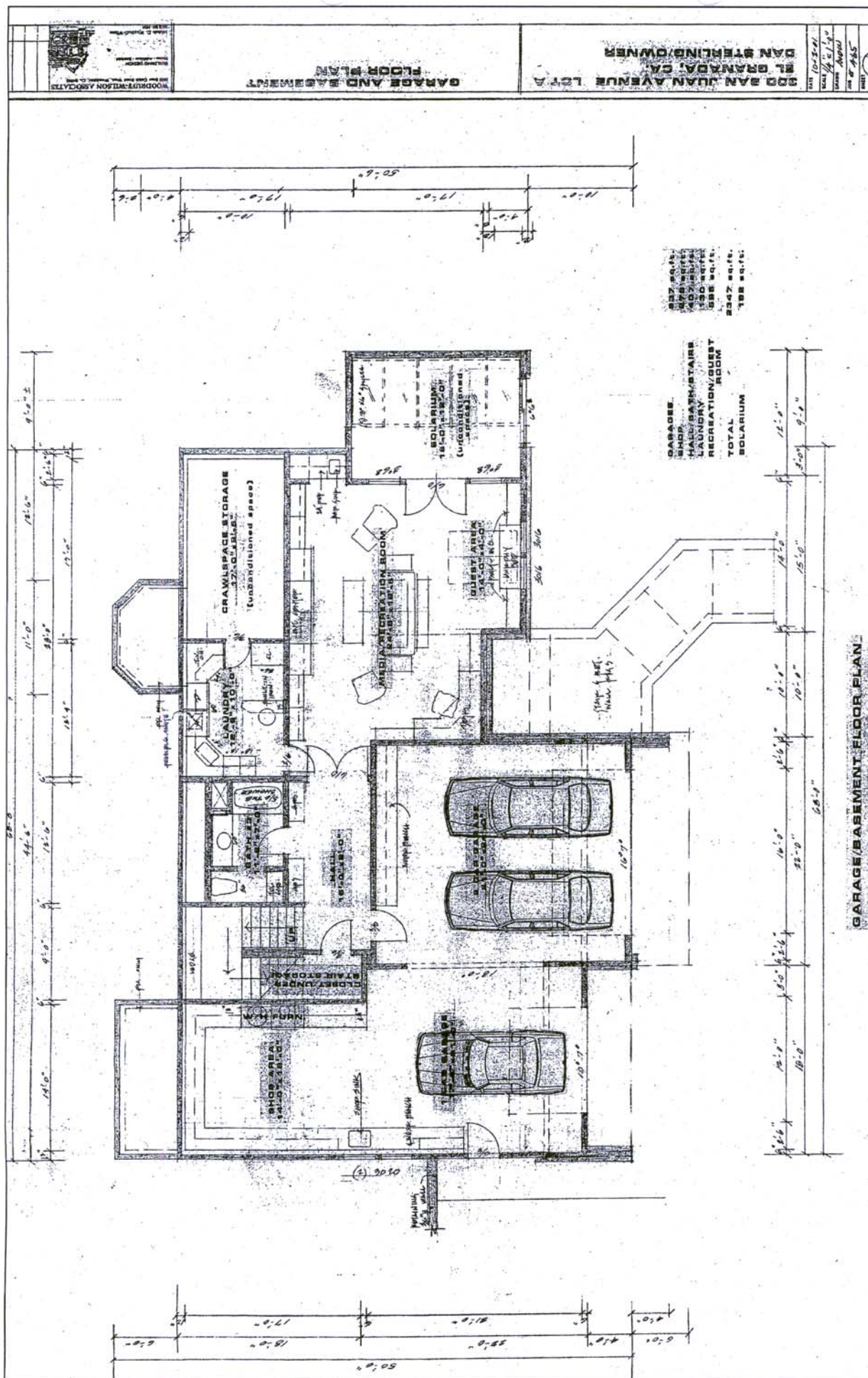
File Numbers: **PLN 2000-00812**

Attachment: **F**

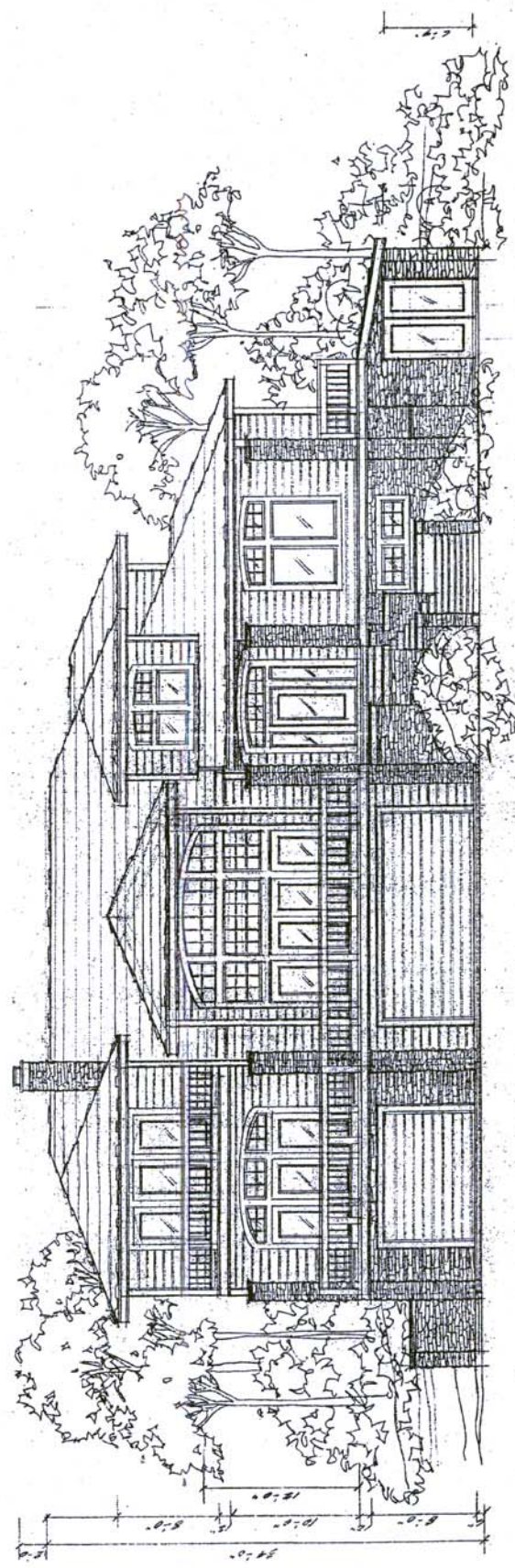


Attachment: **F**Owner/Applicant: **Daniel and Denise Sterling**

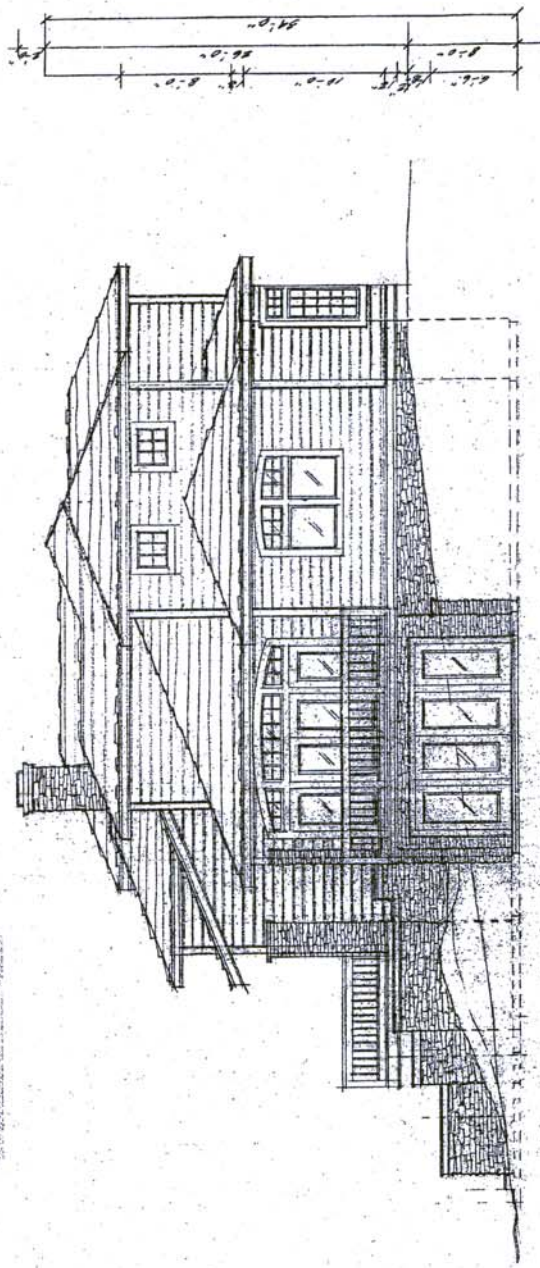
File Numbers: **PLN 2000-00812**



 <p>WOODBURY-WATSON ASSOCIATES ARCHITECTS 10000 WOODBURY AVENUE SUITE 100 DANIELA, CALIFORNIA 94026 TEL: (415) 947-1000 FAX: (415) 947-1001 WWW.WOODBURY-WATSON.COM</p>		<p>EXTERIOR ELEVATIONS FRONT AND RIGHT SIDE</p>		<p>220 BAYVIEW AVENUE LOT A ST. BRANCA, CA DANIELA STERLING/OWNER</p>		<p>DATE: 10-17-06 DRAWN: J. WATSON CHECKED: J. WATSON SCALE: AS SHOWN</p>	
--	--	---	--	---	--	---	--



FRONT ELEVATION



RIGHT SIDE ELEVATION

FIRST FLOOR REAR PORCH SUN ROOM	2200 sq. ft. 1200 sq. ft. 4100 sq. ft.
GARAGE BATHROOM	2247 sq. ft. 2200 sq. ft.
TOTAL	8647 sq. ft.
DECK SOLARIUM	2200 sq. ft. 1200 sq. ft.

