

COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building Department



DATE: July 11, 2011
BOARD MEETING DATE: July 26, 2011
SPECIAL NOTICE/HEARING: 10-Day Notice
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Jim Eggemeyer, Community Development Director

SUBJECT: EXECUTIVE SUMMARY: Public hearing to consider an appeal of the Planning Commission's approval for the Cattermole project, consisting of a Minor Subdivision, Use Permit, Grading Permit, Coastal Development Permit, Architectural Review Permit, and certification of a Mitigated Negative Declaration for the subdivision of a 12.4-acre parcel into four proposed parcels and development of two single-family dwellings on a single proposed parcel, located at 7625 Stage Road in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission.

RECOMMENDATION:

1. Deny the appeal and uphold the Planning Commission's decision to approve the project, County File Number PLN 2009-00112, by making the findings and adopting the conditions of approval as shown on Attachment A.
2. Certify the Mitigated Negative Declaration.

BACKGROUND:

As presented to your Board, the project is unmodified since the Planning Commission's decision. The applicant is proposing to subdivide a 12.4-acre parcel into four individual parcels located within the rural service center of San Gregorio. The existing subject parcel is currently split zoned. The proposed subdivision would separate the C-1 zoned portion of the subject parcel from the PAD zoned portion, and subdivide the C-1 zoned portion into three parcels. On one of the resulting subdivided C-1 proposed parcels, two single-family dwellings and a 4-car detached garage are proposed for development. Approximately 630 cubic yards of grading is required for driveway and foundation improvements. No development or land division is proposed within the PAD zoned area, and therefore no PAD permit is required.

Previous Actions: The project was approved by the Planning Commission on October 27, 2010, and appealed to the Board of Supervisors. On April 26, 2011, your Board reviewed the appeal and continued the item.

DISCUSSION:

The applicant/owner requested to subdivide a single, spilt zoned 12.4-acre parcel within the San Gregorio rural service center, and develop one of the proposed lots with two single-family residences. The project was presented to the Planning Commission on October 27, 2010, and subsequently approved. On November 10, 2010, the project was appealed.

The appeal identifies various issues of concern, including the creation of substandard parcels, consistency with the surrounding neighborhood, issues with existing area uses, adequate review of agricultural and environmental impacts, and the validity of the findings for the required Planning permits. Staff has reviewed and addressed all the appeal issues received prior to April 11, 2011, as part of a staff report prepared for the Board of Supervisors' April 26, 2011 hearing.

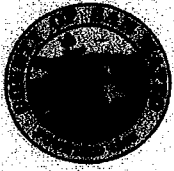
At the Board's request, staff has produced a supplement report that responds to letters received after the publication of the April 26, 2011 staff report. Staff finds no new issues requiring revisions to the recommendation and project. The project is compliant with all applicable policies and regulations, as conditioned.

County Counsel has reviewed and approved the materials as to form and content.

Approval of the Minor Subdivision, Use Permit, Grading Permit, Coastal Development Permit, Architectural Review Permit, and certification of a Mitigated Negative Declaration contributes to the Shared Vision 2025 of a Livable Community because it is consistent with the County's land use regulations, including the General Plan, Local Coastal Program and Zoning Regulations.

FISCAL IMPACT:

Approval by the Board of Supervisors would result in property tax revenue increase with tax being assessed on future residential construction.



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building Department



DATE: July 11, 2011
BOARD MEETING DATE: July 26, 2011
SPECIAL NOTICE/HEARING: 10 days/within 300 ft.
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Jim Eggemeyer, Community Development Director

SUBJECT: Public hearing to consider an appeal of the Planning Commission's approval for the Cattermole project, consisting of (1) Minor Subdivision pursuant to San Mateo County Subdivision Ordinance Section 7010, (2) Grading Permit pursuant to Section 8600 of the San Mateo County Ordinance Code, (3) Use Permit and Coastal Development Permit pursuant to Sections 6500 and 6328 of the County Zoning Regulations, respectively, (4) an Architectural Review Permit pursuant to the State Streets and Highways Code, and (5) certification of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) for the subdivision of a 12.4-acre parcel into four parcels and development of a two single-family dwellings on a single proposed parcel, located at 7625 Stage Road in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2009-00112 (Cattermole)

RECOMMENDATION:

1. Deny the appeal and uphold the Planning Commission's decision to approve the project, County File Number PLN 2009-00112, by making the findings and adopting the conditions of approval as shown on Attachment A.
2. Certify the mitigated Negative Declaration.

BACKGROUND:

Proposal: The applicant is proposing to subdivide a 12.4-acre parcel into four individual parcels located within the rural service center of San Gregorio. The existing subject parcel is currently split zoned, with approximately 6.8 acres within the Planned Agricultural District (PAD), and the reminding 5.6 acres in Neighborhood Commercial (C-1). The proposed subdivision would separate the C-1 zoned portion of the subject parcel from the PAD zoned portion, and subdivide the C-1 zoned portion into three parcels. On one of the resulting subdivided C-1 proposed parcels, two single-family dwellings and a

detached 4-car garage are proposed for development. Approximately 630 cubic yards of grading is required for driveway and foundation improvements. No development or land division is proposed within the PAD zoned area, and therefore, no PAD permit is required. The subject parcel is not under a Williamson Act contract.

Previous Actions: On October 27, 2010, the Planning Commission considered and approved the project. An appeal was filed on November 6, 2010. Your Board reviewed the appeal on April 26, 2011 and continued the item.

SUPPLEMENTAL DISCUSSION:

On April 26, 2011, an appeal of the proposed project was heard by the Board of Supervisors. Members of the public who spoke reiterated several issues and concerns that were raised in their appeal letters. Staff responded to those concerns in the staff report presented at that hearing. Issues such as septic system impact, density of development, and drainage were among those raised. The Board of Supervisors continued the item to allow staff to respond to the two letters that were received prior to the hearing, one from the Agricultural Advisory Committee, and another from an engineering firm retained by the appellants.

A. ADDITIONAL RESPONSES

The following are points and issues raised within the aforementioned letters that were received after production of the April 26, 2011 staff report. The key issues are presented (*in italicized text*), with staff's response following each. The submitted letters are contained within Attachment P of this supplemental report.

COMMENTS FROM THE AGRICULTURAL ADVISORY COMMITTEE

1. *The presentation of the Cattermole Project to the Agricultural Advisory Committee AFTER the Planning Commission's approval of the project.*

Planning staff is required to submit a project to the Agricultural Advisory Committee (AAC) for review and recommendation when a Planned Agricultural (PAD) Permit is required. Since the proposed project does not require the issuance of a PAD Permit, nor change or affect the PAD zoned portion of the subject site, it was not referred to the AAC prior to the Planning Commission hearing.

2. *The intent of the San Mateo County Local Coastal Program Section 1.12a and its application to the Cattermole project.*

Policy 1.12(a) of the Local Coastal Program (LCP) states:

"Require the infilling and use of existing rural service centers to: (1) provide commercial facilities which support agriculture and recreation, and (2) meet housing needs which are generated by local employment."

Staff has determined that the project meets the requirements of Section 1.12(a)(2).

The language of the policy requires the County to permit residential land uses that will meet the housing needs generated by local employment. By extension, residential uses that, by their size and character, are unlikely to be affordable based upon local wage scales are prohibited within the Rural Service Centers. For example, the current S-7 Zoning would allow a potentially very large dwelling given the 50% maximum lot coverage restriction (subject to a Use Permit and approval of other agencies). It is likely that staff would be unable to find that such a large development, if proposed, would be a use that is designed to meet local housing needs, as a house of that size and scale would be unlikely to be affordable to an occupant working locally (where surrounding land uses and occupations are primarily agricultural). Here, the proposed residences are of a size and nature that they are more likely to be occupied by residents who are employed on the rural Coastside or in nearby Half Moon Bay or Pescadero. Their size and scale, as well as the fact there are two dwellings on a single parcel, makes it extremely likely that at all times at least one of the dwellings, and possibly both, will serve rental housing needs rather than be owner-occupied, also making them suitable for a broad range of people working on the Coastside.

The AAC has inquired whether the project may be conditioned in such a way as to place requirements on who may occupy the dwellings. The County has never interpreted Policy 1.12 to authorize the imposition of customized conditions on who may live on a specific property. When it has been determined as necessary under the governing regulations, certain types of other development have been conditioned on a requirement, usually in the form of a deed restriction, that a proposed structure be "owner occupied." Adding a requirement that requires the owner occupy the proposed dwellings would not advance the policy of the LCP in this case. In fact, it may inhibit it, since the renting of two dwellings to different families is more likely to be affordable to a broader range of Coastside residents.

A deed restriction that requires the structures to be occupied by a category of persons based on their local employment (other than the owner) has not, to staff's knowledge, been previously implemented in relation to a development approval. Staff does not believe that such a condition is necessary to accomplish the purposes of the LCP, which in this case is designed to promote new development that "meet(s) housing needs which are generated by local employment," rather than requiring that specific designated houses be occupied by persons working locally. Such a requirement would represent a unique and burdensome code enforcement issue, and could potentially complicate the local housing market (both for sale and for rental) in unexpected ways.

3. *The issue of the diminished size of the parcel within the project designated as PAD that has prime soils for agriculture. The AAC recommends that the proposed PAD parcel should remain as large as possible containing the maximum amount of prime soils and only create additional parcels if adequate water, septic drainage, and on-site parking is provided for all existing and currently proposed uses.*

The AAC is correct that large portions of Parcels 1, 2, and 4 (all zoned C-1) contain "prime soils," as defined by the LCP. However, the development restrictions associated with the PAD Zoning District do not apply on those parcels. The project does not propose to reduce the PAD zoned area. Imposing the PAD (rural) zoning restrictions on the C-1 (urban) zoned lands would require rezoning in order to preserve the principle of uniformity within a zone.

Achieving the AAC's goal would potentially require rezoning large portions of the C-1 zoned land and moving the Urban/Rural boundary line. Since such action would be contrary to the applicant's proposal, this would be a forced rezoning.

As required with all proposed subdivisions in San Mateo County, the applicant must prove that each new parcel can be served with adequate water, septic drainage, and on-site parking. As discussed in the previous staff report, the applicant has demonstrated to the satisfaction of the Environmental Health Division, the County Fire Marshal, and the Department of Public Works that all parcels resulting from this subdivision have access to an adequate potable water supply, can support septic systems, and have adequate space to meet minimum parking requirements. The Planning Commission, therefore, was able to make the findings required for a subdivision.

4. *The preservation and protection of the water source within the parcel designated as PAD.*

Policy 5.22 of the LCP addresses the protection of agricultural water supplies when considering the division or conversion of agricultural land. As discussed in the previous staff report, the PAD zoned portion of the project parcel is not being divided or converted. Policy 5.22 does not specifically prohibit the delivery of water across the Urban/Rural boundary. Further, the existing well on Parcel 3 (which will also provide water for Parcel 4) produces 8.3 gpm. This is sufficient to meet the minimum requirements for two residences (five gpm with 2,500 gallons storage for two dwelling units). The only agriculture that has been practiced on the PAD zoned portion of the project parcel over the last 20 years is hay production. There is no evidence that the property owner has irrigated the PAD zoned lands over the last 20 years.

5. *The issue of parking for the commercial component of the Cattermole project.*

As previously discussed in issue A-4 within the April 26, 2011 staff report, the existing commercial use (the General Store) is not in violation of San Mateo County Zoning requirements. The store is a grandfathered use that predates the adoption of the County's parking regulations. No enlargement or increase in capacity of the store is proposed as part of this project.

Section 6119 of the San Mateo County Zoning Regulations specifies the amount of required off-street parking based on the type of use. While the use of "general store" is not specifically called out, it does fall under the category of "uses not enumerated which are permitted in "C" or "H" districts. This category requires that one parking space per 160 sq. ft. of gross floor area (excluding basements and storerooms) be provided. According to the applicant, the General Store's gross floor area is 935 sq. ft., which equates to approximately 6 required parking spaces. There is currently room for approximately 25 spaces in front of the store within the public right-of-way.

Staff consulted with the Department of Public Works regarding this issue, and they indicated that no complaints have been received regarding the parking around the General Store and/or on the adjacent right-of-way.

6. *The AAC recommends that Parcels 3, 4, and part of Parcel 1 (western portion) become a PAD parcel, and Parcel 2 and part of Parcel 1 (eastern portion) becoming single parcel.*

See response to item number 3 above. This proposal by the AAC would require not only a forced rezoning, but also an involuntary merger and/or lot line adjustment which the applicant has not proposed for his land.

COMMENTS FROM TOTAL COMPLIANCE MANAGEMENT

1. *The Negative Declaration is incomplete, violates County Ordinance No. 03740, and lacks a clear description of the impacts of the proposed and existing septic systems, stating that a septic system is not part of the project.*

Generally, staff uses the same project description between the required County permits and required CEQA documents in order to maintain consistency between documents, reports, and notifications. The project descriptions provide what the major elements of the project are, and the permits required. While considered as part of the environmental review, individual elements such as proposed driveways, wells, septic systems are not individually called out within the project description. As part of the Initial Study, staff evaluates all elements of the project, including all future improvements, to determine if any significant impacts will exist, and if they can be mitigated. Per Section 15063(d)(1) of the Guidelines for Implementation of the California Environmental Quality Act, staff believes that an adequate description of the project, including the location of the project, was provided.

While staff did not specifically call out the proposed septic systems required for current and future development of the proposed lots, they were considered during the environmental assessment. The applicant is required to adequately demonstrate that each new lot can sustain a septic system without impacting neighboring parcels or systems. The Environmental Health Division thoroughly reviewed the applicant's proposed systems, and found them to be satisfactory. Therefore, staff indicated within the question 4.h of the Initial Study "no impact."

2. *Violation of County Ordinance No. 03740 – Location of Septic System.*

The applicant has been actively working with the Environmental Health Division to ensure that the ordinance is adhered to. The applicant has located the exact location of the existing septic system, including drain fields. Both Environmental Health and Planning staff have visited the site to inspect the marked drain field.

The applicant has revised the tentative map (see Attachment C) to demonstrate how the existing system will comply with County ordinances, and where modifications will be necessary in order to maintain the proposed parcel lines as submitted. This will involve relocation of two existing leach lines and truncating another that serves the existing single-family dwelling on Parcel 2. The proposed relocation has been reviewed with the Environmental Health Division against the current standards and design requirements and was deemed satisfactory. Septic systems for the proposed parcels are also clearly identified on the revised tentative parcel map, and meet the Septic Ordinance requirements for setbacks from wells and property lines. (See Attachment N for existing sewer system details.) Additional conditions of approval (Nos. 55 and 56) have been added to further ensure the compliance of the existing and proposed septic systems.

3. *Violation of County Ordinance No. 03740 – Design of Drain field System of the Septic System. The current system needs to be evaluated in terms of current development standards to determine what impacts under CEQA need to be mitigated.*

The Environmental Health Division has investigated complaints against the existing system for the Store. They have determined that the system is in compliance and in working order. As such, staff has determined that no situation exists that requires mitigation. Staff's environmental analysis evaluated the overall impact of the proposed subdivision and its impact on the surrounding area, as well as the specific request for development of proposed Parcel 1.

To clarify, no new development will utilize the existing septic system currently used by the General Store and adjacent residential use. All new development will utilize its own septic system, which must meet the current design standards to the satisfaction of the Environmental Health Division.

4. *Cumulative Impacts of the Septic system were not discussed or analyzed.*

As part of the environmental analysis, staff did consider the cumulative impacts of the septic systems as well as other potential impacts included in the Initial Study matrix. As previously mentioned, based on the evaluation of the Environmental Health Division, staff determined that the proposed septic system's impact upon the surrounding area, at build-out capacity, would not have a negative impact.

5. *Growth inducing impacts on the current septic system were not discussed or analyzed. Section 15126.2(d) of the CEQA Guidelines requires lead agencies to address the potential growth inducing effects of their actions.*

Sections 15120 through 15132 of the Guidelines for Implementation of the California Environmental Quality Act fall under "Article 9 – Contents of Environmental Impact Reports." Guidelines within these sections pertain to the content requirements for an Environmental Impact Report (EIR), not a Negative Declaration. Therefore, Section 15126.2(d) is not applicable, and staff is not required to discuss such since the project did not require an EIR.