San Mateo County Board of Supervisor Meeting

Owner/Applicant: **Daniel and Denise Sterling**

File Numbers: **PLN 2000-00812**

Attachment: **G**



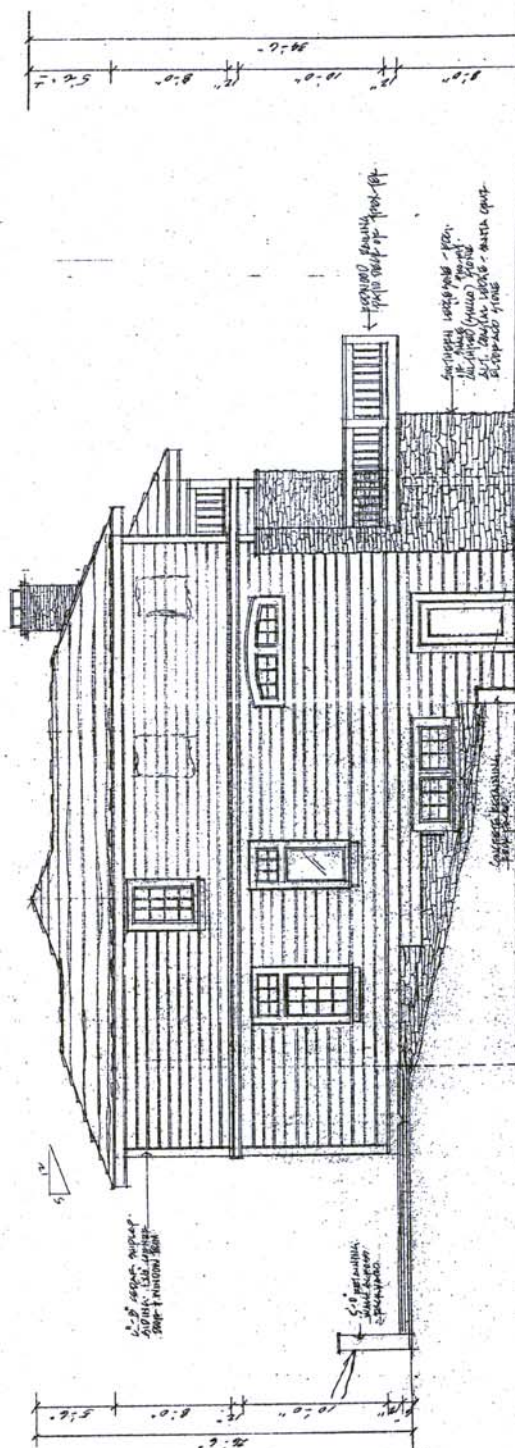
Owner/Applicant: **Daniel and Denise Sterling**

File Numbers: **PLN 2000-00812**

●X1型用 501型用 502型用 503型用

[illegible]

596-10. NW
NAME BRAND
10-3001
DATE



Revised Agricultural Land Management Plan for Sterling Single Family Residence Project
300 San Juan Avenue, El Granada – APN 047-320-060
San Mateo County File # PLN 2000-00812

Project Background:

This application was originally filed in 2000 and included an application for a Minor Subdivision. Many revisions were made over the past several years. This Agricultural Land Management Plan reflects the amended application filed in February 2006 for a single-family residence on the south side of Deer Creek. The minor subdivision application has been withdrawn and the permits requested from the County only involve a single-family residence.

Site Description:

The most recent survey information indicates that this parcel is approximately 143 acres in size. The vast majority of the property consists of non-prime soils. A stock pond is located on the property and is utilized by the grazing cattle. The prime soils on the property are located adjacent to portions of Deer Creek. The existing mobile home was located on prime soils prior to ownership by the Sterling's. The revised site for the Sterling's home is on the south side of Deer Creek on non-prime soils per Soil Conservation Service information and County maps.

Existing Agricultural Operation:

The parcel has historically been used for grazing. The Sterling family has maintained cattle grazing program on the property without overgrazing the upland area of the property and maintaining adequate setback from adjacent non-agricultural uses. The majority of the 143 acres will be available for the rotational grazing operation of approximately 10 head of cattle. The limited number of animals will ensure that the property is not overgrazed thereby maintaining natural habitat values and to avoid erosion of the steeper hillsides.

Proposed Agricultural Operation:

The existing cattle grazing use will continue and be maintained. The proposed house location on the south side of Deer Creek is currently fenced and the project will maintain the necessary buffer between the residential use and grazing operation.

Upon the issuance of an occupancy permit for the new home on the south side of Deer Creek, the Sterling family will vacate the existing mobile home that is located on the north side of the creek. The mobile home will be removed from the site and that area will be restored to accommodate agricultural use. The previous site of the mobile home will be planted in pumpkins, squash, and other appropriate agricultural products.

The February 2006 revised house location is in an area that has not been utilized for agriculture, is located on non-prime soils and is a shaded area adjacent to residential uses. The revised project will be not detrimental impact on agriculture since it is not changing the existing cattle grazing operation and the applicant is also restoring the mobile home site to support agricultural use.

STERLING PROPERTY
AGRICULTURAL
MANAGEMENT PLAN

Grazing
Area



SCALE
1"=500'

Restored
Agricultural
Area



**NOTICE OF INTENT TO ADOPT
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: *Sterling Residence*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2000-00812

OWNER: Dan and Denise Sterling

APPLICANT: Kerry Burke

ASSESSOR'S PARCEL NO.: 047-320-060

LOCATION: 300 San Juan Avenue, El Granada

PROJECT DESCRIPTION

The project involves a Coastal Development Permit and a Planned Agricultural District Permit to allow construction of a new 6,456 sq. ft. single-family residence, conversion of an agricultural well for domestic use, placement of seven water storage tanks for fire suppression, legalization of an existing mobile home as temporary housing during construction, and restoration of prime soils on the 143-acre parcel.

This project has been significantly revised.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Planning Division 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.

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

Mitigation Measure #1: The applicant shall submit a detailed erosion and sediment control plan to the Building Inspection Section for review and approval by the Planning Division prior to the issuance of the building permit for the new residence. The plan shall show what types of measures will be included, where they will be installed and how they will be installed and maintained throughout construction. All erosion control measures must be installed prior to any grading or construction activities beginning on-site.

Mitigation Measure #2: Design and implement appropriate stormwater pollution control measures during construction and residential use. All stormwater control measures shall be clearly shown as part of any future submittal to the Building Inspection Section. The goal of the stormwater control plan is to minimize the amount of stormwater pollution into El Granada/Deer Creek.

Mitigation Measure #3: The applicant shall submit two copies of the soils report to the Building Inspection Section upon submittal for a building permit for the new residence and prepare building permit plans in accordance with the recommendations outlined in that report.

Mitigation Measure #4: The applicant shall isolate the construction area with a silt fence, or similar barrier in order to exclude California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS). Fence materials shall be 4 feet tall with the bottom trenched 6 inches deep and covered with soil. This fence shall be maintained throughout the construction period.

Mitigation Measure #5: The applicant shall have a qualified biologist conduct a pre-construction survey within the fenced off area for California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS) and remove any vegetation that may provide cover or conceal these species.

Mitigation Measure #6: The applicant shall have a qualified biologist brief construction workers on how to identify California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS). If any are found during work, they are to stop construction activities and contact both the San Mateo County Planning Division and the U.S. Fish and Wildlife Service.

Mitigation Measure # 7: If any eucalyptus and/or pine trees are slated for removal, then a survey for nesting raptors and bats on site should be conducted. Consult with Department of Fish and Game if any nesting raptor activity, raptor nests, or bat roosts are identified.

Mitigation Measure #8: At the time of application for a building permit, the applicant shall submit a revegetation plan for review and approval by the Planning Division. The plans shall include a site plan showing the areas to be disturbed and what types of vegetation will be used to revegetate. The goal of the revegetation plan is to minimize the visual impacts resulting from the construction of the driveway and new residence. Prior to a final inspection on the new residence,

all denuded areas resulting from the construction activities shall be revegetated in accordance with the approved revegetation plan.

Mitigation Measure #9: During the construction and grading, the applicant shall adhere to the Construction Noise Standards as stipulated in the County Noise Ordinance.

Mitigation Measure #10: At the time of building permit application, the applicant shall submit information to the Building Inspection Section related to the septic system for review and approval by the Environmental Health Division prior to the issuance of a building permit.

Mitigation Measure #11: The applicant shall employ natural colors and materials for the proposed residence to help blend the proposed structure with the natural vegetative characteristics of the site and submit two copies of color samples to the Building Inspection Section at the time of application for a building permit.

Mitigation Measure #12: At the time of application for a building permit, the applicant shall submit a detailed landscape plan showing the types of all plantings, the size of all plantings and the location for all new plantings. The goal of the landscape plan is to create a transition between the residence and the pre-existing characteristics of the site helping to blend the structure with its environment. All proposed plantings shall be native and of a type and size to continue to grow and provide this natural buffer. All approved and installed landscaping shall be maintained for the life of the structure.

INITIAL STUDY

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

REVIEW PERIOD July 10, 2006 to July 31, 2006

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning Division, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., July 31, 2006.**

CONTACT PERSON

Dave Holbrook, Senior Planner
Telephone 650/363-1837


Dave Holbrook, Senior Planner

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed By Planning Division)

I. BACKGROUND

Project Title: Sterling Residence

File No.: PLN 2000-00812

Project Location: 300 San Juan Avenue, El Granada

Assessor's Parcel No.: 047-320-060

Applicant/Owner: Kerry Burke/Dan and Denise Sterling

Date Environmental Information Form Submitted: April 3, 2006

PROJECT DESCRIPTION

The project involves a Coastal Development Permit and a Planned Agricultural District Permit to allow construction of a new 6,456 sq. ft. single-family residence, conversion of an agricultural well for domestic use, placement of seven water storage tanks for fire suppression, legalization of an existing mobile home as temporary housing during construction, and restoration of prime soils on the 143-acre parcel.