6. *Submittal of a Feasibility Report to provide adequate information.*

Upon review of the potential septic systems that the applicant is required to illustrate, the Environmental Health Division did not find it necessary for the applicant to perform a feasibility report.

B. ADDITIONAL ISSUES
ILLEGAL UNITS

Additional questions were raised regarding the unpermitted residential use of the barn structure located on proposed Parcel 3 (PAD zoned). The structure in question was an old dairy barn that actually was located approximately where the proposed residential structures are to be located on proposed Parcel 1. In 1985, an application was submitted to convert the then abandoned barn into two studio apartments. The application was subsequently withdrawn and never processed. The barn was eventually relocated to the PAD zoned area of the property where it was intended to remain a barn, which is a permitted use within the PAD.

As indicated in the previous staff report, County records do not indicate that permits were issued for the barn to be used as a residence. As a result of the March 22, 2011 site inspection of the barn, a Stop Work Notice was issued and requires the applicant to apply for the applicable Planning permits to allow residential use of the barn, in addition to building permits to legalize the conversion of the barn into a habitable unit.

The applicable Planning permits that the applicant must apply for would either be a Planned Agricultural District (PAD) and Coastal Development Permit (CDP) for a residential structure, or a Farm Labor Housing Permit. If a PAD Permit was applied for and subsequently approved, it would exhaust the single density credit that the PAD area of the existing parcel has (or the separate proposed Parcel 3). No other non-agricultural structure would be allowed after this point. A Farm Labor Housing Permit could also be applied for. This does not require a density credit, but does necessitate the approval of a Certificate of Need, which is reviewed and approved by the Farm Labor Housing Certification Committee. A PAD Permit and CDP will also be required for the Farm Labor Housing Permit. Either process will involve review by the Agricultural Advisory Committee, and consideration and approval from the Planning Commission.

Initially, staff had conditioned the approval of the proposed subdivision and residences to require legalization of the barn prior to recordation of the final map. Staff has revised Condition 17 to require that the applicant apply for the applicable permits to legalize the barn within 60 days of the approval of the Board's approval. If the County is unable to approve the use of the barn as either farm labor housing or affordable housing, the applicant will be required to demolish the unpermitted alterations and restore it to use as a non-habitable building prior to the recordation of the final map.

CREATION OF THE CURRENT ZONING AND URBAN RURAL BOUNDARY

Members of the public raised questions regarding the creation and location of the current zoning boundary between the PAD and C-1 zoned areas, where the applicant has proposed a new parcel line.

In 1980, the County's Local Coastal Program (LCP) was implemented, which included a Land Use Plan that established the Rural Service Centers in San Gregorio and Pescadero. In San Gregorio, an Urban/Rural boundary was drawn, by the Coastal Commission, around the area that was already zoned C-1 and an R-1 area on the south side of Highway 84. That Urban/Rural boundary has not moved since the inception of the LCP over 30 years ago (see Attachment B for current zoning and Attachment O for prior zoning).

County Counsel has reviewed and approved the materials as to form and content.

Approval of the Minor Subdivision, Use Permit, Grading Permit, Coastal Development Permit, Architectural Review Permit, and certification of a Mitigated Negative Declaration

contributes to the Shared Vision 2025 of a Livable Community because it is consistent with the County's Land Use Regulations, including the General Plan, Local Coastal Program and Zoning Regulations.

FISCAL IMPACT:

Approval by the Board of Supervisors would result in property tax revenue increase with the tax being assessed on future residential construction.

ATTACHMENTS:

- A. Revised Recommended Findings and Conditions of Approval
- B. Current Zoning Map/Vicinity Map
- C. Tentative Map, dated revised June 8, 2011
- D. Residence Site Area
- E. Residence 1 Floor Plan
- F. Residence 2 Floor Plan and Elevation
- G. Residence 1 and 2 Elevations
- H. Residence 2 Elevations
- I. Garage Floor Plan and Elevations
- J. Color Sample
- K. Prime Soils Map
- L. Scenic Corridor Map
- M. Proposed/Potential Well and Septic Percolation Test Locations
- N. Existing Drain Field Septic Area and Proposed Modifications
- O. Prior Zoning Map (1958)
- P. Letters from Agricultural Advisory Committee and Total Compliance Management
- Q. Board of Supervisors Staff Report, dated April 26, 2011 (without attachments)
- R. Appeal Application Packet and Exhibits
- S. Planning Commission Letter of Decision, dated October 27, 2010
- T. In-Lieu Park Fees Worksheet
- U. Initial Study and Mitigated Negative Declaration

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

REVISED
RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit File Number: PLN 2009-00112

Board Meeting Date: July 26, 2011

Prepared By: James A. Castañeda, AICP

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS:

Regarding the Environmental Review, Find:

1. That the Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines. An Initial Study was completed and a Negative Declaration issued in conformance with CEQA guidelines. The public review period for this document was August 30, 2010 to September 20, 2010.
2. That, on the basis of the Initial Study and comments received thereto, no substantial evidence exists that the project, if subject to the mitigation measures contained in the Negative Declaration, will have a significant effect on the environment. The four (4) mitigation measures contained in the Negative Declaration adequately mitigate any potential significant effect on the environment.
3. That the mitigation measures identified in the Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into a Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6. The applicant has agreed to comply with the four (4) mitigation measures contained in the Negative Declaration.
4. That the Negative Declaration reflects the independent judgment of the San Mateo County Planning Commission.

For the Coastal Development Permit, Find:

5. 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, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. As conditioned, the project will present a negligible visual impact to the surrounding area.

6. That the project conforms to the specific findings required by the applicable policies of the San Mateo County Local Coastal Program. The Planning Commission finds that the proposed project as conditioned will be consistent with policies pertaining to visual impacts as the improvements and additions will be designed to be in scale with the character of their setting and blend rather than dominate or distract from the overall view of the area.

Regarding the Minor Subdivision, Find:

7. The proposed map is consistent with applicable general and specific plans. The subdivision will create four parcels consistent with the use and density stipulated by the General Plan.
8. The site is physically suitable for residential development. The four proposed parcels are of sufficient size and shape to support the allowed uses within their respective zoning districts without any major landform alternation.
9. The site is physically suitable for the proposed density of development. The subdivision would allow for a maximum density of 0.69 dwelling units per acre. Parcels located within the C-1 (Neighborhood Commercial) Zoning District are not subject to density limitation, and development within parcels in the Planned Agricultural District (PAD) are subject to a density analysis.
10. The design of the subdivision or the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife in their habitat. Very few improvements are required for the subdivision and there is no evidence to suggest that they will cause serious health problems or pose a significant threat to the environment as there will be minimal transport and discharge of pollutants from the project site into the local storm drain system in accordance to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines.
11. That the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision as no easements exists on any of the proposed parcels.
12. The discharge of waste from the proposed subdivision into a proposed septic system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The applicant has proposed a septic sewer system and it has been determined by Environmental Health to be acceptable to accommodate the development.

13. The land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (The Williamson Act). The property is not subject to any Williamson Act contracts.

Regarding the Use Permit, Find:

14. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Residential development within the C-1 zoned parcel will not significantly diminish commercial opportunities within the rural service center.
15. That the use is necessary for the public health, safety, convenience, or welfare by providing additional housing for individuals who work in the area, contributing to overall housing options in the rural service area.

Regarding the Architectural Review, Find:

16. That the proposed project is in compliance with the architectural design standards for the Cabrillo State Scenic Corridor. The proposed development will not create a significant visual impact upon completion of construction and implementation of all project conditions. The existing topography and vegetation will screen the proposed development, as well as the use of earth-tone colors and materials to be used on the development.

Regarding the Grading Permit, Find:

17. That this project will not have a significant adverse effect on the environment. The project has been reviewed by Planning staff and the Department of Public Works, which find the project can be completed without significant harm to the environment. In addition, the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605. The project, as conditioned, conforms to the criteria for review contained in the Grading Ordinance, including an erosion and sediment control plan. This project is also consistent with the General Plan as discussed in the staff report.

RECOMMENDED CONDITIONS OF APPROVAL:

Current Planning Section

1. The approval applies only to the proposal, documents and plans as described in this report and materials approved by the Board of Supervisors on July 26, 2011. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval.
2. This subdivision approval is valid for two years, during which time a final parcel map shall be filed and recorded. An extension to this time period in accordance

with Section 7013.5.c of the Subdivision Regulations may be issued by the Planning Department upon written request and payment of any applicable extension fees if required.

3. If after two (2) years from the date of approval, the applicant has not obtained all other necessary permits and made substantial progress toward completing the proposed project, the Coastal Development Permit, Use Permit, Architectural Review Permit, and Grading Permit will expire.
4. The parcel map shall be recorded pursuant to the plans approved by the Board of Supervisors; any deviation from the approved plans shall be reviewed and approved by the Community Development Director, as deemed necessary.
5. All aspects of the proposed grading shall comply with the performance standards, as detailed in the Grading Permit Performance Standards Handbook, during all stages of development.
6. A Grading Permit Hard Card shall be issued prior to the beginning of grading activities. The applicant shall obtain a building permit for the proposed retaining walls and shall comply with all applicable requirements of the Building Inspection Section.
7. Prior to the issuance of the building permit or grading permit hard card, the applicant shall submit to the Current Planning Section 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 days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative BMPs, such as mulching or vegetative erosion

- control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
 - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
 - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
 - k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
 - l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
8. The applicant shall submit an erosion and sediment control plan for the proposed utility and access improvements for Planning staff review and approval prior to installation of said utilities/improvements. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.
9. Prior to recordation of the final parcel map, the applicant shall pay In-Lieu Park Fees to the San Mateo County Planning and Building Department pursuant to Section 7055.3 of the Subdivision Regulations. The current amount is \$460.45, but shall be calculated at time of recordation using the most recent assessed value of the parcel as required by Section 7055.3 of the Subdivision Regulations.
10. All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00

p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment and shall otherwise be subject to the limits imposed by the San Mateo County Ordinance Code, Chapter 4.88.

11. Unless approved, in writing, by the Community Development Director, no grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion. The applicant shall submit a letter to the Current Planning Section, a minimum of two (2) weeks prior to commencement of grading, stating the date when grading will begin.
12. No grading activities shall commence until the applicant has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
13. For the final approval of the grading permit, the applicant shall ensure the performance of the following activities within thirty (30) days of the completion of grading:
 - a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/ mitigation measures, and the Grading Ordinance, to the Current Planning Section and the Geotechnical Section.
 - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.
14. Prior to the issuance of the Grading Permit Hard Card, the applicant shall submit a final soils report for the review and approval of the Geotechnical Section.
15. The applicant shall submit an on-site drainage plan, as prepared by a civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan shall show, in all respective cases, the mechanisms necessary to contain all water runoff generated by on-site impervious surfaces, and to reduce the amount of off site runoff through the use of on-site percolation facilities. The drainage plan shall also include facilities to minimize the amount of pollutants in stormwater runoff through on-site retention and filtering facilities. The on-site drainage plan shall be submitted to the Current Planning Section for review and approval by the Community Development Director prior to the issuance of a grading permit hard card.
16. Should cultural resources be encountered during site work, all work shall immediately be halted in the area of discovery and the applicant 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 applicant. 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 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).

17. Within 60-days from the date of approval, the applicant shall obtain applicable approved permits to legalize the barn for residential use prior to the recordation of the final map. If the County is unable to approve the use of the barn as either farm labor housing or affordable housing, then the applicant will have to demolish the unpermitted alterations and restore its use as a non-habitable building prior to recordation of the final map.
18. All utilities shall be placed underground.
19. Prior to receiving a Planning Final sign off for the required building permits, colors and materials shall be verified and shall match those submitted as part of this application (Attachment J).
20. Prior to issuance of building permits for the new residences, the applicant shall submit a landscape plan for approval by the Community Development Director. The goal is to soften the proposed residences and garage as seen from public roads. The plan shall include native trees and shrubs compatible with the coastal area. Said plan must be implemented prior to a final Planning sign off on the building permits.

Building Inspection Section

21. Building permits shall be applied for and obtained from the Building Inspection Section for any future construction on the parcels created as a result of the filing of the final parcel map for this project.
22. Sediment and erosion control measures must be installed prior to beginning any site work and maintained throughout the term of the permit. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
23. Future residential development shall comply with the Green Building Ordinance.
24. This project must meet Chapter 7A Standards with respect to siding (Class-A Rated), roofing (Class-A Rated), venting, exterior doors (solid-core) and windows (tempered).

Department of Public Works

25. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
26. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued.
27. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.
28. The applicant shall submit a driveway "Plan and Profile," to the Public Works Department, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
29. The applicant shall record documents which address future maintenance responsibilities of any private drainage and/or roadway facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Public Works Department for review.
30. Any potable water system work required by the appropriate district within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Public Works Department prior to the issuance of the permit.
31. The applicant shall submit written certification from the appropriate energy and communication utilities to the Public Works Department and the Planning Department stating that they will provide energy and communication services to the proposed parcels of this subdivision.
32. At the completion of work, the engineer who prepared the approved grading plan shall submit a signed "as-graded" grading plan conforming to the requirements of Section 8606.6 of the Grading Ordinance.
33. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.

34. The applicant shall submit a parcel map to the Department of Public Works for review and recording.

Cal-Fire

35. An approved Automatic Fire Sprinkler system meeting the requirements of NFPA-13D is required to be installed in your project. Plans shall include attached garages and detached garages at or above 1,000 square feet. Plans shall be designed by a licensed sprinkler system designer and submitted to the San Mateo County Building Department for review and approval by the San Mateo County Fire Department. Building plans will not be reviewed until the required sprinkler plans are received by the County Building Department.
36. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
37. A sounding device activated by automatic fire sprinkler system water flow is required to be installed in all residential systems as outlined and meeting the requirements of NFPA 13D. All hardware is to be included on the submitted sprinkler plans.
38. A Site Plan showing all required components of the water system is required to be submitted with the building plans to the San Mateo County Building Department for review and approval by the San Mateo County Fire Department for verification and approval. Plans shall show the location, elevation and size of required water storage tanks, the associated piping layout from the tank(s) to the building/structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipe/joints/valves/valve indicators, thrust block calculations/joint restraint, the location of the standpipe/hydrant and the location of any required pumps and their size and specifications.
39. Because of the fire flow and automatic sprinkler requirements for your project, an on-site water storage tank is required. Based upon building plans submitted to the San Mateo County Building Department the San Mateo County Fire Department has determined that a minimum of 7,500 gallons of fire protection water will be required, in addition to the required domestic water storage. Fire protection water storage tanks shall be located a minimum of 50 feet from all buildings, or shall be of non-combustible construction. Plans showing the tank(s) type, size, location and elevation are to be submitted to the San Mateo County Fire Department for review and approval.
40. The water storage tank(s) shall be so located as to provide gravity flow to a standpipe/hydrant. Plans and specifications shall be submitted to the San Mateo County Building Department for review and approval by the San Mateo County Fire Department.

41. A Wet Draft Hydrant with a 4-1/2" National Hose Thread outlet with a valve shall be mounted not less than two feet above ground level and within five feet of the main access road or driveway, and not less than 50 feet from any portion of any building, nor more than 150 feet from the main residence or building.
42. The standpipe/hydrant shall be capable of a minimum fire flow of 1,000 GPM.
43. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current Uniform Building Code.
44. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than four inches in height, and have a minimum 1/2-inch stroke.
45. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2-inch in size, or an approved spark arresting device.
46. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within five feet of any portion of any building or structures.
47. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
48. This project is located in a wild land urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and under-floor protection to meet CBC Chapter 7A requirements. You can visit the Office of the State Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." This condition to be met at the building permit phase of the project.
49. This condition will be part of the building plan submittal phase of the project. If there is limited access into your property by use of a gate, the San Mateo County Fire Department will require the installation of a Knox Box or Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or

medical emergency. For an application or further information, please contact the San Mateo County Fire Marshal's Office at 650/573-3846.

50. Contact the San Mateo County Fire Marshal to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Please allow for a minimum of 72 hours notice to the Fire Department at 650/573-3846.
51. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be 20 feet wide, all weather surface, and able to support a fire apparatus weighing 72,000 lbs. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95%.
52. DRC comments only, this is a preliminary review only. When this design is submitted for a building permit there may be more requirements according to the actual design being submitted and the current codes at time of building permit submittal. This review is neither permission nor approval for final plan check for a permit.
53. If development occurs on the other parcels, Fire Department access and water supply shall be provided at time of building plan submittal meeting the fire code at that time.

Environmental Health Division

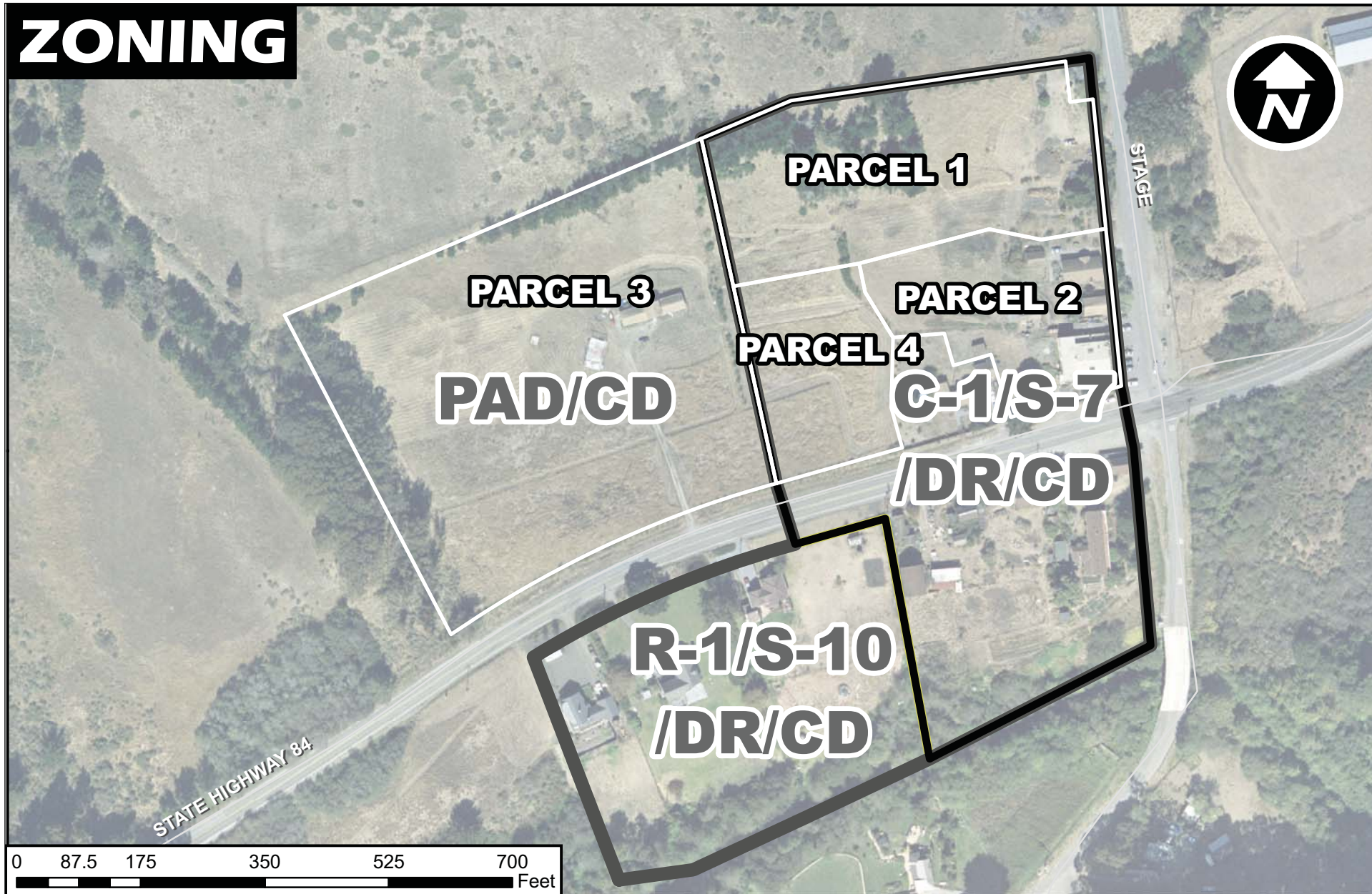
54. The applicant shall produce a Covenant of Easement for proposed Parcels 1 and 2 addressing ownership, maintenance and location of easements for the shared well located on proposed Parcel 1. A Covenant of Easement will also be required for proposed Parcels 3 and 4 for the shared well on proposed Parcel 3. These documents are to be recorded with the County Recorder's Office after recordation of the final map.
55. Prior to the recordation of the final map, the proposed septic drain fields for Parcel 1 shall be staked out and verified by the Environmental Health Division.
56. Prior to the recordation of the final map, the applicant shall obtain a repair permit to extend the drain fields on Parcel 2. The drain fields shall be installed according to the septic plans dated June 8, 2011, designed by Mr. Steve Brooks, REHS.



County of San Mateo - Planning and Building Department

ATTACHMENT B

ZONING



San Mateo County Board of Supervisors

Owner/Applicant: **Cattermole**

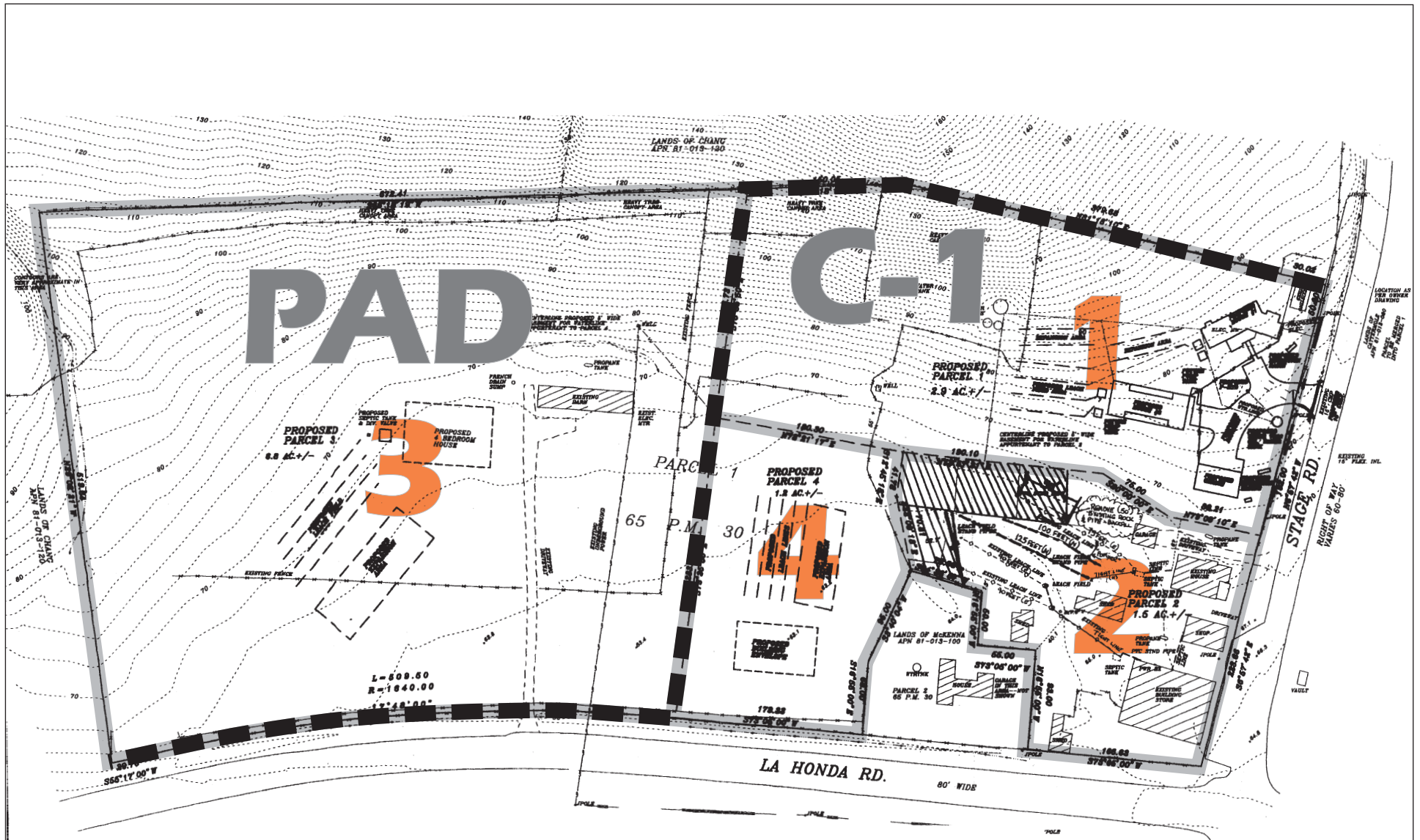
Attachment: **B**

File Numbers: **PLN 2009-00112**



County of San Mateo - Planning and Building Department

ATTACHMENT C



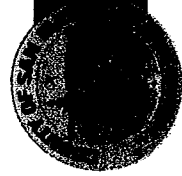
Tentative Map

San Mateo County Board of Supervisor's Meeting

Applicant: **George & Mary Cattermole**

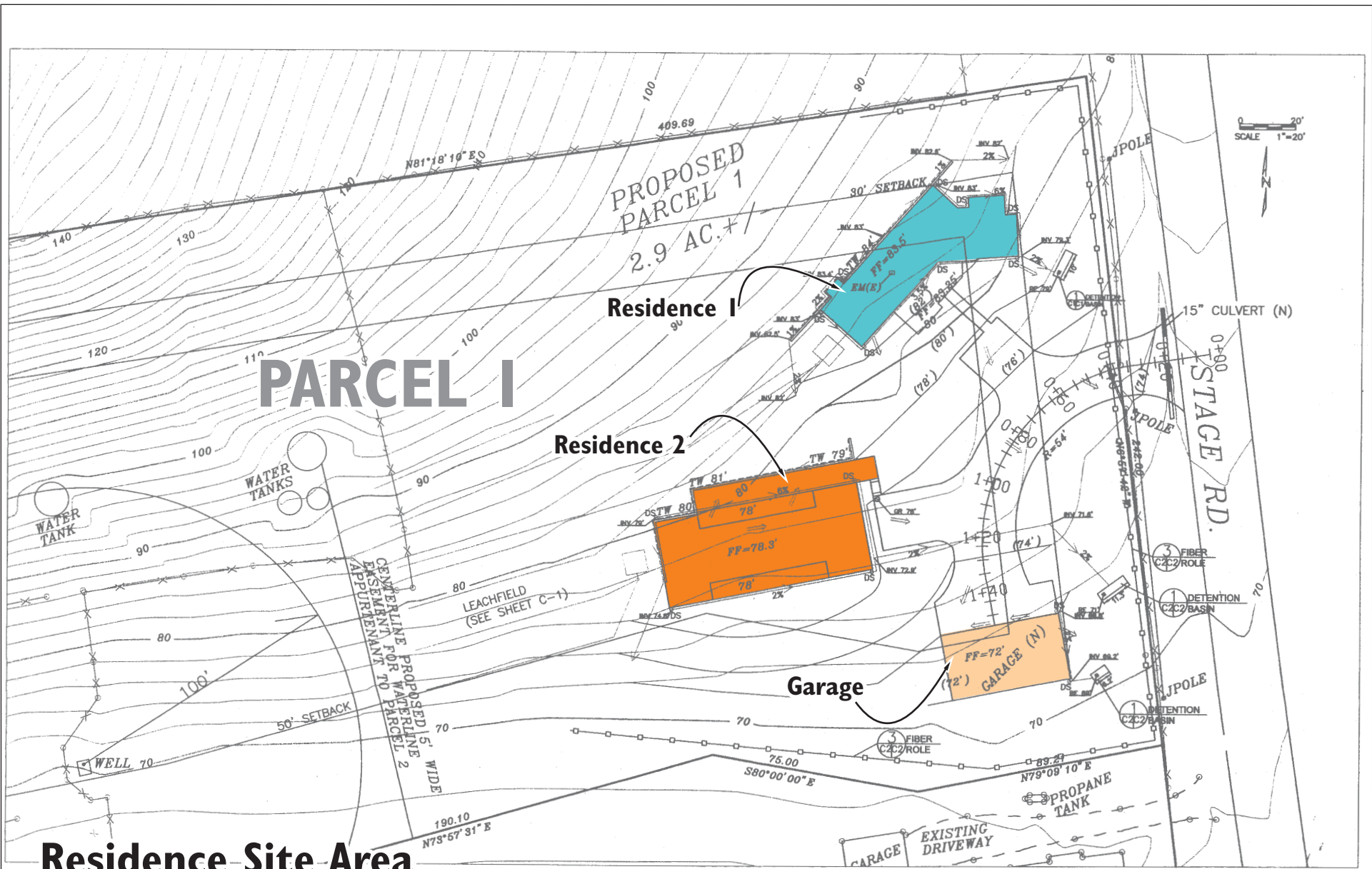
Attachment: **C**

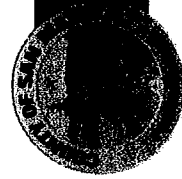
File Numbers: **PLN 2009-00112**



County of San Mateo - Planning and Building Department

ATTACHMENT D



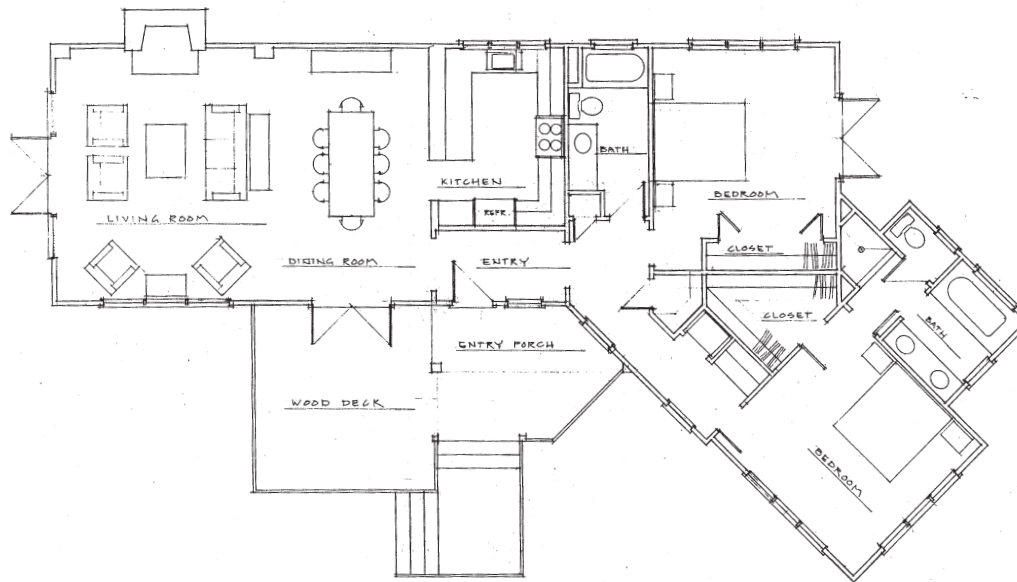


County of San Mateo - Planning and Building Department

ATTACHMENT E

RESIDENCE #1

A 1,800 square foot wood frame
single family home with two
bedrooms and two bathrooms.