This project has been significantly revised.

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 12 and 13.

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
1. <u>LAND SUITABILITY AND GEOLOGY</u>						
Will (or could) this project:						
a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?			X			B,F,O
b. Involve construction on slope of 15% or greater?			X			E,I
c. Be located in an area of soil instability (subsidence, landslide or severe erosion)?	X					Bc,D
d. Be located on, or adjacent to a known earthquake fault?	X					Bc,D
e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?		X				M
f. Cause erosion or siltation?			X			M,I
g. Result in damage to soil capability or loss of agricultural land?		X				A,M
h. Be located within a flood hazard area?		X				G
i. Be located in an area where a high water table may adversely affect land use?	X					D
j. Affect a natural drainage channel or streambed, or watercourse?	X					E

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
2. <u>VEGETATION AND WILDLIFE</u>						
Will (or could) this project:						
a. Affect federal or state listed rare or endangered species of plant life in the project area?		X				F
b. Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?	X					I,A
c. Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?			X			F
d. Significantly affect fish, wildlife, reptiles, or plant life?			X			I
e. Be located inside or within 200 feet of a marine or wildlife reserve?	X					E,F,O
f. Infringe on any sensitive habitats?			X			F
g. Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?			X			I,F,Bb
3. <u>PHYSICAL RESOURCES</u>						
Will (or could) this project:						
a. Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or top soil)?	X					I

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
b. Involve grading in excess of 150 cubic yards?			X			I
c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?	X					I
d. Affect any existing or potential agricultural uses?		X				A,K,M
4. <u>AIR QUALITY, WATER QUALITY, SONIC</u> Will (or could) this project:						
a. 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					I,N,R
b. Involve the burning of any material, including brush, trees and construction materials?	X					I
c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?	X					Ba,I
d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?	X					I
e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?	X					A,Ba,Bc
f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?			X			I

	IMPACT				
	NO	YES			SOURCE
		Not Significant	Significant Unless Mitigated	Significant	
g. Generate polluted or increased surface water runoff or affect groundwater resources?			X		I
h. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?			X		S
5. <u>TRANSPORTATION</u>					
Will (or could) this project:					
a. Affect access to commercial establishments, schools, parks, etc.?	X				A,I
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?	X				A,I
c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?	X				I
d. Involve the use of off-road vehicles of any kind (such as trail bikes)?	X				I
e. Result in or increase traffic hazards?	X				S
f. Provide for alternative transportation amenities such as bike racks?	X				I
g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway?	X				S

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
6. <u>LAND USE AND GENERAL PLANS</u>						
Will (or could) this project:						
a. Result in the congregating of more than 50 people on a regular basis?	X					I
b. Result in the introduction of activities not currently found within the community?	X					I
c. Employ equipment which could interfere with existing communication and/or defense systems?	X					I
d. Result in any changes in land use, either on or off the project site?	X					I
e. 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				I,Q,S
f. Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?	X					I,S
g. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?	X					I,S
h. Be adjacent to or within 500 feet of an existing or planned public facility?	X					A

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
i. Create significant amounts of solid waste or litter?	X					I
j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?	X					I
k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?	X					B
l. Involve a change of zoning?	X					C
m. Require the relocation of people or businesses?	X					I
n. Reduce the supply of low-income housing?	X					I
o. Result in possible interference with an emergency response plan or emergency evacuation plan?	X					S
p. Result in creation of or exposure to a potential health hazard?	X					S
7. <u>AESTHETIC, CULTURAL AND HISTORIC</u> Will (or could) this project:						
a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X			A,Bb
b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads?			X			A,I
c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height?	X					I

	IMPACT				
	NO	YES			SOURCE
		Not Significant	Significant Unless Mitigated	Significant	
d. Directly or indirectly affect historical or archaeological resources on or near the site?	X				H
e. Visually intrude into an area having natural scenic qualities?			X		A,I

III. **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			
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:			

IV. MITIGATION MEASURES

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

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

Mitigation Measure #1: The applicant shall submit a detailed erosion and sediment control plan to the Building Inspection Section for review and approval by the Planning Division prior to the issuance of the building permit for the new residence. The plan shall show what types of measures will be included, where they will be installed and how they will be installed and maintained throughout construction. All erosion control measures must be installed prior to any grading or construction activities beginning on-site.

Mitigation Measure #2: Design and implement appropriate stormwater pollution control measures during construction and residential use. All stormwater control measures shall be clearly shown as part of any future submittal to the Building Inspection Section. The goal of the stormwater control plan is to minimize the amount of stormwater pollution into El Granada/Deer Creek.

Mitigation Measure #3: The applicant shall submit two copies of the soils report to the Building Inspection Section upon submittal for a building permit for the new residence and prepare building permit plans in accordance with the recommendations outlined in that report.

Mitigation Measure #4: The applicant shall isolate the construction area with a silt fence, or similar barrier in order to exclude California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS). Fence materials shall be 4 feet tall with the bottom trenched 6 inches deep and covered with soil. This fence shall be maintained throughout the construction period.

Mitigation Measure #5: The applicant shall have a qualified biologist conduct a pre-construction survey within the fenced off area for California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS) and remove any vegetation that may provide cover or conceal these species.

Mitigation Measure #6: The applicant shall have a qualified biologist brief construction workers on how to identify California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS). If any are found during work, they are to stop construction activities and contact both the San Mateo County Planning Division and the U.S. Fish and Wildlife Service.

Mitigation Measure # 7: If any eucalyptus and/or pine trees are slated for removal, then a survey for nesting raptors and bats on site should be conducted. Consult with Department of Fish and Game if any nesting raptor activity, raptor nests, or bat roosts are identified.

Mitigation Measure #8: At the time of application for a building permit, the applicant shall submit a revegetation plan for review and approval by the Planning Division. The plans shall include a site plan showing the areas to be disturbed and what types of vegetation will be used to revegetate. The goal of the revegetation plan is to minimize the visual impacts resulting from the construction of the driveway and new residence. Prior to a final inspection on the new residence, all denuded areas resulting from the construction activities shall be revegetated in accordance with the approved revegetation plan.

Mitigation Measure #9: During the construction and grading, the applicant shall adhere to the Construction Noise Standards as stipulated in the County Noise Ordinance.

Mitigation Measure #10: At the time of building permit application, the applicant shall submit information to the Building Inspection Section related to the septic system for review and approval by the Environmental Health Division prior to the issuance of a building permit.

Mitigation Measure #11: The applicant shall employ natural colors and materials for the proposed residence to help blend the proposed structure with the natural vegetative characteristics of the site and submit two copies of color samples to the Building Inspection Section at the time of application for a building permit.

Mitigation Measure #12: At the time of application for a building permit, the applicant shall submit a detailed landscape plan showing the types of all plantings, the size of all plantings and the location for all new plantings. The goal of the landscape plan is to create a transition between the residence and the pre-existing characteristics of the site helping to blend the structure with its environment. All proposed plantings shall be native and of a type and size to continue to grow and provide this natural buffer. All approved and installed landscaping shall be maintained for the life of the structure.

V. MANDATORY FINDINGS OF SIGNIFICANCE

	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially 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, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?		X
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable?		X
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X

On the basis of this initial evaluation:

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

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

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

Dave Holbrook

Senior Planner
(Title)

Date

VI. SOURCE LIST

- A. Field Inspection
- B. County General Plan 1986
 - a. General Plan Chapters 1-16
 - b. Local Coastal Program (LCP) (Area Plan)
 - c. Skyline Area General Plan Amendment
 - d. Montara-Moss Beach-El Granada Community Plan
 - e. Emerald Lake Hills Community Plan
- C. County Ordinance Code
- D. Geotechnical Maps
 - 1. USGS Basic Data Contributions
 - a. #43 Landslide Susceptibility

- b. #44 Active Faults
 - c. #45 High Water Table
2. Geotechnical Hazards Synthesis Maps
- E. USGS Quadrangle Maps, San Mateo County 1970 Series (See F. and H.)
- F. San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps
- G. Flood Insurance Rate Map – National Flood Insurance Program
- H. County Archaeologic Resource Inventory (Prepared by S. Dietz, A.C.R.S.) Procedures for Protection of Historic and Cultural Properties – 36 CFR 800 (See R.)
- I. Project Plans or EIF
- J. Airport Land Use Committee Plans, San Mateo County Airports Plan
- K. Aerial Photography or Real Estate Atlas – REDI
- 1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
 - 2. Aerial Photographs, 1981
 - 3. Coast Aerial Photos/Slides, San Francisco County Line to Año Nuevo Point, 1971
 - 4. Historic Photos, 1928-1937
- L. Williamson Act Maps
- M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961
- N. Air Pollution Isopleth Maps – Bay Area Air Pollution Control District
- O. California Natural Areas Coordinating Council Maps (See F. and H.)
- P. Forest Resources Study (1971)
- Q. Experience with Other Projects of this Size and Nature
- R. Environmental Regulations and Standards:
- | | | |
|---------|--|-----------------|
| Federal | - Review Procedures for CDBG Programs | 24 CFR Part 58 |
| | - NEPA 24 CFR 1500-1508 | |
| | - Protection of Historic and Cultural Properties | 36 CFR Part 800 |

- National Register of Historic Places
 - Floodplain Management
 - Protection of Wetlands
 - Endangered and Threatened Species
 - Noise Abatement and Control
 - Explosive and Flammable Operations
 - Toxic Chemicals/Radioactive Materials
 - Airport Clear Zones and APZ
-
- State - Ambient Air Quality Standards
 - - Noise Insulation Standards

Executive Order 11988
Executive Order 11990

24 CFR Part 51B
24 CFR 51C
HUD 79-33
24 CFR 51D

Article 4, Section 1092

S. Consultation with Departments and Agencies:

- a. County Health Department
- b. City Fire Department
- c. California Department of Forestry
- d. Department of Public Works
- e. Disaster Preparedness Office
- f. Other

Djh:kcd - DJHQ0691_WKH.DOC
FRM00018 table format.doc
(12/31/01)

COUNTY OF SAN MATEO
Environmental Services Agency
Planning and Building Division

Initial Study Pursuant to CEQA
Project Narrative to Questions for the Negative Declaration
County File Number PLN 2000-00812
Sterling Residence – Revised February 2, 2006

PROJECT DESCRIPTION

The project involves a Coastal Development Permit and a Planned Agricultural District Permit to allow construction of a new 6,456 sq. ft. single-family residence, conversion of an agricultural well for domestic use, placement of seven water storage tanks for fire suppression, legalization of an existing mobile home as temporary housing during construction, and restoration of prime soils on the 143-acre parcel.

This project has been significantly revised.

1. LAND SUITABILITY AND GEOLOGY

- a. **Will or could this project involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands or San Francisco Bay?**

Yes; Significant Unless Mitigated. A biological report prepared for this proposed development concludes that the project will not impact any breeding habitat as the home site and proposed driveway is more than 700 feet away from the potential habitat area which is a manmade stockpond. The proposed project maintains all required setbacks from stockpond and El Granada/Deer Creek. The biological report also includes a number of recommendations to offset any potential impacts.

Mitigation Measure #1: The applicant shall submit a detailed erosion and sediment control plan to the Building Inspection Section for review and approval by the Planning Division prior to the issuance of the building permit for the new residence. The plan shall show what types of measures will be included, where they will be installed and how they will be installed and maintained throughout construction. All erosion control measures must be installed prior to any grading or construction activities beginning on-site.

Mitigation Measure #2: Design and implement appropriate stormwater pollution control measures during construction and residential use. All stormwater control measures shall be clearly shown as part of any future submittal to the Building Inspection Section. The goal of the stormwater control plan is to minimize the amount of stormwater pollution into El Granada/Deer Creek.

ANSWERS TO QUESTIONS

County File Number PLN 2000-00812

Page 2

b. Will or could this project involve construction on slopes of 15% or greater?

Yes; Significant Unless Mitigated. The proposed driveway to the new residence as well as the residence will be constructed on slopes greater than 15%. The applicant has submitted a preliminary soils report making recommendations for foundation construction either with drilled piers or by footings bearing on level surfaces cut into virgin earth materials below any Adobe. Constructing on slopes can also lead to potential erosion during the construction phases unless proper erosion and sediment controls are installed and maintained. Based upon recommendations in the soils report and adherence to these during construction, staff believes the impact of constructing in this area can be mitigated to a level of insignificance.

Mitigation Measure #3: The applicant shall submit two copies of the soils report to the Building Inspection Section upon submittal for a building permit for the new residence and prepare building permit plans in accordance with the recommendations outlined in that report.

e. Will or could this project involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?

Yes; Not Significant. There is an area on the north side of El Granada/Deer Creek that has been designated as prime soils. This is the area where the existing mobile home, garage and shed are located. The mobile home will be used temporarily during construction of the new residence and then will be removed from the site. The proposed residence and the driveway are located outside of areas designated as prime soils on the south side of El Granada/Deer Creek. The existing mobile home is located on the prime soils and will be removed prior to a final inspection for the new house located on non-prime soils; no mitigation is required.

f. Will or could this project cause erosion or siltation?

Yes; Significant Unless Mitigated. During construction, especially construction in sloped areas, there is the potential for erosion due to exposed soils resulting from grading activities. The project is being required to implement effective erosion and sediment controls prior to beginning these activities on-site. These measures shall be maintained throughout the construction phases of the development. See Mitigation Measure #1.

g. Will or could this project result in damage to soil capability or loss of agricultural land?

Yes; Not Significant. The applicant has submitted an agricultural land management plan, which outlines the historical and future agricultural uses of the site. The property has historically been used for dry range cattle grazing and has supported up to 30 head of cattle. Portions of the floodplain area had been used for crop

ANSWERS TO QUESTIONS

County File Number PLN 2000-00812

Page 3

production, although this small truck farm operation was discontinued many years ago prior to the Sterling ownership of the property. The site is currently used for dry cattle grazing and supports 10 head of cattle. This cattle grazing use is intended to continue on the larger of the two parcels outside of the vicinity for the proposed residence. As agricultural uses will continue on site, no real loss of agricultural land will occur and thus no mitigation is required.

h. Will or could this project be located within a flood hazard area?

Yes; Not Significant. The subject property does have areas designated as flood hazard. This area is in the vicinity of the stockpond. The subject house and driveway are located outside of areas designated as flood hazard; thus, no mitigation is required.

2. VEGETATION AND WILDLIFE

a. Will or could this project affect federal or state listed rare or endangered species of plant life in the project area?

Yes; Not Significant. The project site has been reviewed on three separate occasions by a qualified biologist. On both occasions, a rare plant survey was conducted to determine the presence of Hickman's Cinquefoil, a federally endangered species, and the Franciscan onion. Although it is possible for these species to be located on the subject site, no species was detected within the vicinity of the proposed residence, driveway. No mitigation is required.

c. Will or could this project be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?

Yes; Significant Unless Mitigated. The proposed residence and driveway are located approximately 700 feet, from the existing manmade stockpond. The stockpond and the surrounding grassland areas do provide potential habitat for the California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS). The expected biological impacts to these species are minimal, but the biologist did suggest mitigation measures to offset any potential impacts.

Mitigation Measure #4: The applicant shall isolate the construction area with a silt fence, or similar barrier in order to exclude California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS). Fence materials shall be 4 feet tall with the bottom trenched 6 inches deep and covered with soil. This fence shall be maintained throughout the construction period.

Mitigation Measure #5: The applicant shall have a qualified biologist conduct a pre-construction survey within the fenced off area for California Red-Legged Frog

ANSWERS TO QUESTIONS

County File Number PLN 2000-00812

Page 4

(CRLF) and San Francisco Garter Snake (SFGS) and remove any vegetation that may provide cover or conceal these species.

Mitigation Measure #6: The applicant shall have a qualified biologist brief construction workers on how to identify California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS). If any are found during work, they are to stop construction activities and contact both the San Mateo County Planning Division and the U.S. Fish and Wildlife Service.

Mitigation Measure # 7: If any eucalyptus and/or pine trees are slated for removal, then a survey for nesting raptors and bats on site should be conducted. Consult with Department of Fish and Game if any nesting raptor activity, raptor nests, or bat roosts are identified.

d. Will or could this project significantly affect fish, wildlife, reptiles or plant life?

Yes; Significant Unless Mitigated. As stated earlier, the project site does have sensitive habitat areas that could provide potential habitat for rare species. The proposed development, however, is outside of those designated areas. The biologist has provided mitigation to offset any potential impacts and those have been included as a part of this analysis and will become conditions of any development approval. See Mitigation Measures #1, # 2, #4, #5, #6, and #7.

f. Will or could this project infringe on any sensitive habitats?

Yes; Significant Unless Mitigated. As stated earlier, the project site does have sensitive habitat areas that could provide potential habitat areas for rare species. The proposed development, however, is outside of those designated areas. The biologist has provided mitigation to offset any potential impacts and those have been included as a part of this analysis and will become conditions of any development approval. See Mitigation Measures #1, #2, #4, #5, #6 and #7.

g. Will or could this project involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?

Yes; Significant Unless Mitigated. The project will involve the clearing of 1,000 sq. ft. or more and the property is located within a County Scenic Corridor. The bulk of any vegetation removal involves grasses and will be in the vicinity of the proposed driveway, residence, and water storage tanks. No significant trees are proposed for removal and no sensitive habitat areas will be impacted provided compliance with all mitigation measures. Because the area is within a County Scenic Corridor, the visual impacts of any denuded areas resulting from construction must be addressed, however the house site is not visible from Highway One. The applicant will need to mitigate this impact by revegetating all denuded areas post construction. The applicant shall

ANSWERS TO QUESTIONS

County File Number PLN 2000-00812

Page 5

also minimize the amount of vegetation removed and limit that to only what is absolutely necessary to carry out the construction.

Mitigation Measure #8: At the time of application for a building permit, the applicant shall submit a revegetation plan for review and approval by the Planning Division. The plans shall include a site plan showing the areas to be disturbed and what types of vegetation will be used to revegetate. The goal of the revegetation plan is to minimize the visual impacts resulting from the construction of the driveway and new residence. Prior to a final inspection on the new residence, all denuded areas resulting from the construction activities shall be revegetated in accordance with the approved revegetation plan.

3. PHYSICAL RESOURCES

b. Will or could this project involve grading in excess of 150 cubic yards?

Yes; Significant Unless Mitigated. The project is proposed to involve approximately 700 cubic yards of grading and will be located on slopes greater than 20%. In order to offset any impacts resulting from the grading, effective erosion and sediment controls must be installed and maintained throughout construction. See Mitigation Measure #1.

d. Will or could this project affect any existing or potential agricultural uses?

Yes; Not Significant. The project site was historically used for dry cattle grazing and is still used for that purpose today. The construction of a new residence will not impact any existing or potential agricultural uses. The project includes removal of the existing mobile home upon completion of the new house. The prime soils area around the mobile home site will be restored and devoted to agricultural uses. The bulk of the parcel remains in open space use and can be continually used for agricultural purposes. No mitigation is required.