FLOOR PLAN

$\frac{1}{4}'' = 1'$

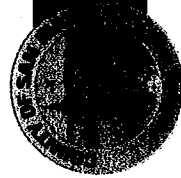
Residence I floor plan

San Mateo County Planning Commission's Meeting

Owner/Applicant: **Cattermole**

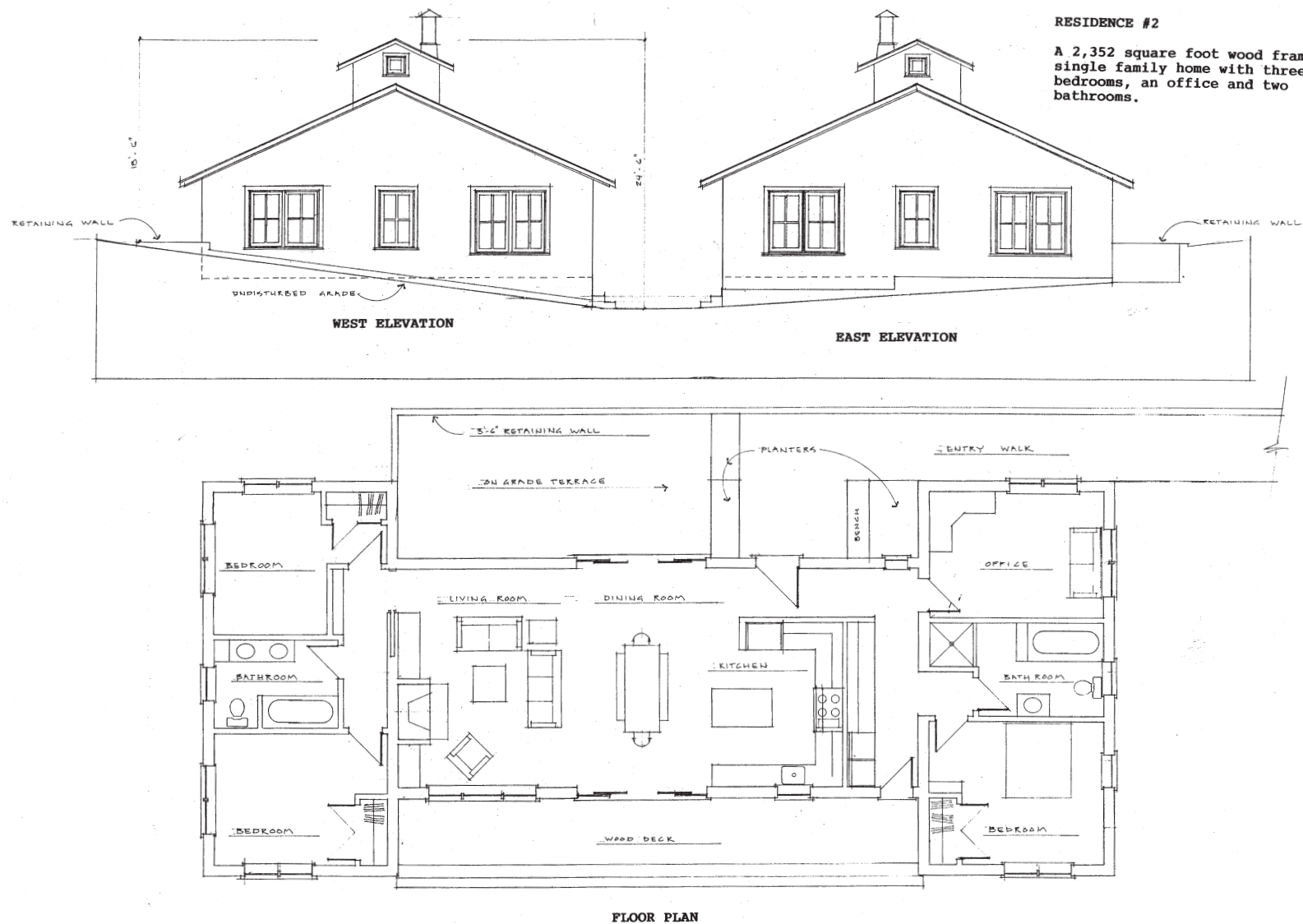
Attachment: **E**

File Numbers: **PLN 2009-00112**



County of San Mateo - Planning and Building Department

ATTACHMENT F



Residence 2 floor plan & elevations

San Mateo County Planning Commission's Meeting

Owner/Applicant: **Cattermole**

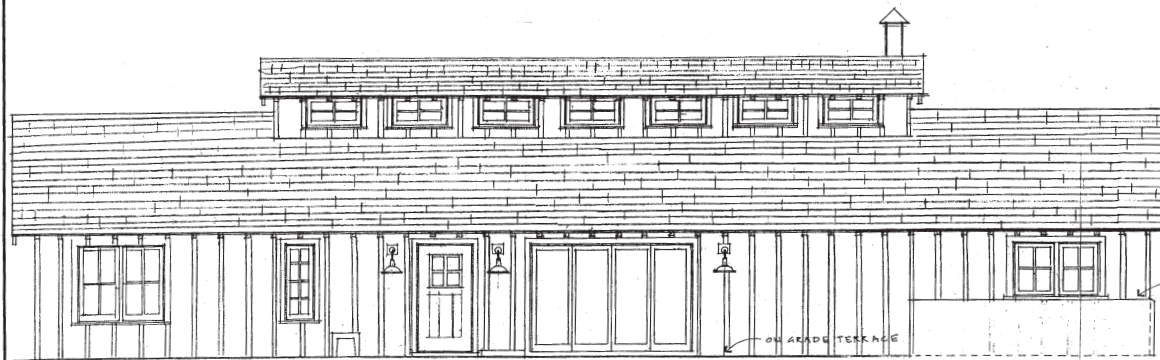
Attachment: **F**

File Numbers: **PLN 2009-00112**



County of San Mateo - Planning and Building Department

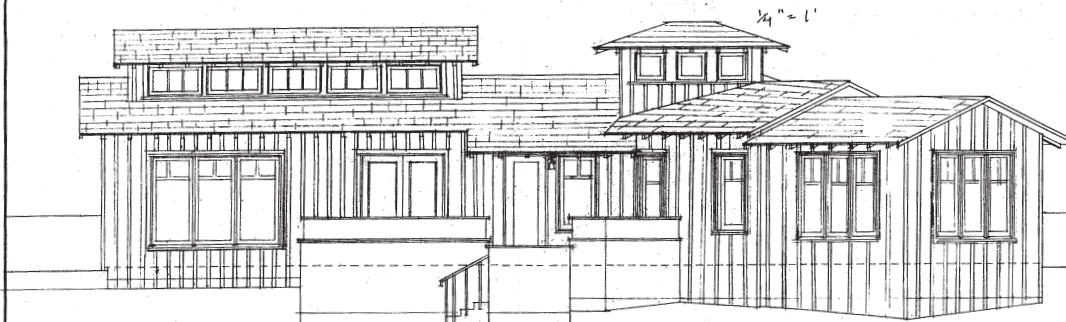
ATTACHMENT G



NORTH ELEVATION

RESIDENCE #2

A 2,352 square foot wood frame single family home with three bedrooms, an office and two bathrooms.



SOUTH ELEVATION

RESIDENCE #1

A 1,800 square foot wood frame single family home with two bedrooms and two bathrooms.

SOUTH ELEVATION

RESIDENCES #1 and #2 and Garage

ROOFING: Asphalt composition shingles
Certainteed Weathered Wood

EXTERIOR TRIM: Painted Certainteed Fiber Cement
Benjamin Moore Sussex Green HC109

WINDOWS: Aluminum
Color: Bronze

EXTERIOR WALLS: Painted Certainteed Fiber Cement board and batten
smooth vertical siding with vertical battens
Benjamin Moore sandy hook gray HC108

ENTRANCE DECK: Natural wood
Redwood-Walton natural linseed oil finish

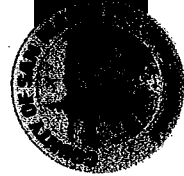
Residence 1 & 2 elevations

San Mateo County Planning Commission's Meeting

Owner/Applicant: **Cattermole**

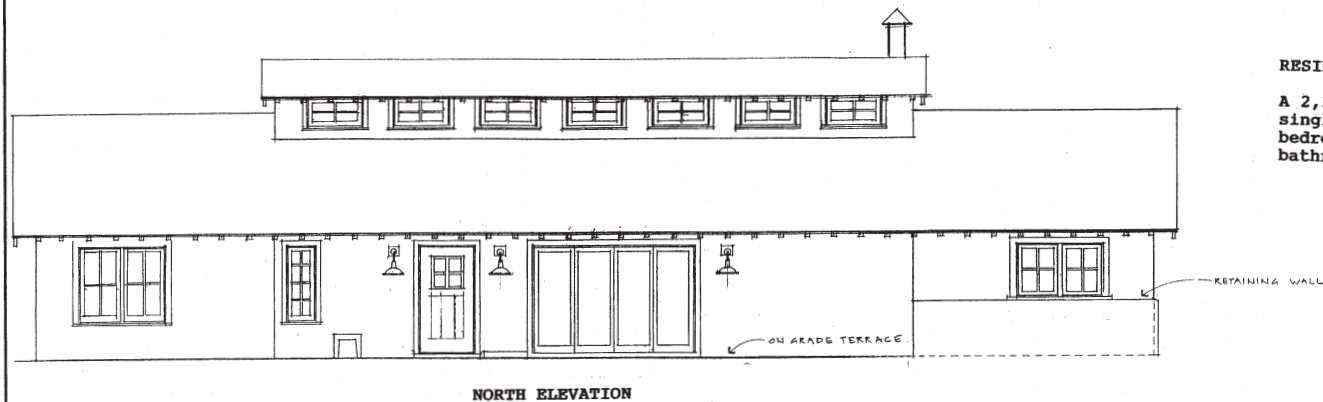
Attachment: **G**

File Numbers: **PLN 2009-00112**



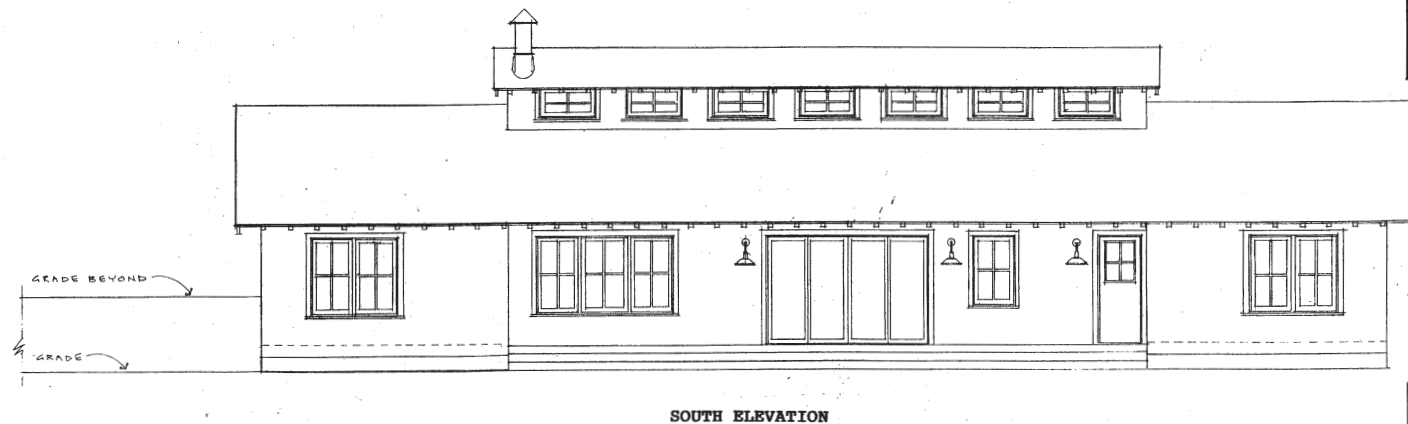
County of San Mateo - Planning and Building Department

ATTACHMENT H



RESIDENCE #2

A 2,352 square foot wood frame single family home with three bedrooms, an office and two bathrooms.



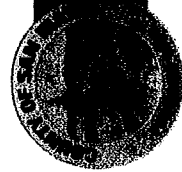
Residence 2 elevations

San Mateo County Planning Commission's Meeting

Owner/Applicant: **Cattermole**

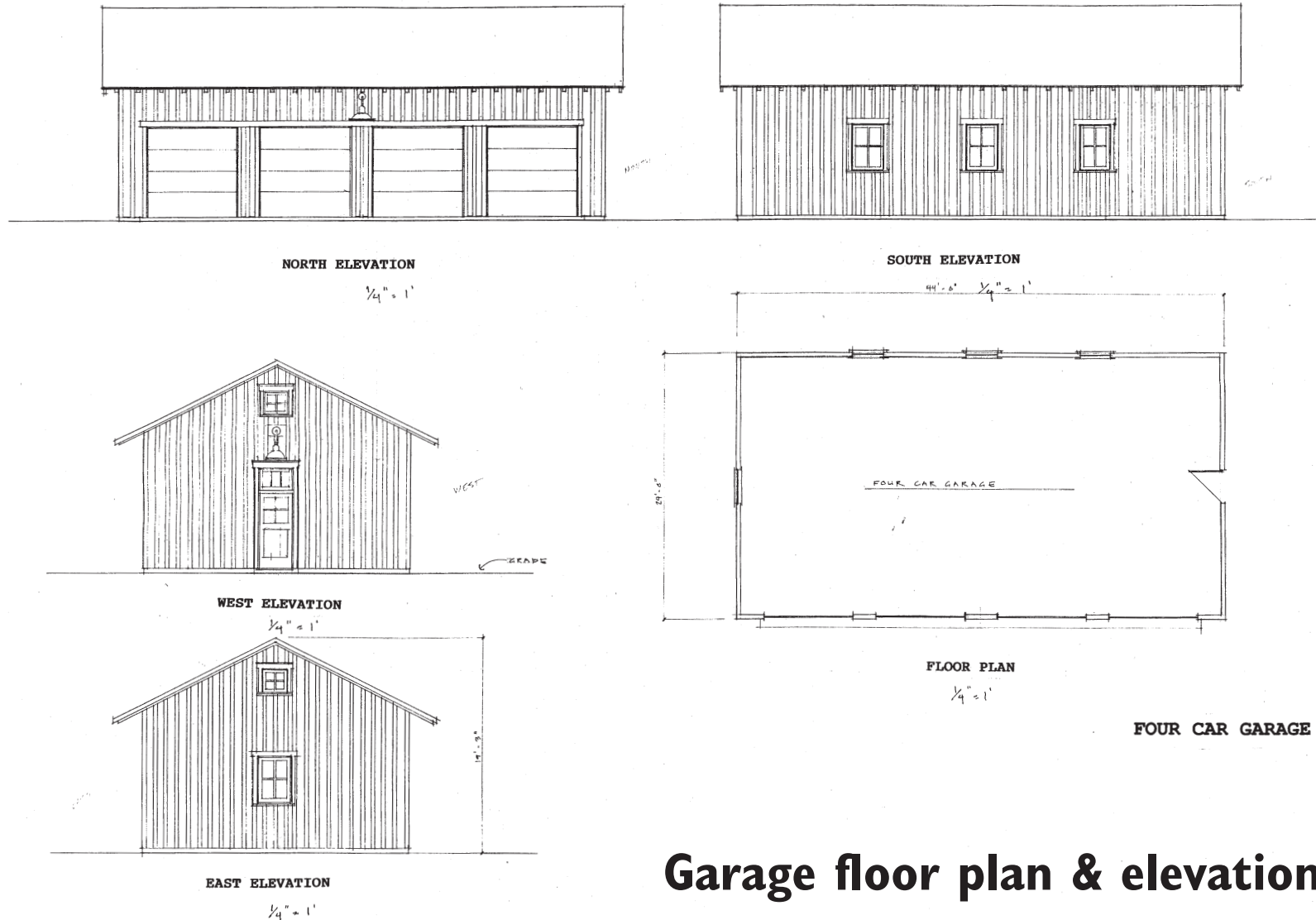
Attachment: **H**

File Numbers: **PLN 2009-00112**



County of San Mateo - Planning and Building Department

ATTACHMENT I



Garage floor plan & elevations

San Mateo County Planning Commission's Meeting

Owner/Applicant: **Cattermole**

Attachment: **I**

File Numbers: **PLN 2009-00112**

County of San Mateo - Planning and Building Department

ATTACHMENT J

RESIDENCES #1 and #2 and Garage

ROOFING: Asphalt composition shingles
Certainteed Weathered Wood



EXTERIOR TRIM: Painted Certainteed Fiber Cement
Benjamin Moore Sussex Green HC109



WINDOWS: Aluminum
Color: Bronze

BENJAMIN MOORE®
COLOR PREVIEW® HC

EXTERIOR WALLS: Painted Certainteed Fiber Cement board and batten
smooth vertical siding with vertical battens
Benjamin Moore sandy hook gray HC108



ENTRANCE DECK: Natural wood
Redwood-Watco natural linseed oil finish

San Mateo County Planning Commission Meeting

Applicant: **Cattermole**

Attachment: **J**

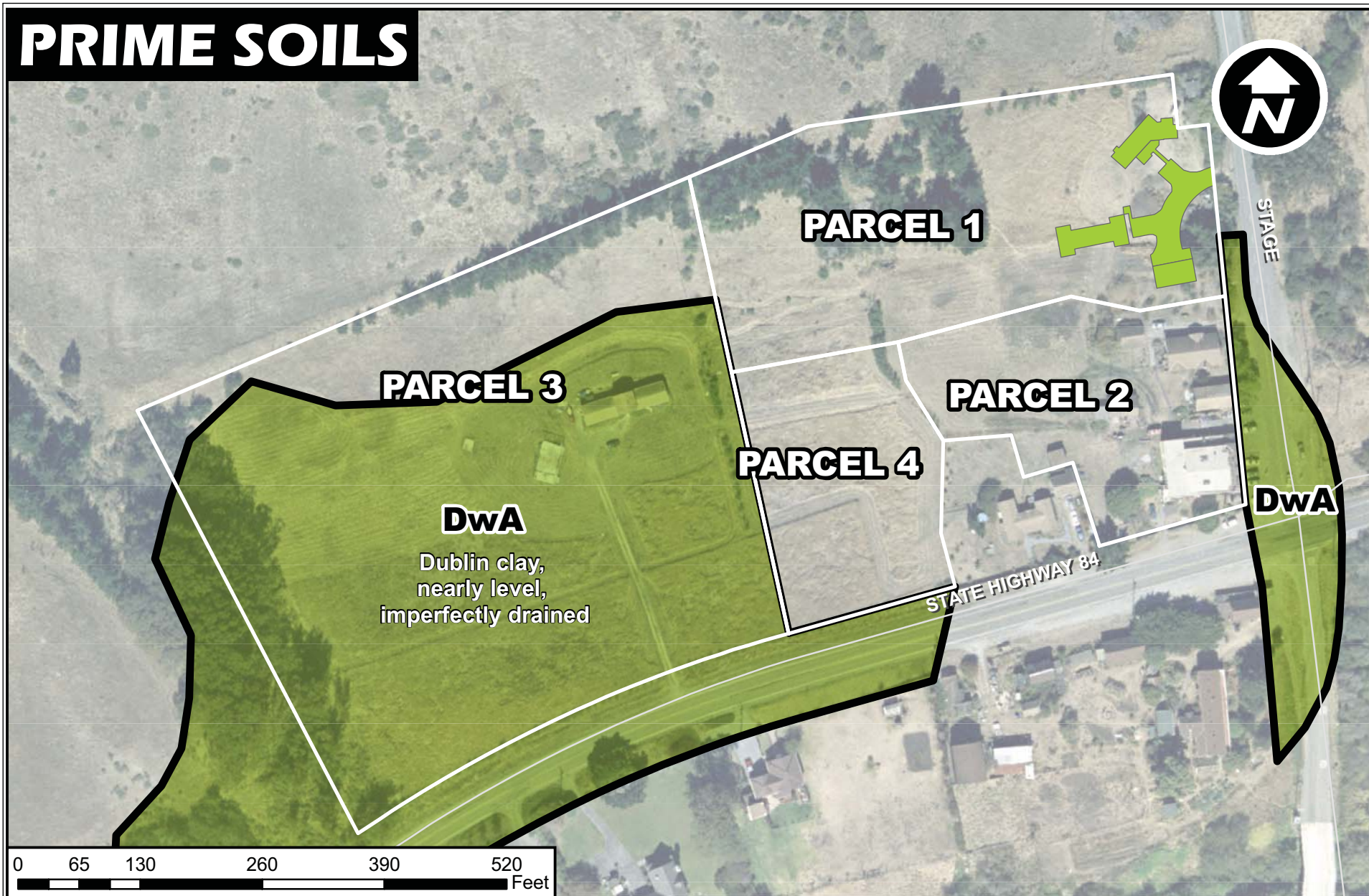
File Numbers: **PLN2009-00112**



County of San Mateo - Planning and Building Department

ATTACHMENT K

PRIME SOILS



San Mateo County Board of Supervisors

Owner/Applicant: **Cattermole**

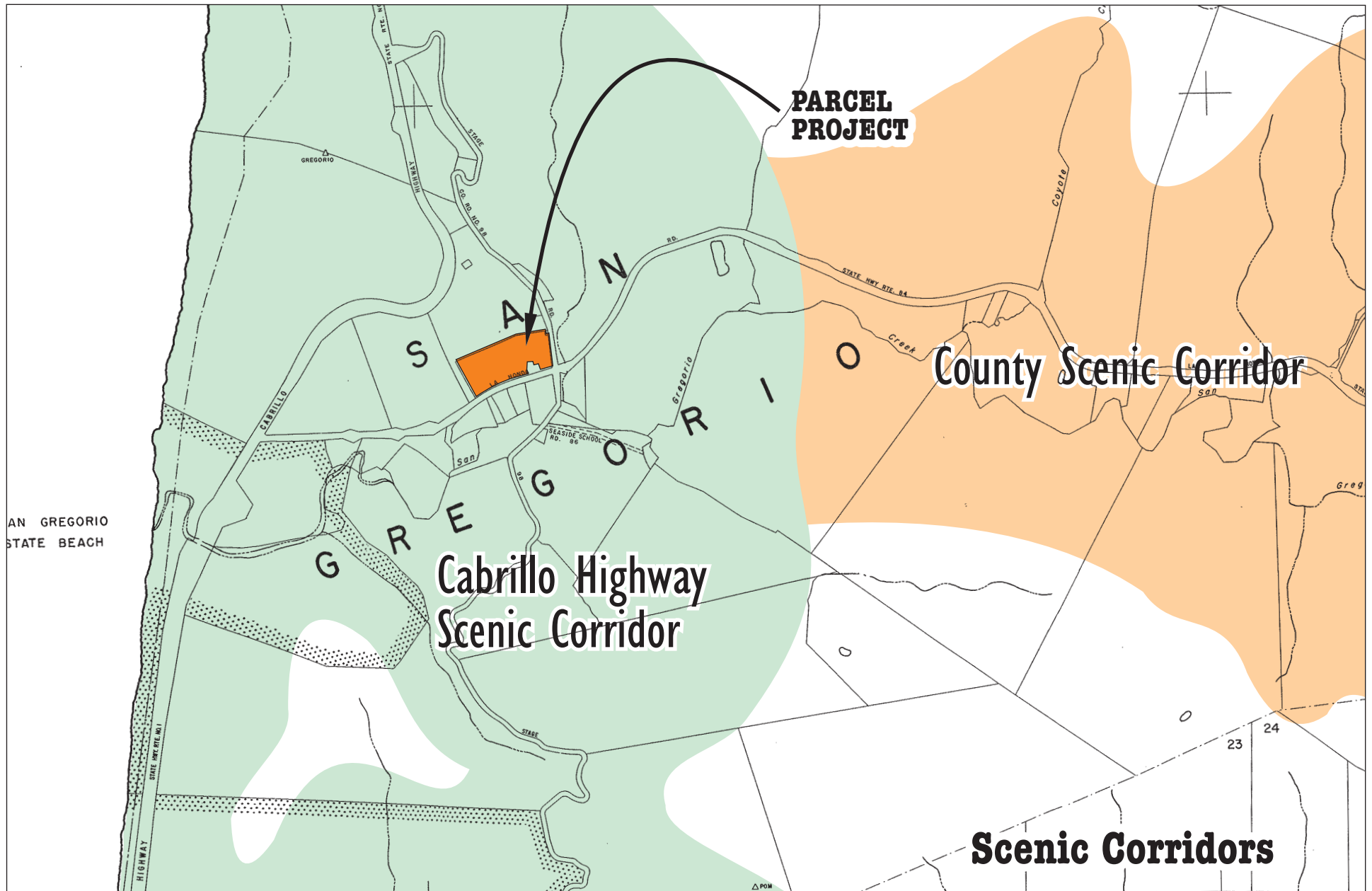
File Numbers: **PLN 2009-00112**

Attachment: **K**



County of San Mateo - Planning and Building Department

ATTACHMENT L



San Mateo County Planning Commission's Meeting

Owner/Applicant: **Cattermole**

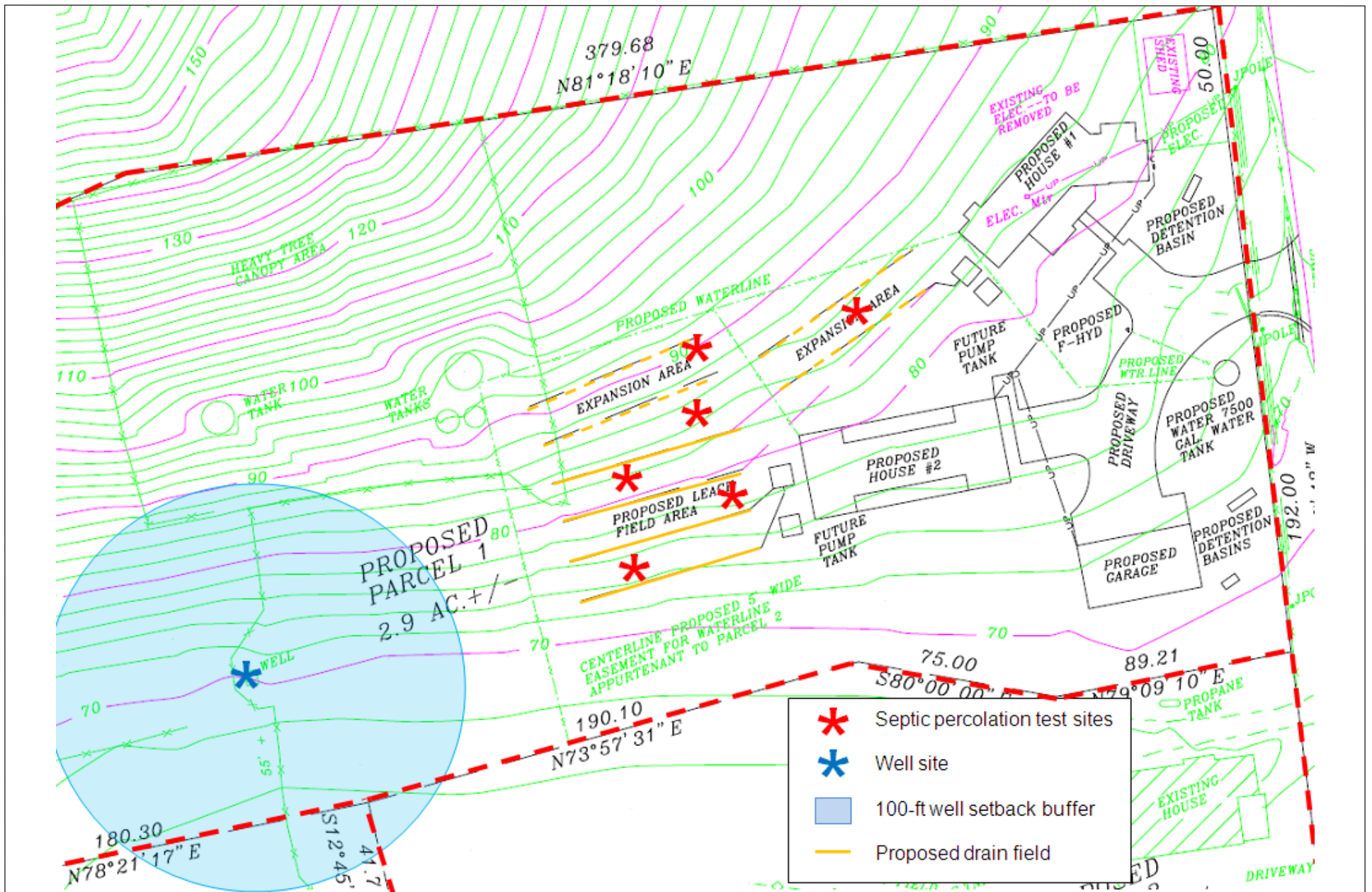
Attachment: **L**

File Numbers: **PLN 2009-00112**



County of San Mateo - Planning and Building Department

ATTACHMENT M

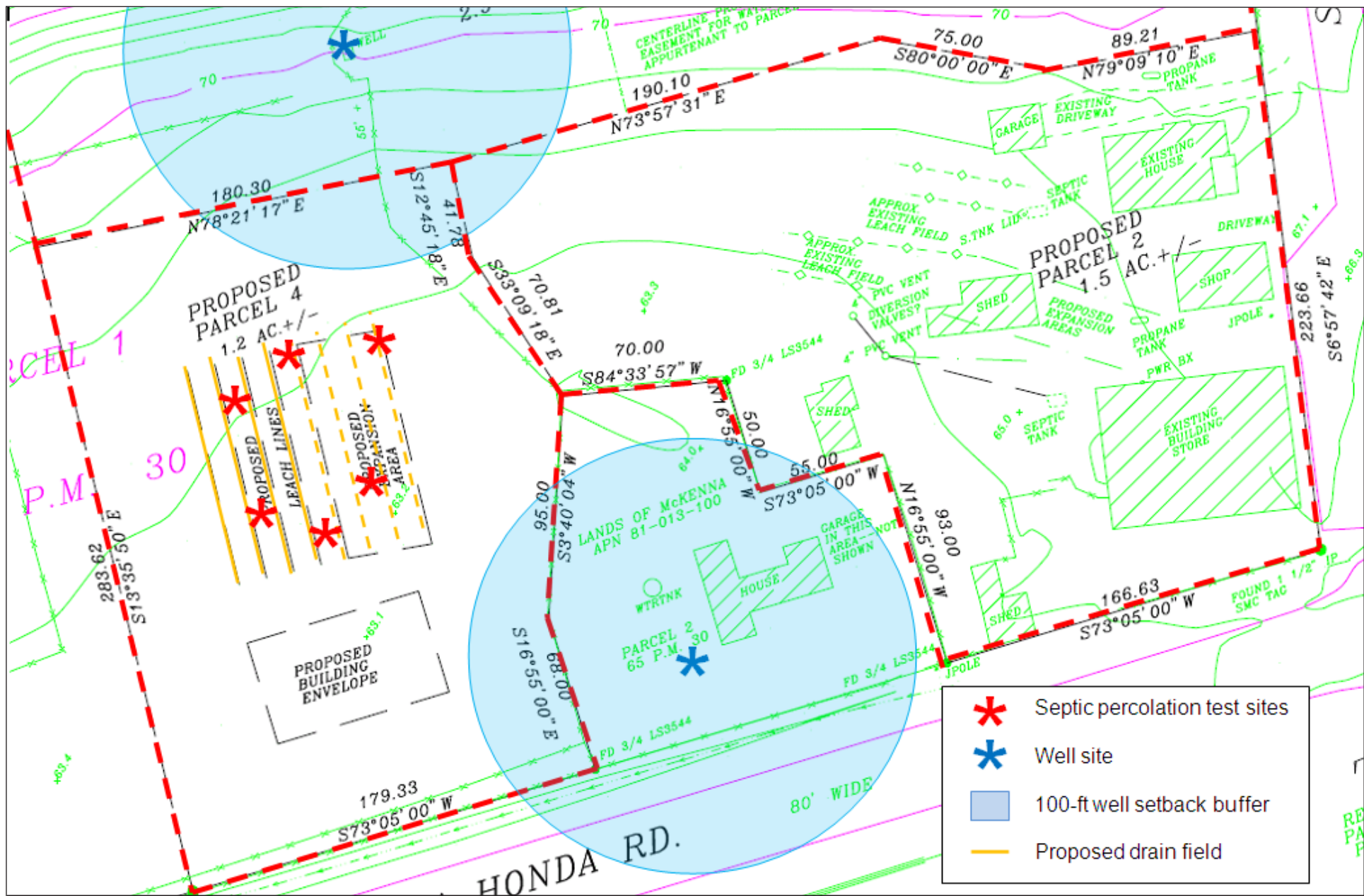


San Mateo County Board of Supervisors Meeting

Owner/Applicant: **Cattermole**

Attachment: **M**

File Numbers: **PLN 2009-00112**



San Mateo County Board of Supervisors Meeting

Owner/Applicant: **Cattermole**

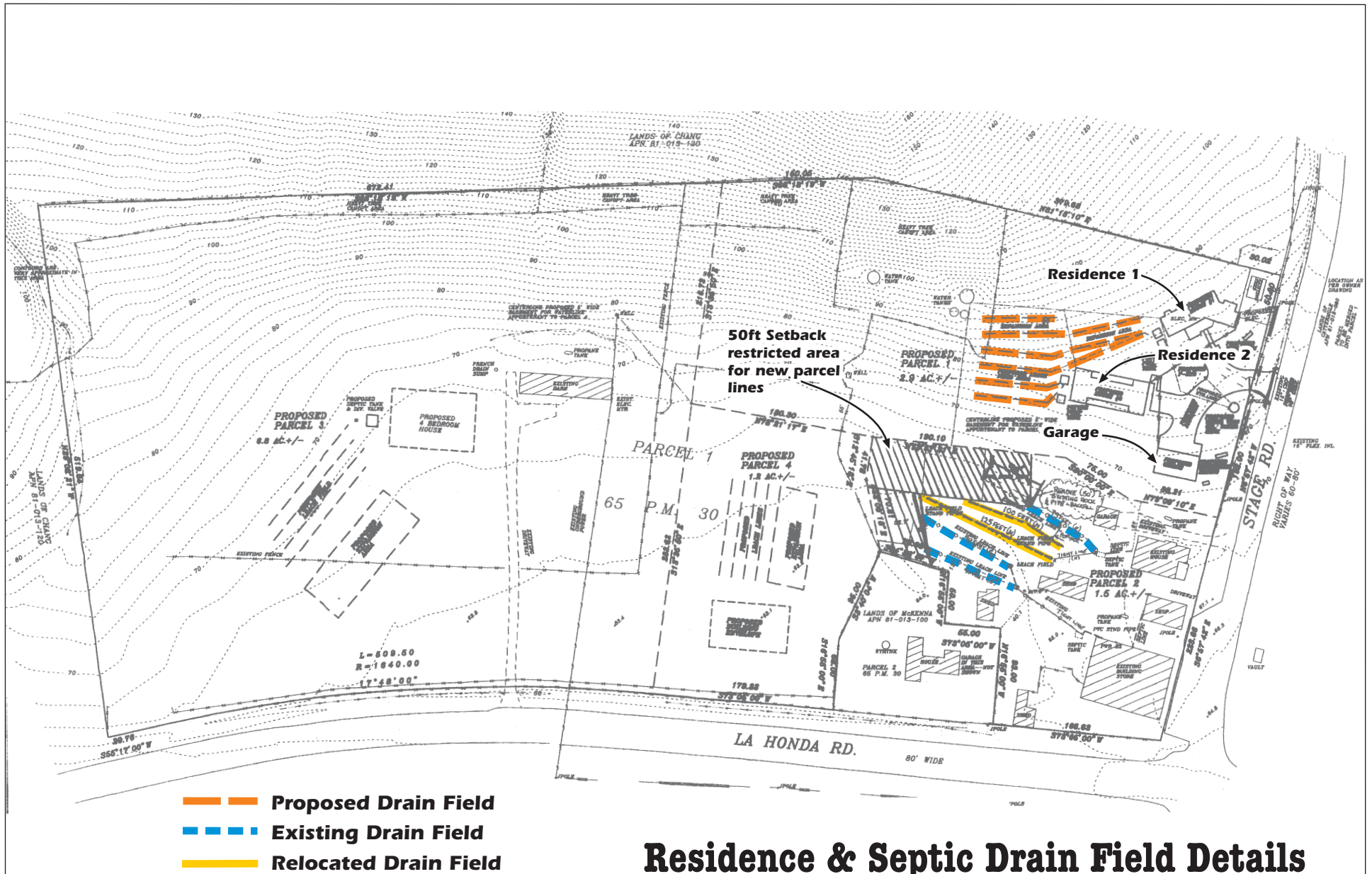
Attachment: **M**

File Numbers: **PLN 2009-00112**



County of San Mateo - Planning and Building Department

ATTACHMENT N



San Mateo County Board of Supervisor's Meeting

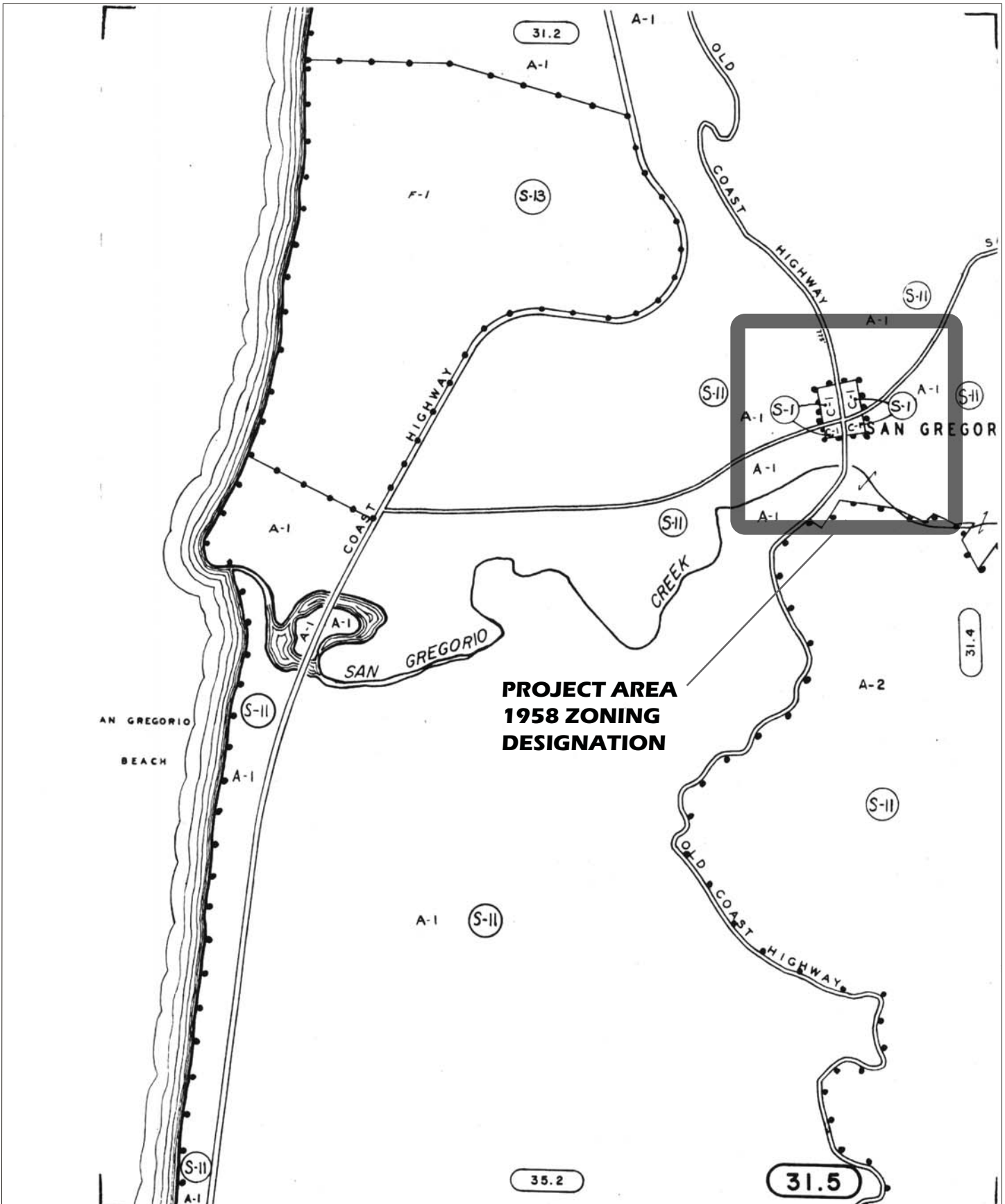
Applicant: **George & Mary Cattermole**

Attachment: **N**

File Numbers: **PLN 2009-00112**

County of San Mateo - Planning and Building Department

ATTACHMENT O

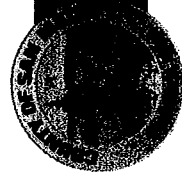


San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: **Cattermole**

Attachment: **O**

File Numbers: **PLN 2009-00112**



County of San Mateo - Planning and Building Department

ATTACHMENT P

April 20, 2011

Supervisor Donald Horsley
Supervisory District 6
San Mateo County
Hall of Justice
400 County Center
Redwood City, CA 94063

Regarding: Cattermole Project PLN2009-00112

Honorable Supervisor Horsley,

The San Mateo Agricultural Advisory Committee is appreciative of the Planning Departments willingness to allow the AAC to comment on the Cattermole Project, PLN2009-00112

The key elements of the *Agricultural Advisory Committee's* comments are summarized directly below with additional information on each in the remainder of the letter.

- ❖ The Cattermole Project PLN2009-00112 was presented to the Agricultural Advisory Committee for comment **AFTER** the project being approved by the San Mateo County Planning Commission.
- ❖ Is the intent of the San Mateo County Local Coastal Plan section 1.12a and its application to the Cattermole project being correctly implemented?
- ❖ The diminished size of the proposed parcel within the project designated as PAD that has prime soils for agriculture.
- ❖ The preservation and protection of the water source within the parcel designated as PAD.
- ❖ The issue of commercial parking the Cattermole project.
- **The presentation of the Cattermole Project to the Agricultural Advisory Committee AFTER the Planning Commission's approval of the project**
 - ❖ Due to the rural and sensitive nature of this project and its affect on a parcel zoned PAD, it is completely appropriate for the AAC to have the opportunity to review and comment on such projects PRIOR to the Planning Commissions making a determination. The purpose of the Agricultural Advisory Committee is to provide technical input to decision makers for projects that involve agriculture. This project has significant potential to ***convert*** agricultural lands, ***prime soils*** and the rural service center ***into residential use***.

- The intent of the San Mateo County Local Coastal Plan section 1.12a and its application to the Cattermole project

"1.12 Land Uses and Development Densities in Rural Service Centers

a. Require the infilling and use of existing rural service centers to: (1) provide commercial facilities which support agriculture and recreation and (2) meet housing needs which are generated by local employment."

- ❖ The intent of the San Mateo County Local Coastal Plan section 1.12a is understandably clear. The question the AAC has is; how does the proposed subdivision and structures meet the "housing needs generated by local employment" Furthermore, what agency of San Mateo County insures such parcels are created for and maintain the status of "meeting housing needs which are generated by local employment"? This project will convert the rural service center into primarily residential use. Currently there is a single family residence adjacent to the store on the proposed store parcel. The Cattermole's previously created an additional single family residential parcel (while the parcel was under Williamson Act Contract) from their original parcel. ***There may be additional dwelling units on the property that have not been considered in the planning application. The net result is that the proposed project will add an additional potential of four+ residential units to the original Cattermole parcel that was a total of 14 acres in size.*** In addition there are no conditions to ensure that the proposed housing would be for the intended local employees.