4. AIR QUALITY, WATER QUALITY, SONIC

f. Will or could this project generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?

Yes; Significant Unless Mitigated. During construction and grading, there is always the potential for a project to generate noise levels in excess of levels determined to be appropriate within the County Noise Ordinance. The noise generated will be temporary and will end when construction is complete. The applicant shall still adhere to the construction noise standards established by the County Noise Ordinance.

ANSWERS TO QUESTIONS

County File Number PLN 2000-00812

Page 6

Mitigation Measure #9: During the construction and grading, the applicant shall adhere to the Construction Noise Standards as stipulated in the County Noise Ordinance.

- g. **Will or could this project generate polluted or increased surface water runoff or affect groundwater resources?**

Yes; Significant Unless Mitigated. Whenever there is the introduction of impervious surfaces to a project site, there is potential for increased surface water runoff. In the case of the subject site where the property is sloped as well as the proposal for new impervious surfaces via the road and residence, surface water runoff will be increased. The applicant will have to submit a stormwater management plan, which shows how stormwater runoff will be managed both during and after construction. The goal of the stormwater management plan is to treat any runoff before it reaches any storm drain outlet as well as keep any polluted stormwater runoff from entering El Granada/Deer Creek. The project site also has four existing agricultural wells of which one is proposed for conversion to a domestic well for the proposed new residence. The well proposed for conversion is producing sufficient volume and is of sufficient quality that will meet all the domestic water source standards. The remaining agricultural wells will continue to provide an agricultural water source for existing and future cattle grazing as well as other agricultural uses. No new wells are proposed to be drilled at this time. See Mitigation Measure #2.

- h. **Will or could this project require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?**

Yes; Significant Unless Mitigated. The project requires the installation of a septic tank/leachfield sewage disposal system. Percolation tests have been completed for the project site and the Environmental Health Division determined the proposed septic system meets minimum requirements. At the time of building permit application, the applicant shall submit information to the Building Inspection Section related to the septic system for review and approval by the Environmental Health Division prior to the issuance of a building permit.

Mitigation Measure #10: At the time of building permit application, the applicant shall submit information to the Building Inspection Section related to the septic system for review and approval by the Environmental Health Division prior to the issuance of a building permit.

6. LAND USE AND GENERAL PLANS

- e. **Will or could this project serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas?**

ANSWERS TO QUESTIONS

County File Number PLN 2000-00812

Page 7

Yes; Not Significant. The project site is currently developed with a mobile home residence, garage and shed, all of which will be replaced by a new residence and associated garage. Surrounding parcels to the west are zoned for single-family residential use and are already developed. An adjacent parcel is zoned Planned Agricultural District and is under ownership of the Peninsula Open Space Trust where new development is unlikely. No mitigation is required.

7. AESTHETIC, CULTURAL AND HISTORIC

- a. **Will or could this project be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?**
- b. **Will or could this project obstruct scenic views from existing residential areas, public lands, public water body, or roads?**
- e. **Will or could this project visually intrude into an area having natural scenic qualities?**

Yes; Significant Unless Mitigated. The subject parcel is located within a County Scenic Corridor, therefore visual impacts of development must be analyzed. The revised house site is not visible from Cabrillo Highway. The proposed residence will employ natural vegetative colors and materials that will help to blend the proposed development with the surrounding vegetation. The applicant proposes minimal site disturbance to construct the new residence and involves minimal removal of non-significant trees to accommodate the new residence.

Mitigation Measure #11: The applicant shall employ natural colors and materials for the proposed residence to help blend the proposed structure with the natural vegetative characteristics of the site and submit two copies of color samples to the Building Inspection Section at the time of application for a building permit.

Mitigation Measure #12: At the time of application for a building permit, the applicant shall submit a detailed landscape plan showing the types of all plantings, the size of all plantings and the location for all new plantings. The goal of the landscape plan is to create a transition between the residence and the pre-existing characteristics of the site helping to blend the structure with its environment. All proposed plantings shall be native and of a type and size to continue to grow and provide this natural buffer. All approved and installed landscaping shall be maintained for the life of the structure.

DELIVERED BY HAND

July 31, 2006

County Planning Division
455 County Center, Second Floor
Redwood City, CA 94063

File No PLN 2000-00812 - Comments on
Negative Declaration Dated July 5, 2006
Under Notice of Negative Declaration of July 3, 2006
(Project for Dan and Denise Sterling)

Despite several years active participation before the Planning Commission and other reviewing agencies concerning this and predecessor projects, I was not mailed the Notice of Negative Declaration. I believe that the same is true for others who have done the same. By the time the Committee for Green Foothills notified us, many of us were on vacation. **I request that I be placed on the mailing list to receive any future environmental evaluations and staff reports concerning this project.**

My general comment is that I am pleased that the house is proposed to be relocated on the single parcel to the southeasterly side of the valley at a location where it will not be visible from public viewpoints.

However, the Negative Declaration and accompanying materials are unclear concerning a number of major features about the project that need to be taken into account, as follows:

1. Water tanks.

Nothing is said about the tanks except that seven (7) are proposed, apparently for fire protection. The last evaluation by the Midcoast Community Council assumed that fire protection would be provided from a public system hydrant. (See the Council's communication to the Planning Commission for the September 14, 2005 hearing at which the Commission denied the Sterlings' application.) The use of private tanks rather than the public system is a significant change.

Also, nothing is said about the location, construction and infrastructure for the tanks. The wells, I believe, are

existing on the ocean-side face of the hillside, and were they not largely underground would be readily visible from public viewpoints. The tanks would be readily so-visible were they also located on the ocean-side face of the hillside, a distinctly negative impact. There are obvious construction and infrastructure questions in tying the system together that also are not answered.

Finally, the number of tanks that are proposed requires explanation.

2. Subdivision.

Presumably, while the original application proposed a multi-parcel subdivision, the present proposal does not involve any division. Or does it? The "Initial Study" for the "Sterling Residence - Revised February 2, 2006" refers at ¶1.g. to two parcels. Further, the file contains a statement that the density analysis has been recalculated as 1.625 density credits (although there is no back-up for the statement such as a new survey and recalculation method). The number of water tanks could also suggest a division of the parcel for another house.

3. Clearing, tree removal and grading.

There is no doubt that clearing, tree removal and grading will be required, but where, what and how much? And what will be done to restore or replace the affected areas?

NID

Comments

Very truly yours,

G. A. Laster

ing list:

deliver mail to my residence at

J.

Dave Holbrook
Mail Drop PLN 122
455 County Center
Redwood City, CA 94063

Dear Mr. Holbrook:

We wish to comment on the Negative Declaration for PLN2000-000812 on Parcel APN 049-320-060. As interested parties, we were not mailed the Neg Dec documentation and have had only a brief period for review.

We are supportive of the applicant's building their single-family residence in the proposed area suggested by the Committee for Green Foothills and recommended by the County Planning Commission.

We would like clarification on the following questions relative to the Neg Dec:

Why is there reference to two parcels given the Planning Commission denial of the sub-division on 9/14/05, and the letter to you from the applicants on 2/22/06 formally withdrawing their request for a sub-division?

Will the seven water tanks be co-located with the new residence?

Will any structures or grading be visible from Highway 1 or other public viewpoints?

We hope that these questions will be answered in the planning process. We would like to be included in all future communications on this, as we have requested in the past.

Thank you for your attention to this.

Robin McKnight and Allen Olivo
531 San Juan Avenue
Half Moon Bay, CA 94019

SAN MATEO COUNTY
PLANNING DIVISION

2006 JUL 31 A 11:18

RECEIVED



PROJECT FILE

Please reply to:

Dave Holbrook
(650) 363-1837

September 19, 2005

**ENVIRONMENTAL
SERVICES
AGENCY**

Roger Owen
310 Sycamore Avenue
Modesto, CA 95354

Dear Mr. Owen:

Agricultural
Commissioner/ Sealer of
Weights & Measures

Subject:
Location:
APN:

File Number PLN2000-000812
300 San Juan Avenue, El Granada
047-320-060

Animal Control
Cooperative Extension
Fire Protection
LAFCo
Library
Parks & Recreation
Planning & Building

On September 14, 2005, the San Mateo County Planning Commission considered (1) a Planned Agricultural District Permit and Coastal Development Permit, pursuant to Sections 6353 and 6328.4 respectively, of the San Mateo County Zoning Regulations, and a Minor Subdivision, pursuant to the County Subdivision Regulations, and (2) Certification of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act, to subdivide a 152.89 acre parcel into two parcels, 4.79 acres and 148.1 acres, conversion of three agricultural wells to domestic wells, construction of a new 6,456 sq. ft. single-family residence on the larger of the two parcels, placement of seven water storage tanks for fire suppression and legalization of an existing mobile home as temporary housing during construction.

Commissioners:

David Bomberger
Steve Dworetzky
Ralph Nobles
Jon Silver
William Wong

Based on information provided by staff and evidence presented at the hearing the Planning Commission denied the project and made findings for denial as attached.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at 7:00 p.m. on Monday, October 3, 2005.

The Board of Supervisors decision is appealable to the California Coastal Commission. Any aggrieved person who has exhausted local appeals may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of this notice. Please contact the Coastal Commission's North Central Coast District Office at (415) 904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are consecutive, not concurrent, and

PLANNING COMMISSION

455 County Center, 2nd Floor • Redwood City, CA 94063 • Phone (650) 363-4161 • FAX (650) 363-4849

Dan and Denise Sterling
September 19, 2005
Page 2

together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

If you have questions regarding this matter, please contact the Project Planner listed on page one.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kan Dee Rud', with a stylized flourish at the end.

Kan Dee Rud
Planning Commission Secretary
Pcd0914p_krsterling.doc

cc: Department of Public Works
Building Inspection
Environmental Health
CDF
Assessor
Dan And Deneise Sterling
Kathryn Slater Carter
Lennie Roberts, Committee for Green Foothills
Chuck Kozak, MCC, Planning & Zoning Subcommittee
Allen Olivo
Robin McKnight
Deanne Spears
Leonard Woren
Bill Callan
G.A. Laster

County of San Mateo
Environmental Services Agency
Planning and Building Division

FINDINGS FOR DENIAL

Permit or Project File Number: PLN 2000-00812

Hearing Date: September 14, 2005

Prepared By: Dave Holbrook, Senior Planner

Adopted By: Planning Commission

FINDINGS FOR DENIAL

Regarding the Negative Declaration, The Planning Commission Found:

1. That the Negative Declaration can not be certified because it's initial description does not reflect the project as modified, nor does it review impacts of proposed project revisions.

Regarding the Minor Subdivision, The Planning Commission Found:

2. That, in accordance with Section 66473.5 of the State Subdivision Map Act, this tentative map, together with the provisions for its design and improvements, is not consistent with the San Mateo County General Plan, including the LCP, with specific reference to:
 - a. "Locating & Planning New Development" Component Policy 1.8 (Land Uses and Development Densities in Rural Areas). The subdivision, particularly with regard to the location and configuration of Parcel B, poses potentially adverse visual impacts arising from its future but presently unknown development, as well as potential cumulative impacts on other coastal resources.
 - b. "Agriculture" Component Policy 5.9 (Division of Land Suitable for Agriculture Designated as Agriculture). The subdivision, particularly with regard to the location and configuration of Parcel B, does not ensure that potential agricultural productivity would be protected.

- c. "Visual Resources" Component Policy 8.5 (*Location of Development*). The future development of proposed Parcel B poses potentially adverse visual impacts, both relative to its currently unknown but potential scale and character compared to nearby single-family development across San Juan Avenue, as well as its visibility from points west within the Cabrillo Highway County Scenic Corridor.

Regarding the Coastal Development Permit, The Planning Commission Found:

- 3. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, does not conform with the plans, policies, requirements and standards of the San Mateo County LCP, with specific reference to:
 - a. "Locating & Planning New Development" Component Policy 1.8 (*Land Uses and Development Densities in Rural Areas*). The subdivision, particularly with regard to the location and configuration of Parcel B, poses potentially adverse visual impacts arising from its future but presently unknown development, as well as potential cumulative impacts on other coastal resources.
 - b. "Agriculture" Component Policy 5.9 (*Division of Land Suitable for Agriculture Designated as Agriculture*). The subdivision particularly with regard to the location and configuration of Parcel B, does not ensure that potential agricultural productivity would be protected.
 - c. "Visual Resources" Component Policy 8.5 (*Location of Development*). The future development of proposed Parcel B poses potentially adverse visual impacts, both relative to its currently unknown but potential scale and character compared to nearby single-family development across San Juan Avenue, as well as its visibility from points west within the Cabrillo Highway County Scenic Corridor.



TRA THOMAS REID ASSOCIATES

545 Middlefield Road, Suite 200, Menlo Park, CA 94025

Tel: (650) 327-0429

Fax: (650) 327-4024

www.TRAenviro.com

Dan and Denise Sterling
133 Main Street
Half Moon Bay, CA 94019

December 1, 2005

RE: Biological survey for property in El Granada, CA (APN 047-320-060).

Dear Mr. Sterling:

At your request, I evaluated the biological resources located at a proposed home site on your 150-acre property in El Granada. A Local Coastal Program (LCP) Biological Impact Report was prepared for the property in July 2001 (Biotic Assessment Report for the Sterling Property, Thomas Reid Associates, March 2002). In the LCP report, the impacts were evaluated based on the proposed construction of a single family home on the north side of Deer Creek. This report provides an update to the LCP report, and provides an evaluation of the potential impact of constructing a single-family home in an alternative location on the south side of Deer Creek.

The project site is located approximately ½ -mile east of the Pacific Ocean at the east end of San Juan Avenue in El Granada California (Figure 1). The property is bordered on the north and east by 4200 acres of open space owned by the Peninsula Open Space Trust (POST), and on the south and west by single-family residential development within the town of El Granada (Figure 2).

I evaluated the proposed home site for biological resources on October 20 and October 31. Vegetation communities, plant and animal species, and potential sensitive habitats were identified by walking the site for approximately one hour on each visit. Due to the disturbed condition of the site, intact vegetation surrounding the site was also inspected.

The proposed project is to build a 6000 square-foot home and driveway to the house from San Juan Avenue. The project would impact approximately ¼-acre of ruderal grassland, and require the removal of approximately 8 trees (5 blue gum eucalyptus (*Eucalyptus globulus*) and 3 Monterey pine (*Pinus radiata*) trees).

The proposed home site is located partially on a dirt roadway that has been used in recent years as a bicycle moto-cross area by neighborhood kids. The site had tracks and mounds that were used as bike jumps, and these were recently leveled by the landowner to remove this potential liability hazard (pers. comm. Dan Sterling (property owner); and Tina Rushing (neighbor at 239 San Juan Avenue)).

Vegetation Communities

The project site is bordered by Deer Creek on the north, open space Monterey pine woodland to the east, a moderately steep slope and residential development to the south, and residential development on San Juan Avenue to the west. Four types of vegetation surround the site: blue

gum eucalyptus forest, arroyo willow riparian scrub, non-native ruderal grassland, and Monterey pine forest.

The proposed building envelope is located in an open, disturbed center portion of the property dominated by ruderal grassland, between the Monterey pine forest and the eucalyptus forest (Figures 3 and 4).

Plant species common on the site include blue gum eucalyptus, cape ivy (*Delairea oderata*), velvet grass (*Holcus lanatus*), and California blackberry (*Rubus ursinus*). Other species present include poison hemlock (*Conium maculatum*), Monterey pine and California horkelia (*Horkelia californica*). Northeast of the site, native riparian plant species associated with Deer Creek are found, and these include arroyo willow (*Salix lasiolepis*), red elderberry (*Sambucus racemosa*) and thimbleberry (*Rubus parviflora*). Adjacent to the proposed project location however, most of the vegetation associated with Deer Creek is non-native species such as blue gum eucalyptus and cape ivy. Some native plant species were observed within the ruderal grassland on the south side of the project site, and included wood strawberry (*Fragaria vesca*), California horkelia (*Horkelia californica*), and California aster (*Aster chiloensis*). A few scattered rush species were also observed (*Juncus* spp.). Overall however the ruderal grassland on site is dominated by nonnative species such as velvet grass.

Wetlands

Wetlands within ¼ mile of the site include a pond located adjacent to Deer Creek approximately 700 feet from the proposed home site, and Deer Creek, approximately 65 feet from the project site. The pond is a former impoundment that is no longer connected to the creek. It is shown on the current USGS Montara Mountain 7.5 minute quadrangle as approximately 1 acre in size, however the pond has silted in over the years, and is less than half it's original size (Figure 5).

Riparian Buffer Requirement

The project is subject to the San Mateo County Local Coastal Program (LCP) requirements. Section 7.11 (b) of the LCP states that "where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high water point for perennial streams, and 30 feet from the midpoint of intermittent streams." Deer Creek is a perennial stream, and the section of Deer Creek near the project site is dominated by non-native eucalyptus woodland. Therefore the 50-foot buffer from the predictable high water point of Deer Creek would apply to the proposed project. The proposed project is located approximately 50 feet from the top of bank of Deer Creek (according to the plot plan map dated 11/21/05), and is in approximately 65 feet from the predictable high water point.

The site appears to be a suitable for avoiding impacts to the creek, due to the distance the proposed project site is from the predictable high water point of the creek and the disturbed condition of the site. Appropriate measures need to be taken during the construction phase of the project to protect the creek from sedimentation and stormwater pollution (Table 1).

Special Status SpeciesRare Plants

The following rare plants were identified as having potential to be on the property during earlier biological surveys done in 2001. These are fragrant fritillary (*Fritillaria liliacea*), Hickman's cinquefoil (*Potentilla hickmanii*) and Franciscan onion (*Allium peninsulare* var. *franciscanum*). A recent inspection of the California Natural Diversity database search resulted in the addition of Rose leptosiphon (*Leptosiphon rosaceus*; formerly "*Linanthus*" *rosaceus*), Choris's popcorn flower (*Plagiobothrys chorisianus*), San Francisco collinsia (*Collinsia multicolor*), and Franciscan thistle (*Cirsium franciscanum*). There is a very low probability that these species would be present based on the disturbed condition of the site, however because the site was visited in the fall, a preconstruction survey during the spring for these species is recommended (Table 1). Based on the documented flowering periods for these species, the best time to survey would be in late March or early April, with a possible follow up survey in May. Since flowering period fluctuates year to year, a visit to extant populations of these species would help define the best timing for the spring survey.