- The issue of the diminished size of the parcel within the project designated as PAD that has prime soils for agriculture

- ❖ It is clear from the soils map included in the proposed project packet that the soils considered as "Prime" do not end at the east end of the proposed PAD parcel number four. The AAC is concerned that prime agricultural soils ***that were previously rezoned from agriculture to commercial are: 1, diminishing the amount of prime soils for potential agricultural use and 2. the proposed residential parcels are not consistent with the Rural Service Center policies as discussed above.*** The zoning of the PAD parcel does not compromise the maximum amount of prime soils that could be preserved for agricultural use. The Agricultural Advisory Committee recommends that the PAD parcel be enlarged to create a more usable agricultural parcel and eliminate the C-1 zoning on the enlarged agricultural parcel.

- The preservation and protection of the water source within the parcel designated as PAD

- ❖ The AAC feels strongly that there is a need to insure that the agricultural water supply, located on the parcel designated as PAD, is dedicated to agriculture and its use to remain within the PAD parcel. The County needs to develop a project condition to ensure that there is adequate water for the agricultural parcel and prevent a water easement to the adjacent new residential parcel.

- **The issue of parking for the commercial component of the Cattermole project**

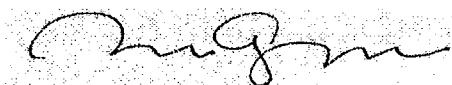
The available commercial parking for the commercial component of the project is clearly insufficient as evidenced by the use pattern of parking on the adjacent county road right of way. The subdivision design does not include *any* off-street parking for the substantial commercial use of the San Gregorio store. ***The parcel that is designated for the San Gregorio Store needs to be expanded to include adequate off-street parking and 100 % expansion drainage fields for the store and the house on that parcel.*** The on-street parking creates congestion and conflicts with the primary land use in the area that is agriculture.

Conclusions:

1. Future projects similar in nature should be part of the Agricultural Advisory Committee's review process prior to being decided upon by decision making bodies of the county
2. How does this application meet the intent of the San Mateo County Local Coastal Plan section 1.12a?
3. The AAC recommends that the proposed PAD parcel should remain as large as possible containing the maximum amount of prime soils and only create additional parcels if adequate water, septic, drainage and onsite parking is provided for all existing and currently proposed uses.
4. The agricultural water source located on the proposed PAD parcel be dedicated and remain for use only on this parcel.
5. The onsite commercial parking needs be adequately addressed.
6. The AAC recommends that parcels 3, 4 & part 1(western portion) become a PAD parcel, and parcel 2 & part of parcel 1(eastern portion) become single parcel.

The Agricultural Committee of San Mateo County again would like to thank Supervisors Horsley, Groom, Tissier and Jacobs Gibson for their consideration of our concerns regarding this project.

Best regards,



Rex Geitner
Chair
San Mateo Agricultural Advisory Committee



TOTAL COMPLIANCE MANAGEMENT

March 21, 2011

San Mateo County Board of Supervisors
Hall of Justice
400 County Center
Redwood City, CA 94063

RE: **Appeal of Planning Commission Action on PLN 2009-00112 (Cattermole)**
Subdivide 12.4 acres in rural service center of San Gregorio
Septic Tank design and cumulative impacts under CEQA

Honorable Board of Supervisors:

The formal appeal to the recent development approval of PLN 2009-00112 (Cattermole) at 7625 Stage Road in the rural service center of San Gregorio has been filed by Shauna McKenna and David Rhodes. The purpose of this letter is to provide engineering expertise and CEQA analysis to support their appeal with respect to the lack of septic system design information to determine the potential impacts and necessary mitigation measures. Total Compliance Management is an engineering firm with expertise in hydrology and septic system design, and the CEQA process, having represented many developers over the last 15 years throughout California on the CEQA process.

The Negative Declaration is incomplete, violates County Ordinance No. 03740, and lacks a clear description of the impacts of the proposed and existing septic systems, stating that a septic system is not part of the project.

Section 4 – AIR QUALITY, WATER QUALITY, SONIC – QUESTION 4.h regarding the installation of a septic tank/leach field sewage disposal systems states that there is No Impact since the installation of a septic system is not part of the project.

However, the project does intend to use a septic system as shown on the Site Plans, and the cumulative impacts of the proposed septic system on Parcel 1 and existing septic system on Parcel 2 was not analyzed under the CEQA or included in the Negative Declaration. The Negative Declaration is incomplete and failed to provide a clear project description or an analysis on impacts or mitigation, stating that the septic system is not part of the project, where in fact it is.