<u>Special Status Plant Species</u>	<u>Status</u>	<u>Flowering Time</u>
Rose leptosiphon (<i>Leptosiphon rosaceus</i>)	List 1B	April to June
Hickman's cinquefoil (<i>Potentilla hickmanii</i>)	List 1B, SE, FE	April to August
Franciscan thistle (<i>Cirsium franciscanum</i>)	List 1B	March to July
San Francisco collinsia (<i>Collinsia multicolor</i>)	List 1B	March to May
Choris's popcorn flower (<i>Plagiobothrys chorisianus</i>)	List 1B	March to June
Fragrant fritillary (<i>Fritillaria liliacea</i>)	List 1B	Feb. to April
Franciscan onion (<i>Allium peninsulare</i> var. <i>franciscanum</i>)	List 1B	May to June

Animals

<u>Special Status Animal Species</u>	<u>Status</u>
California red-legged frog (<i>Rana Aurora draytonii</i>)	FT
San Francisco garter snake (<i>Thamnophis sirtalis tetrataenia</i>)	SE, FE
Western pond turtle (<i>Emmys "Clemmys" marmorata</i>)	FSC, CSC
Steelhead (<i>Onchorynchus mykiss</i>)	FT
Saltmarsh common yellowthroat (<i>Geothlypis trichas sinuosa</i>)	CSC
Yellow warbler (<i>Dendroica petechia</i>)	CSC
Cooper's hawk (<i>Accipiter cooperii</i>)	CSC
Sharp-shinned hawk (<i>Accipiter striatus</i>)	CSC
San Francisco dusky-footed woodrat (<i>Neotoma fuscipes annectens</i>)	CSC
Monarch butterfly (<i>Danaus plexippus</i>)	-no status

 CNPS List 1B : California Native Plant Society: Rare or Endangered in California and Elsewhere

FE : Federally Endangered

SE : State Endangered

CSC : California Species of Special Concern

FSC : Federal Species of Concern

Monarch butterfly

The project location was visited on October 31, 2005 to evaluate the eucalyptus and other trees on site for Monarch butterflies (*Danaus plexippus*). Weather was warm, calm and clear (70°F and less than 1 mph wind speed). The visit was timed to coincide with the Monarch migration season, which was occurring on the coast side at that time (pers. comm. John Dayton). During the approximately one hour visit, 2 monarch butterflies were observed flying on the site. No significant numbers of Monarchs were observed roosting on the eucalyptus or other trees nearby, and no monarch nectaring activity was observed either. Based on these observations during the Monarch migration season, it is unlikely the project site is being utilized as roosting habitat by Monarch butterflies.

Steelhead

Deer Creek is shown as a perennial creek on the Montara Mountain USGS quadrangle, however due to the small size of its watershed and lack of significant flow, it does not provide suitable habitat for steelhead (*Onchorynchus mykiss*) (pers. comm. Jennifer Nelson, DFG).

San Francisco dusky-footed woodrat

The presence of San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) can be easily determined by the presence of their large, conspicuous stick nests. No San Francisco dusky-footed woodrat nests were observed within 200 feet of the project area. It is therefore highly unlikely the project would impact the San Francisco dusky-footed woodrat.

Bats

Several sensitive bat species may utilize the property for foraging and/or roosting. The trees on site do not have cavities that would provide important roosting (breeding) habitat for bats, however some bats can use tree bark, leaves and branches as temporary roosts. Though the potential for bat utilization of the trees on site is low, any trees planned for removal should be inspected for signs of bat roosts prior to removal (Table 1).

Songbirds

The willow riparian habitat along sections of Deer Creek and the freshwater marsh within the impoundment on Deer Creek provide potential habitat for yellow warbler (*Dendroica petechia*) and saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*). The project will not impact any willow riparian habitat, and is approximately 700 feet from the impoundment. For these reasons, it is unlikely the project would impact these species.

Raptors

The blue-gum eucalyptus and Monterey pine trees on site have some limited potential to provide nesting habitat for raptors such as red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), Cooper's hawk (*Accipiter cooperii*), Sharp shinned hawk (*Accipiter striatus*), western screech owl (*Otus kennicottii*), great horned owl (*Bubo virginianus*), and others. No raptor nests were observed within the trees at the time of the biological survey, however the site should be revisited in the spring during the raptor nesting season and evaluated for nesting activity (i.e. white wash, pellets, nesting behaviors), (Table 1).

California red-legged frog

California red-legged frog (*Rana Aurora draytonii*) (CRLF) prefers pools or ponds (>0.7 meters) with dense emergent or shrubby vegetation for breeding. CRLF can also use a variety of habitats, including uplands within approximately 2 miles of breeding ponds, when dispersing during the rainy season (Bulger 1998 in Revised Guidance On Site Assessments and Field Surveys for the California Red-legged Frog, USFWS 2005).

Potential breeding habitat for California red-legged frog (CRLF) is located within an impoundment pond approximately 700 feet from the proposed project site (Figure 2). One adult California red-legged frog was observed in the impoundment area by TRA biologists during a biological survey of the property in June 2001 (Figure 5). Bullfrogs (*Rana catesbeiana*) are also present within this impoundment.

A search of the California Natural Diversity Database, revealed the following 4 additional observations of CRLF within 5 miles of the property:

- 1) Approximately 1 mile northwest of the project site, a California red-legged frog was observed at a man-made pond along Denniston Creek in 1989.
- 2) Approximately 3 miles southeast of the project site, CRLF egg masses were recorded in a Cal-Trans mitigation pond near Pilarcitos Creek in February 2000.
- 3) Approximately 1.25 miles southwest of the site, a CRLF adult and subadult were observed at the upper end of Princeton Marsh, just downstream (south) of West Point Road, Half Moon Bay in May 1999.
- 4) Approximately 4 miles northeast of the project site an unknown number of CRLF were observed on the south side of Stone Dam Reservoir in March 1991.

The habitat on the project site consists of disturbed, open ruderal grassland that is potential upland habitat for dispersing CRLF. Though the project consists of only one single family home, the proposed construction could potentially impact non-breeding upland habitat for CRLF (Don Hankins USFWS 7/26/01, Jim Browning USFWS 12/01/05), and the US Fish and Wildlife Service should be consulted. Pre-construction surveys prior to development and exclusionary fencing would likely be needed to prevent unintentional take of this species. It is recommended that before any grading, the construction zone should be fenced off with a 4-foot high fence and a pre-construction survey should take place within the fenced area for CRLF and any debris and/or vegetation within the work zone that may provide cover or conceal CRLF must be removed, and burrows inspected (Table 1).

San Francisco garter snake

San Francisco garter snakes (*Thamnophis sirtalis tetrataenia*) (SFGS) are secretive residents of wetlands or grasslands near ponds, marshes, and sloughs and are likely to retreat into water when disturbed. They are usually found around ponds and marshes that support large populations of tree frogs and/or red-legged frogs. SFGS are also known to disperse through a variety of vegetation types to reach breeding pond locations and they may spend some time in upland areas, especially during the autumn and winter (Thinkquest 2001).

One SFGS has been recorded within 5 miles of the project site. The state and federally endangered San Francisco garter snake has been found 2.8 miles south of the project site (Pers. comm. Darlene McGriff, DFG).

There is some potential for SFGS to be present on the property, because of the presence of CRLF and bullfrog within the impoundment. Therefore the proposed home construction could potentially impact non-breeding upland habitat for SFGS (Don Hankins USFWS July, 26, 2001). As a standard measure, DFG and USFWS recommend that the construction zone be fenced off before grading in any area where SFGS are potentially present. The fence will keep SFGS from entering the area to be impacted. A pre-construction survey for SFGS must take place within the fenced area and any vegetation, debris or burrows within the work zone that may provide cover or conceal SFGS must be removed (P. Anderson, D. Hankins, pers. comm.), (Table 1).

Western pond turtle

The impoundment provides potential habitat for the western pond turtle (Emmys "*Clemmys marmorata*"), (WPT), though no pond turtles have been recorded within 5 miles of the site (CNDDB, December 2005). The property owner has not observed any WPT on site in the 9 years he has lived in the existing residence on the property (pers. comm. Dan Sterling), and no pond turtles were observed during the 2001 and 2005 biological surveys.

The proposed project site is located 700 feet from the impoundment area. Pre-construction surveys for CRLF and SFGS would be sufficient to detect WPT, and prevent impacts to WPT, if present (Table 1).

Summary

The proposed project site has little biological value due to the disturbed condition of the site, however there is potential for special status species to utilize the site. Table 1 suggests mitigation measures to minimize and avoid any potential impacts to special status species found on or near the property. Though the potential for impact to the California red-legged frog and the San Francisco garter snake is low, the US Fish and Wildlife Service and the Department of Fish and Game should be consulted in regards to the potential take of upland habitat for these species.

Please contact me if you have questions or require further information.

Sincerely,



Patrick Kobernus
Senior Biologist

Table 1. Proposed mitigation measures for APN 047-320-060, El Granada, California.

Impact	Mitigation Measure	Result
1) Possible construction impact on CRLF and SFGS.	<p>a) Isolate construction zone with a silt fence or similar barrier in order to exclude CRLF and SFGS. Fence material should be 4 feet tall with the bottom trenched 6" deep and covered with soil. Maintain fence throughout construction period.</p> <p>b) Have a qualified biologist conduct a preconstruction survey within fenced off construction zone for CRLF and SFGS and remove any vegetation, debris, or burrows that may provide cover or conceal these species</p> <p>c) Have a qualified biologist brief construction workers engaged in clearing vegetation on identifying CRLF and SFGS. If any are found during work, they are to stop and contact USFWS.</p>	<p>a) SFGS are excluded from entering the work zone and CRLF are deterred.</p> <p>b) Prevents SFGS and CRLF from being concealed in areas that are heavily impacted.</p> <p>c) Construction workers are aware of the possibility that CRLF and SFGS may be present and are aware of legal requirements.</p>
2) Possible impact on nesting raptors and/or roosting bats	If any eucalyptus and/or pine trees are slated for removal, then a survey for nesting raptors and bats on site should be conducted. Consult with DFG if any nesting raptor activity, raptor nests, or bat roosts are identified.	Impact to nesting raptors and/or bats is avoided.
3) Possible impact on rare plants	Conduct pre-construction rare plant survey of development envelope in March/April to coincide with best visibility period for the rare plants identified as having some potential for being present on site. If any of these species are identified on site, consult with DFG and/or California Native Plant Society to develop appropriate mitigations.	Impact to rare plants is avoided.
4) Potential erosion/sedimentation impact on drainage	During the construction phase of the project, use appropriate erosion control methods to keep exposed soils from being washed into the adjacent drainage. This may include using silt fencing, hay bales, or other appropriate methods.	Creek near building envelope is protected from siltation.
5) Potential stormwater pollution impact on drainage	Design and implement appropriate stormwater pollution control measures.	Creek is protected from stormwater pollution.

References

California Natural Diversity Database (CNDDB) updated September 30, 2005.

Revised Guidance On Site Assessments and Field Surveys for the California Red-legged Frog, US Fish and Wildlife Service, August 2005.

Thinkquest, 2001. Environmental impact on endangered animals: San Francisco garter snake. Website visited 7/26/01.

http://library.thinkquest.org/2878/ca_san_francisco_garter_snake.html

Thomas Reid Associates, 2002. Biotic Assessment Report for the Sterling Property (APN 047-320-060), March 2002.

USGS Montara Mountain 7.5 minute quadrangle, photorevised 1997.

Personal Communications

Tina Rushing, Resident of 239 San Juan Avenue. Personal communication, October 31, 2005.

John Dayton, Lepidopterist. Personal communication, October 31, 2005.

Jim Browning, Staff Biologist, US Fish and Wildlife Service, Coast Bay Delta Branch. Personal communication, December 1, 2005.

Don Hankins, Staff Biologist, US Fish and Wildlife Service. Personal communication July 26, 2001.

Jennifer Nelson, Staff Biologist, Department of Fish and Game. Personal communication February 26, 2001.

Darlene McGriff, CNDDB, Department of Fish and Game. Personal communication, June, 2001.

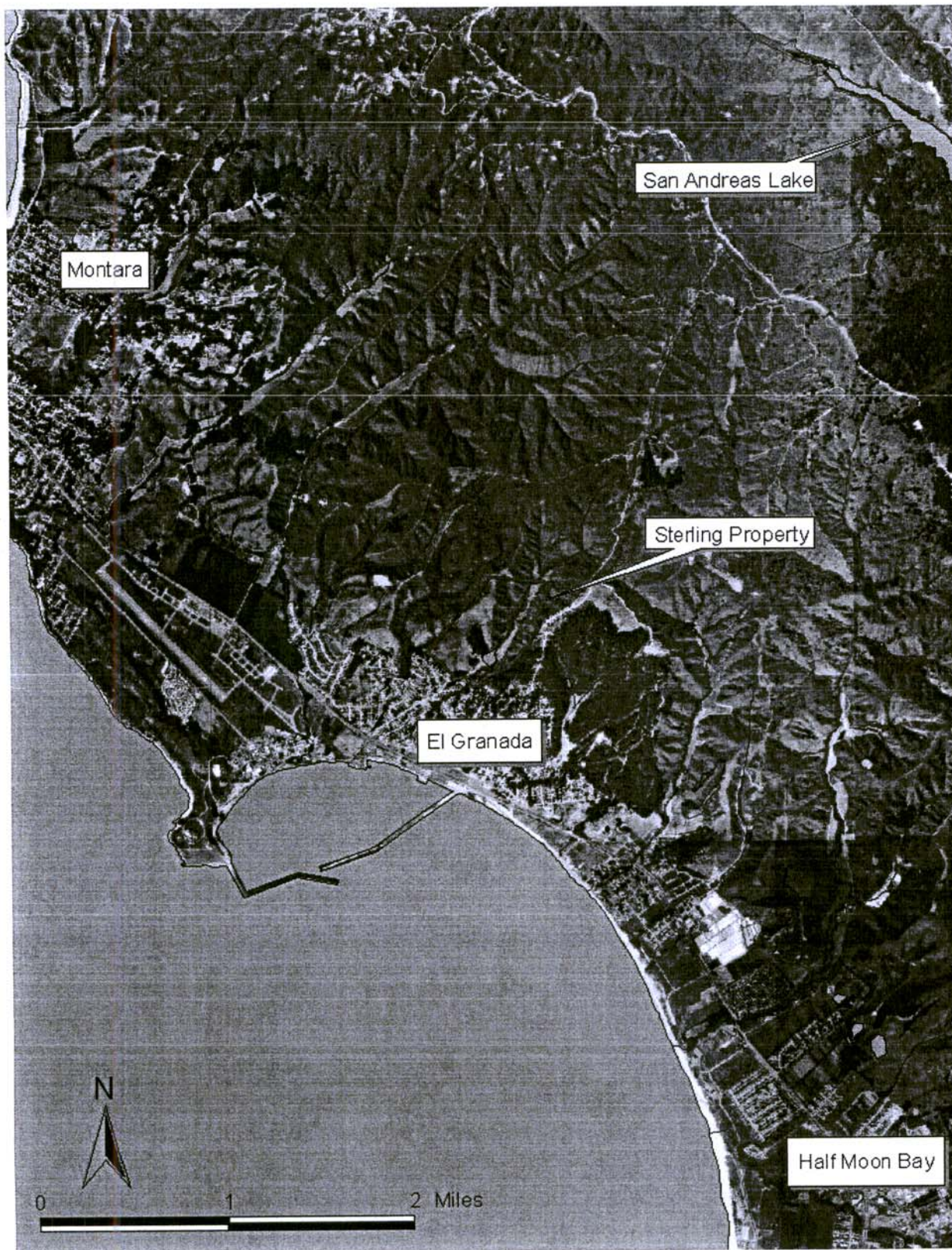


Figure 1. Vicinity map for project site at APN 047-320-060, El Granada, California.

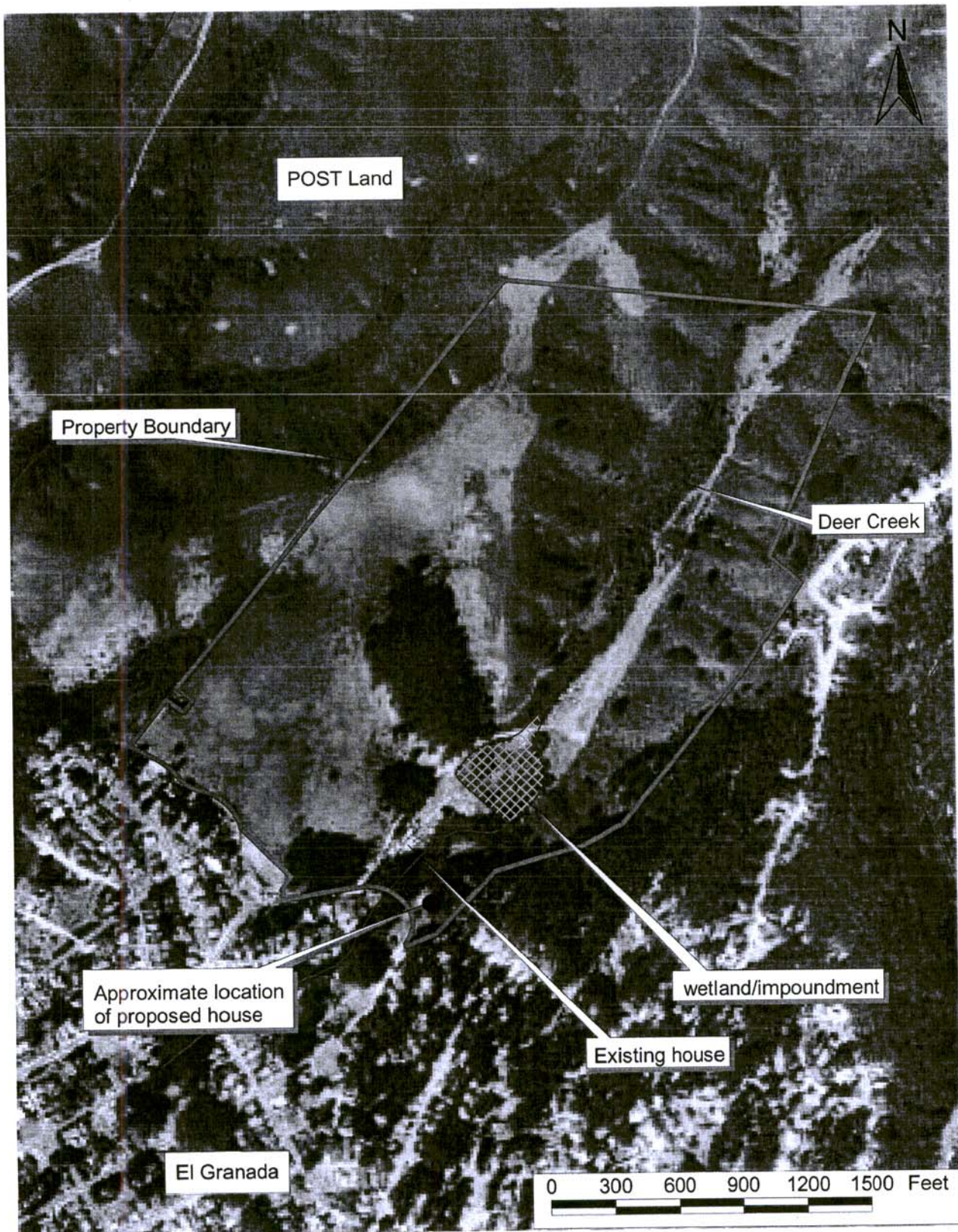


Figure 2. Site map showing proposed home site and property boundary on APN 047-320-060.



Figure 3. View of proposed project site (APN 047-320-060), looking west. Residence at 239 San Juan Avenue is shown in background. Photo date: October 31, 2005.



**Figure 4. View of proposed project site (APN 047-320-060), looking east from San Juan Avenue.
Photo date: October 31, 2005.**



Figure 5. Impoundment wetland on APN-047-320-020. The pond is currently less than half the size shown on the USGS Montara Mountain 7.5 minute quadrangle, and is dominated by cattail vegetation. Photo date: June 18, 2001.