Violation of County Ordinance No. 03740 – Location of Septic System

The Tentative Map in Attachment C shows 2 “approximate existing leach fields” and 2 septic tanks for proposed Parcel 2. The current development on Parcel 2 shows a series of buildings that have been developed over the years, with the identification of “2 approximate leach fields” that appear to be less than 50 feet from the McKenna property. County Ordinance No. 03740 – Section 9321 - Locations explicitly states that no septic, pumping or holding tank shall be closer than 50 feet of any property line for parcels without an available public water public, and must be 100 feet from any well.

The locations of the existing septic system needs to be explicitly identified in the field and placed in the correct location on the Tentative Map with calculations showing the distance to the property line (greater than 50 feet) and to the McKenna well (greater than 100 feet).

Violation of County Ordinance No. 03740 – Design of Drain field System of the Septic System

The haphazard current septic system on proposed Parcel 1 has piecemeal “approximate” location without clear records to address County standards. The current systems need to be evaluated in terms of current development standards to determine what impacts under CEQA need to be mitigated, as the septic systems appear to be under-designed for the current use of the proposed Tentative Map and will have growth inducing impacts on the current system.

Cumulative Impacts of the septic systems were not discussed or analyzed

CEQA defines cumulative impacts as “two or more individual effects which, when considered together, are considerable, or which can compound or increase other environmental impacts.” Section 15130 of the *CEQA Guidelines* requires that the CEQA document evaluate potential environmental impacts when the project’s incremental effect is cumulatively considerable. “Cumulatively considerable” means that the incremental effects of an individual 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. These impacts can result from a combination of the proposed project together with other projects causing related impacts. The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.

The Negative Declaration is incomplete and failed to provide a clear project description or an analysis of the cumulative impacts from the proposed septic system and the current septic system, and the increased use of the current septic systems by the approval of the Tentative Maps.

Growth inducing Impacts on the current septic system were not discussed or analyzed

Section 15126.2 (d) of the *CEQA Guidelines* requires lead agencies to address the potential growth inducing effects of their actions. Growth-inducing effects are defined as those effects that could foster substantial economic or population growth, or the construction of additional housing, either directly or indirectly.

The Negative Declaration is incomplete and failed to provide a clear project description or an analysis of the impacts on the current septic system, from the growth inducing impacts of the Tentative Maps to add housing and guests to utilize the septic systems at the store.

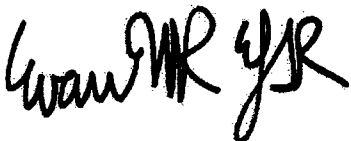
Submittal of a Feasibility Report to provide adequate information

The Negative Declaration is incomplete and failed to provide a clear project description or an analysis on impacts or mitigation. The applicant should prepare a Wastewater System Feasibility Report following the County design standards for the proposed system and evaluate the current system to provide adequate information.

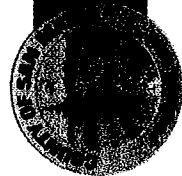
Given the Negative Declaration's lack of a clear project description and the Applicant's failure to provide adequate detailed information, including engineering study and design plans, the CEQA document is inadequate to make an informed decision on the environmental impacts.

Please call my office at 916-739-1700 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Evan W.R. Edgar". The signature is stylized with a large "E" and "W".

Evan W.R. Edgar
Principal Engineer



County of San Mateo - Planning and Building Department

ATTACHMENT Q



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building Department



DATE: April 11, 2011
BOARD MEETING DATE: April 26, 2011
SPECIAL NOTICE/HEARING: 10-Day Notice
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Jim Eggemeyer, Community Development Director *JAE*
for JKE

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Minor Subdivision, Use Permit, Grading Permit, Coastal Development Permit, Architectural Review Permit, and certification of a Mitigated Negative Declaration for the subdivision of a 12.4-acre parcel into four proposed parcels and development of two single-family dwellings on a single proposed parcel, located at 7625 Stage Road in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission. (Appeal of the Planning Commission's decision approval of the project.)

RECOMMENDATION:

1. Deny the appeal and uphold the Planning Commission's decision to approve the project, County File Number PLN 2009-00112, by making the findings and adopting the conditions of approval as shown on Attachment A.
2. Certify the Mitigated Negative Declaration.

BACKGROUND:

As presented to your Board, the project is unmodified since the Planning Commission's approval decision. The applicant is proposing to subdivide a 12.4-acre parcel into four individual parcels located within a rural service center of San Gregorio. The existing subject parcel is currently split zoned. The proposed subdivision would separate the C-1 zoned portion of the subject parcel from the PAD zoned portion, and subdivide the C-1 zoned portion into three parcels. Within one of the resulting subdivided C-1 proposed parcels, two single-family dwellings and detached garage are proposed for development. Approximately 630 cubic yards of grading is required. No development nor division of land is proposed within the remaining parcels which are zoned PAD, and thereby not requiring a PAD permit:

Previous Actions: The project was approved by the Planning Commission on October 27, 2010.

DISCUSSION:

The applicant/owner requested to subdivide a single, spilt zoned 12.4-acre parcel within the San Gregorio rural service center, and develop one of the proposed lots with two single-family residences. The project was presented to the Planning Commission on October 27, 2010, and subsequently approved. On November 10, 2010, the project was appealed.

The appeal identifies various issues of concern, including the creation of substandard parcels, consistency with surrounding neighborhood, issues with existing area uses, adequate review of agricultural and environmental impacts, and the validity of the findings for the required planning permits. Staff has reviewed and addressed all the appeal issues in the staff report and finds no new issues requiring revisions to the recommendation, project, or conditions of approval. The project is compliant with all applicable policies and regulations, as conditioned.

County Counsel has reviewed and approved the materials as to form and content.

Approval of the Minor Subdivision, Use Permit, Grading Permit, Coastal Development Permit, Architectural Review Permit, and certification of a Mitigated Negative Declaration contributes to the Shared Vision 2025 of a Livable Community because it is consistent with the County's land use regulations, including the General Plan, Local Coastal Program and Zoning Regulations.

FISCAL IMPACT:

Approval by the Board of Supervisors would result in property tax revenue increase with tax being assessed on future residential construction.



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building Department



DATE: April 11, 2011
BOARD MEETING DATE: April 26, 2011
SPECIAL NOTICE/HEARING: 10 days/within 300 ft.
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Jim Eggemeyer, Community Development Director *JJE*
for JKE

SUBJECT: Public hearing to consider (1) Minor Subdivision pursuant to San Mateo County Subdivision Ordinance Section 7010, (2) Grading Permit pursuant to Section 8600 of the San Mateo County Ordinance Code, (3) Use Permit and Coastal Development Permit pursuant to Sections 6500 and 6328 of the County Zoning Regulations, respectively, (4) an Architectural Review Permit, pursuant to the State Streets and Highway Code, and (5) certification of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) for the subdivision of a 12.4-acre parcel into four parcels and development of a two single-family dwellings on a single proposed parcel, located at 7625 State Road in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission. (Appeal of the Planning Commission's decision approval of the project.)

County File Number: PLN 2009-00112 (Cattermole)

RECOMMENDATION:

1. Deny the appeal and uphold the Planning Commission's decision to approve the project, County File Number PLN 2009-00112, by making the findings and adopting the conditions of approval as shown on Attachment A.
2. Certify the mitigated Negative Declaration.

BACKGROUND:

Proposal: The applicant is proposing to subdivide a 12.4-acre parcel into four individual parcels located within rural service center of San Gregorio. The existing subject parcel is currently split zoned, with approximately 6.8 acres within the Planned Agricultural District (PAD), and the reminding 5.6 acres in Neighborhood Commercial (C-1). The proposed subdivision would separate the C-1 zoned portion of the subject parcel from the PAD zoned portion, and subdivide the C-1 zoned portion into three parcels. Within one of the resulting subdivided C-1 proposed parcels, two single-family dwellings

and detached garage is proposed for development. Approximately 630 cubic yards of grading is required. No development nor division of land is proposed within the remaining parcels which are zoned PAD, and thereby not requiring a PAD permit. The subject parcel is not under a Williamson Act contract.

Planning Commission Action: Approved

Report Prepared By: James A. Castañeda, AICP, Project Planner,
Telephone 650/363-1853

Appellants: Shauna McKenna, David Rhodes

Applicants/Owners: George and Mary Cattermole

Location: 7625 Stage Road, San Gregorio

APN: 081-013-090

Size: 12.4 acres

Existing Zoning:

PAD (Planned Agricultural District) – 6.8 acres

C-1/S-7 (Neighborhood Business District/5,000 sq. ft. min. parcel size) – 5.6 acres

General Plan Designation: Agricultural, Neighborhood Commercial

Existing Land Use: Agricultural/Residence/Commercial

Water Supply: Two existing private wells

Sewage Disposal: Septic systems

Flood Zone: Zone C (areas of minimal flooding); Community Panel No. 060311 0250 B, effective date: July 5, 1984.

Environmental Evaluation: Initial Study and Negative Declaration published on August 30, 2010. The public review period for the amended document was August 30, 2010 through September 20, 2010.

Setting: Setting: The subject parcel is situated at the rural service center of San Gregorio located within a small valley where State Route 84/La Honda Road and Stage Road intersect. The area in the general vicinity is surrounded by single-family residences and commercial uses. The San Gregorio General Store and Post Office anchors the rural service area by providing goods to area residences and tourists. The San Gregorio Creek runs through the area, and flows out to San Gregorio State Beach, approximately one mile west. Surrounding hillsides are either used for agricultural uses or have existing native vegetation. The area is within the Cabrillo Highway State Scenic

Corridor, but a vast majority of the area is not viewable from Cabrillo Highway due to topography and existing vegetation.

Parcel Legality: Approved subdivision per SMN 90-3. Final map recorded under volume 65, page 30 on December 4, 1991.

DISCUSSION:

A. KEY ISSUES OF THE APPEAL

The following are points and issues raised by the appellants and others who submitted letters of concerns or oppositions against the project. The issues of each letter are reproduced here verbatim (*in italicized text*), with staff's response following each point/issue. The submitted letters are referenced with an exhibit letter designator to allow reference to copies of the original letters, contained in Attachment R. Each point is given a number designator to allow cross-reference between points since similar issues were raised in the appeal letters.

APPEAL EXHIBIT A

Appeal Application Supplemental Statement

Shauna McKenna & David Rhodes, 659 La Honda Rd, San Gregorio

A-1.

No Agricultural Advisory Committee review. *This project has Planned Agricultural District zoning and Prime Soils. This project should have been reviewed by the San Mateo County Agricultural Advisory Committee before it was heard by the Planning Commission. This project has the potential to adversely impact the agricultural potential of the property, however, it was not discussed in the staff report or considered by the Planning Commission.*

Planning staff is required to submit a project for the Agricultural Advisory Committee (AAC) review and recommendation when a Planned Agricultural Permit (PAD) is required. Since the proposed project does not require the issuance of a PAD permit, nor change or affect the PAD zoned portion of the subject site, it was not referred to the AAC.

At their own initiative, the AAC did request to review the project at their March 14, 2011 regular meeting. During their discussion, the Committee indicated initial concerns with impacts to agricultural lands adjacent to the site. The Committee particularly expressed concern with the diminishing of PAD/agricultural land of the existing parcel. It was suggested that the applicant may want to consider increasing the size of the PAD zoned proposed parcel (Parcel 3) by reducing the size of proposed Parcel 1 and eliminate proposed Parcel 4 (both within the C-1 zoned area). Further concerns were expressed regarding adequate water. It should be noted that this suggestion would require a re-zoning of the affected portions of the parcel from C-1 to PAD.

Staff is anticipating a letter from the AAC which will discuss both concerns and possible alternatives for the Board to consider.

A-2.

Project creates a substantially substandard Planned Agricultural District (PAD) parcel that can and will be used for residential use in the future.

The parcel size ranges in the PAD is 40-160 acres. Why is the application being approved that creates a Parcel that is only 7 acres in size? This is inconsistent with the zoning, well below the allowed density range and should not be approved.

Proposed Parcels 1, 2, and 4 are within the C-1/S-7/DR/CD Zoning District (hereafter C-1) with the lot sizes proposed at 2.9, 1.5 and 1.2 acres, respectively. Within this zoning district, minimum lot size is dictated by the S-7 Combining District, which indicates a minimum lot size of 5,000 sq. ft. All three proposed parcels within the C-1 meet this minimum size requirement.

Proposed Parcel 3, comprises the remaining 7 acres of the parcel, is completely within the Planned Agricultural District (PAD). This portion is subject to PAD zoning regulations, which does not require a minimum lot size. PAD zoned parcels must have two or more density credits in order to be subdivided. Parcel 3 (PAD) will only have one density credit and, therefore, cannot be subdivided.

The project parcel has spilt zoning, with only seven out of the total 12.4 acres zoned PAD. The project parcel, in its current split zoned configuration, accounts for one density credit, which can only be utilized within the PAD zoned portion of the subject parcel (subject to the issuance of a PAD permit). The restriction of development through the use of density credits does not apply to that portion of the parcel under C-1 zoning.

A-3.

Is the residential use in the existing "dairy barn" permitted? Why is it shown as a barn on the project plans? How many dwelling units will be allowed on Parcel 3, which is zoned for Agriculture?

The County's records do not indicate that permits were issued for the dairy barn to be used for a non-agricultural use (residential). On March 22, 2011, San Mateo County Code Compliance and Building Inspection conducted a site inspection of the barn located on the PAD zoned portion of the subject project parcel. A Stop Work Notice (SWN 2011-00022) was issued for three illegal dwelling units within the barn structures, as no evidence of building permits were issued for this use. The applicant will be required to apply for the applicable planning permits to allow residential use of the barn, as well as building permits to legalize conversion of the barn into a habitable unit. Processing of these permits must be completed prior to recordation of the parcel map. If the County is unable to approve the use of the barn as either farm labor housing or affordable housing, then the applicant will be required to demolish the unpermitted alterations and restore its use as a non-habitable building prior to the recordation of this parcel map as well.

Regarding the density of non-agricultural development on proposed Parcel 3, if this subdivision was approved, that parcel will have one density credit, which equates to one residential unit. Per Policy 1.8 of the LCP, farm labor housing and affordable housing do not consume density credits.

A-4.

This project creates a commercial parcel for the store/post office without ANY off street parking. All parking is on the public street. The store parcel must comply with off-street parking requirements per the County parking ordinance.

The parking associated with the proposed development on proposed Parcel 1 will have off-street parking. Required parking for the two proposed residential units will be satisfied on-site through the construction of a 4-car detached garage.

The parking associated with the General Store was not under the review of the proposed subdivision and development on Parcel 1. The San Mateo County Department of Public Works has indicated that no complaints have been received regarding the parking around the General Store and/or on the adjacent right-of-way.

Section 6117 of the San Mateo County Zoning Regulations specifies the requirement for automobile parking spaces:

"In all districts there shall be provided at the time of the erection of any main building or structure, or at the time any main building or structure is enlarged or increased in capacity, off-street parking spaces for automobiles in accordance with the schedule set forth in Section 6119 of this Chapter."

The store is a grandfathered use that predates the adoption of the County's parking regulations. No enlargement or increase in capacity of the store is proposed as part of this proposal.

Section 6119 of the San Mateo County Zoning Regulations specifies the amount of required off-street parking based on the type of use. While the use of "general store" is not specifically called out, it does fall under the category of "uses not enumerated which are permitted in "C" or "H" districts. This category requires that one parking space per 160 sq. ft. of gross floor area (excluding basements and storerooms) be provided. According to the applicant, the General Store's gross floor area is 935 sq. ft., which equates to approximately 6 required parking spaces. There is currently room for approximately 25 spaces in front of the store within the public right-of-way.

A-5.

Is there residential use in the store building? Why wasn't there a floor plan of the existing building prepared for this application? Are all the existing dwellings units legally approved by the County? Why wasn't the existing residential building on the store parcel discussed in the staff report?

There is a residential unit located on the top floor of the store. A review of the Assessor's records indicates that this use has been within the building since at least the 1950s. Staff considers this a grandfathered use, as is the existing residence adjacent to the store. No floor plan was required for these buildings because no alterations to their use or construction are proposed.

A-6.

Two houses on parcel #1 – is that consistent with the neighborhood? The Use Permit that allows residential use in the commercial zone did not adequately describe the impacts to all the local residents from this intensification of the residential density. This new density will impact our water and septic systems.

The area of proposed Parcel 1, where the two proposed residential dwellings are to be located, is zoned C-1/S-7 – (Neighborhood Business District/5,000 sq. ft. minimum parcel size). The C-1 Zoning District allows residential uses subject to the issuance of a Use Permit. The associated S-District regulates the minimum parcel size. In this case, the applicant could potentially subdivide the area encompassed by Parcel 1 into 25 parcels. This is based upon the existing, adopted (by both the County and the Coastal Commission) Land Use and Zoning Regulations. At 2.9 acres, the proposed Parcel 1 far exceeds the adopted density for this rural service center. The two houses will utilize an existing well and the proposed septic system location and design has been approved by the County's Environmental Health Department in compliance with the County's septic ordinance.

A-7.

The future 4 residential uses will only add additional congestion to this busy corner in San Gregorio. There was no discussion of the change to this neighborhood or the added traffic.

The applicant is only proposing two single-family residences as part of this project, not four. Future development of proposed Parcels 3 and 4 will be evaluated at the time the applicable permits are applied for. Since development on those two parcels may vary in accordance with the allowed uses in the C-1 Zoning District, determining potential traffic impacts is difficult.

Assuming that one single-family dwelling is eventually constructed on Parcels 3 and 4, based upon the Institute of Traffic Engineers trip generation rates, approximately 20 vehicle trip ends per day will be generated from these two parcels. The two proposed residences on Parcel 1 will also add approximately 20 trip ends per day (two trip ends equals one round trip). Staff has concluded that, given the relatively low traffic volume in the project area, the addition of approximately 20 round trips per day will not significantly impact the road network in the project area.

A-8.

This subdivision design will result in a minimum of 4 new homes which is a significant increase in the residential density of this 12 acre parcel. Is there enough water in the area to accommodate this substantial change in use?

Two wells currently exist on the project parcel; one located within the areas proposed as Parcel 1 (C-1 zoned area) and one on the portion that would be Parcel 4 (PAD zoned area). Four existing water tanks are located on the hillside for the storage of domestic water that is utilized by both the General Store and existing residential units on the project parcel. The first well located on proposed Parcel 1 will serve both Parcel 1 (where two residential dwellings are proposed) and Parcel 2 (where the General Store and residential structures exist). The second well located on proposed Parcel 4 (PAD zoned area), will serve both Parcel 3 (where no development is proposed at this time) and Parcel 4 (where the existing barn is located).

The project was referred to the San Mateo County Environmental Health Department, which issues permits for domestic wells and septic systems, as well as monitors issues that may arise with such. As part of their review, it was determined that both existing wells and water tanks are adequate to serve the new proposed development and existing development sufficient without compromising the water systems in the vicinity.

A-9.

There are existing problems with the septic drainfield for the property given the store and all the living units currently on the property. Further residential development will only cause adverse impacts to the surrounding existing properties. This area cannot handle this increase density.

As part of the development review process for any rural land in the County, an applicant must demonstrate that the proposed building site can accommodate a septic system that meets the requirements of the County's "Individual On-site Wastewater Treatment and Disposal Systems" Ordinance.

With regard to this project, Parcel 2, where the General Store and an existing residence are located, is served by two existing septic systems. The site plan indicates adequate area on Parcel 2 for future expansion of the drain fields for these two systems if needed.

The applicant has conducted soil percolation tests on Parcels 1, 3, and 4 under the review of the Environmental Health Department. Environmental Health has confirmed that all three parcels passed their percolation test. Wet weather testing was also performed and groundwater was encountered at 8 feet. As conditioned by the Environmental Health Department, future septic systems on these parcels will have to be designed for shallow drain fields, maintaining 3 feet of clearance from groundwater level. The soil percolation testing and wet weather testing were witnessed and verified by a representative from that department.

A-10.

This application divides prime soils in conflict with LCP policy 5.7a.

The LCP Policies regarding division of prime soils are only applicable within agriculturally zoned areas (PAD and RM-CZ Zoning Districts). The creation of a single PAD parcel as proposed will not divide the prime soils within that portion of the Project Parcel that is zoned for agriculture.

A-11.

This application is in conflict with LCP policy 5.7 c that prohibits the creation of new parcels whose only building site would be on prime agricultural land. Parcel 3 and Parcel 4 house site are on prime soils.

As previously mentioned, the prime soils policies only apply to the agriculturally zoned area (PAD) of the Project Parcel. Parcel 4, while it will have prime soils on it, is not subject to the above referenced policy because it is within the C-1 Zoning District. Development of Parcel 3 (PAD zoned) will be subject to the issuance of a PAD permit including criteria for the conversion of prime soil. However, it should be pointed out that there are areas of non-prime soils on Parcel 4 that could, potentially, accommodate non-agricultural development.

A-12.

The ultimate conversion of Prime soils per LCP policy 5.8 was not discussed or considered in the approval of this application.

No conversions of prime soils are proposed as part of this application. As discussed in the previous response, the LCP prime soils policies are not applicable within the C-1 zoned areas (where Parcels 1, 2, and 4 are located, as well as the proposed residential development). Therefore, conversion of prime soils was not discussed as none are being converted.

A-13.

This application is not consistent with LCP policy 5.22 a & b. It has not been proven that there is adequate on site well water for the commercial use and new residential use.

The project was reviewed by the Environmental Health Department, which has recommended approval. Environmental Health determined that the two existing wells met the quantity and quality standards contained in the County Well Ordinance, as well as all other applicable standards contained within the Ordinance.

A-14.

The staff report did not indicate any special species in the area, however there are frogs and snakes within the vicinity of this project.

As part of the environmental review process, staff consulted the California Natural Diversity Database and the San Mateo County Rare and Endangered Species and Sensitive Habitats Maps, which indicated no evidence of any endangered species, sensitive habitats, or special status plant species on or adjacent to the project site. There is no identified riparian or wetland habitat or vegetation on the Project Parcel.

As a precaution, staff has conditioned the project to require the applicant to hire a qualified biologist to conduct a pre-construction survey for the California Red-Legged Frog and San Francisco Garter Snake. If any are found during grading and construction, work shall stop and the applicant shall contact the U.S. Fish and Wildlife Service, California Department of Fish and Game, and the San Mateo County Current Planning Section for instructions (Condition 20).

A-15.

This level of residential development could not have been the intent of the original LCP. This project is turning the San Gregorio Rural Service Center into a Rural Residential Center. The project will result in only one commercial parcel / residential (unit(s) in upper floor of store, the rest will be residential.

The "Rural Service Center" land use designation is defined by the Local Coastal Program (LCP) as "small rural communities having a combination of land uses that provide services to rural areas." Staff has interpreted the intent of such to provide mixed uses that support the local farming activities, which also includes housing. LCP Policy 1.12a requires infill of rural service centers to meet housing needs generated by local employment.

Given the proposed residential uses, staff feels this is consistent with not only the surrounding neighborhood, but with the intent of the LCP, the respective zoning, as well as the County General Plan. Residential uses are allowed within the C-1 Zoning District, as well as the Rural Service Centers.

A-16.

By approving this subdivision, the County is committing this property to residential use. Not agriculture or commercial per the Local Coastal Plan.

Approval of the subdivision does not change the allowable uses on each resulting parcel, which is dictated by the respective zoning. The C-1 area of the subject parcel allows for commercial uses as well as residential uses (subject to applicable permits), and the PAD zoned area allows for agricultural and agricultural related uses, as well as residential uses subject to the approval of a PAD permit. The proposed subdivision will not change the potential land uses as dictated by the existing zoning. The applicant is able to apply for the residential development within the C-1 zoned area immaterial of the subdivision, still subject to the required Use Permit.

A-17.

There was not adequate analysis of visual resources impacts. No story poles were required for this project, but there were for Paul McGregor's project just up the street on Stage Road. Story poles should be required for all proposed and potential house site noted on the project plans.

The requirement for story poles is on a case-by-case basis, based on the project's unique and specific characteristics. The referenced project is located near the top of the ridge overlooking San Gregorio. The story poles were required for that project in order to determine compliance with LCP Policy 8.7 (*Development on Skylines and Ridgelines*). The two houses proposed by this project are not near the top of the ridge and there is no evidence to suggest they will project above the skyline (which is prohibited by Policy 8.7). Additionally, the two houses and garage will be clustered near existing development, in compliance with Policy 8.5 (*Location of Development*). For the aforementioned reasons, staff determined it was not necessary for story poles to be erected, nor were they requested by other reviewing agencies or the Planning Commission.

A-18.

Inadequate information in the Environmental Review / Initial Study did not address all the factors mentioned above. Therefore we are concerned how can the Board make the necessary findings to approve this project.

Staff conducted a thorough environmental review of the project, and developed an Initial Study and Negative Declaration with the resources available to staff (which are cited within the Initial Study). Mitigation measures were proposed where staff determined that potential significant impacts could occur unless mitigated.

A-19.

Inadequate information for the necessary findings for the Coastal Development Permit. No review of consistency of the Agricultural Component. No information regarding the Sensitive Habitat Component. No information regarding the Visual Resources impacts. Therefore we are concern how can the Board make the necessary findings to approve this project.

See the discussion above under Questions A2, A10, A11, A14, and A17.

A-20.

Inadequate information for the necessary findings for the Minor Subdivision. This project as proposed is not consistent with the General Plan per all the policies listed above that the project violates. Therefore, we are concerned how can the Board make the necessary findings to approve this project.

See the discussion above under Questions A6, A8, A9, and A15.

A-21.

No findings for the Use Permit or Official Act on the Use Permit. As neighbors to the project, we are concerned that the project may be detrimental to our welfare and injurious to our property if it impairs our drinking water, damages our existing septic systems and/or cause injury to wildlife. Therefore we are concerned how can the Board make the necessary findings to approve this project.

Findings for the required Use Permit were not included in the Staff Report or in the Letter of Decision. Therefore there is no Use Permit approval for the residential use in the commercial area. This alone would be reason enough to re-hear this project and consider all impacts.

The appeal did point out that the findings for a Use Permit were not included within the Letter of Decision issued after the Planning Commission's approval on October 27, 2010. As an oversight, the Use Permit findings were not included within the recommended findings; however, they were discussed within the staff report for the Planning Commission's consideration. The lack of findings within the final letter of decision does not necessarily change the Planning Commission's intent in approving the project, nor changes staff's analysis and recommendation for approval.

Since this appeal is a de novo hearing before of the Board of Supervisors, the Board must make its findings immaterial of the Planning Commission's previous determination. Use Permit findings are included in Attachment A.

A-22.

Was the Water Master of San Gregorio contacted regarding this application? Does this proposed use exceed the water rights for this parcel?

Individual property owners' groundwater rights are not a part of the San Gregorio Creek water adjudication, which addresses riparian water rights for those property owners adjacent to the Creek and its tributaries. The applicant is not proposing withdrawals of surface water from the Creek.

A-23.

There was not an accurate assessment of the number of existing dwelling units done and an estimate of potential commercial uses under the current configuration? The existing uses already overburden our area and it will only get magnified if the proposed additional 4 residential lots are approved.

Staff evaluated the potential impacts of the two proposed single-family dwellings as part of the discussion regarding conformance with the Local Coastal Program (specifically the "Locating and Planning New Development" component) and compliance with Zoning Regulations. In regard to future, potential development of other parcels created by the proposed subdivision, staff evaluated such under the compliance with Subdivision Regulations. In both cases, staff concluded that proposed development and potential development on the created parcels will not overburden the surrounding area, as it has been demonstrated that adequate water and sewer can be provided, and other potential impacts are negligible.

Both these topics were discussed within the Planning Commission staff report dated October 27, 2010, and are contained within this staff report under Sections B.2 through B.4.

A-24.

Cattermole subdivided once in 1991 and now with this additional Minor Subdivision, he will have created 5 parcels from his original single parcel. Is this a Major subdivision? Will other standards apply to this project? Does it need a White Report with the Department of Real Estate?

While staff acknowledges that a minor subdivision was approved to create a 19,120 sq. ft. parcel (APN 081-013-100), staff does not consider that action taken 20 years ago as part of the overall subdivision of the lot, and as such does not constitute a Major Subdivision or subject to the requirements of such.

APPEAL EXHIBIT B

Letter, November 10, 2010

Shauna McKenna & David Rhodes, 659 La Honda Rd, San Gregorio

B-1.

Inadequate notice and community review of the project:

*We were not given adequate time to review the project/development proposal. We received a notice of the public hearing held on Wednesday October 27, 2010, in the U.S mail, the Thursday, **October 21, 2010, just 5 days before the Planning Commission hearing.** There was no copy of the project plan sent to us, nobody contacted us for input and nobody has adequately reviewed the intensity of the existing buildings' land uses and the stress this project will have on this sensitive area. **It was a shock to us that this large-scale project was approved in one hearing without adequate notice.***

All Planning Commission hearing agenda notices are published 10 days prior to any hearing, and are mailed to all properties within 300 feet of the project to the address on file with the County Tax Assessor. No further public notification is required during staff's review of the project.

B-2.

*The current **intensive commercial and residential** land uses of the Cattermole property already overburden the current leach field behind our home, which is **currently just one single family residence**. More analysis needs to be conducted to measure the real impact of this proposed project with our soil conditions, slope, water table characteristics, load, odor and physical use of the current property and the proposed parcel subdivisions.*

As discussed earlier, under Question A-9, the project has been reviewed and approved by the Environmental Health Department. The applicant has demonstrated, to the satisfaction of the Environmental Health Department, that they can construct a septic system that meets the requirements of the County's Septic System Ordinance.

B-3.

Water and Septic system concerns:

*The water and septic demands that the **2** proposed homes will place on us will materially and adversely affect us, **not to mention the additional 2 homes that can be proposed in the future on the Parcel 3 & Parcel 4**. An analysis needs to be conducted to measure how much water will come from the natural spring, the water table and the San Gregorio Creek.*

As previously mentioned, the Environmental Health Department has reviewed the project for adequacy and potential impact to the surrounding area. Such must be demonstrated in order to receive approval from that agency.

According to the Environmental Health Department, well #1 is located on proposed Parcel 1, which will serve itself and proposed Parcel 2 (where the existing General Store and residence is located). Well #2 is located on proposed Parcel 3 (PAD parcel) and will serve itself and proposed Parcel 4. Both wells were tested and certified by an Environmental Health Department representative which yielded sufficient results to serve existing, proposed, and future uses.

B-4.

Our well is located in close proximity to both the spring and well that serves the store and the existing residences and the proposed two homes. This development might be suitable for a city water service hook-up but it's not clear that the existing well and leach fields can provide for the additional two new homes and all the other uses that are being taxed currently.

The dampness of the leach field behind our home creates puddles now, what can we expect with 2 additional homes approved for parcel 1 and potentially more homes on parcels 3 and 4? The redwood tank that is currently supporting the residential/barn septic needs to be addressed before it is sold off and developed.

As mentioned in prior responses, the Environmental Health Department has determined, as part of their review and analysis that the proposed development and subdivision will be adequately served by both existing wells and the proposed septic system will not impact those systems.

As indicated in an earlier response, soil percolation tests have been performed on proposed Parcels 1, 3, and 4. These tests have demonstrated that each of the parcels can support on-site sewage disposal systems. Parcel 2 has two existing septic systems and drain fields that serve the General Store and an existing residence.

On February 16, 2011, the Environmental Health Department conducted a field investigation of the existing septic system and drain field on Parcel 2, and found it to be in functioning order. Samples of standing water found after a storm were taken for lab testing, and found very small traces of enterococcus, an indicator for effluent and raw sewage. A count number of 624 was measured, where presence of raw sewage would have enterococcus counts greater than 10,000. The Environmental Health Department assumes that this sample had a large amount of groundwater from the recent winter rains and mixed with the septic effluent.

The existing septic drain field, older in design, did not account for a higher groundwater table at the time of installation. This leads to potential seasonal issues when rain has saturated the ground and then mixing the groundwater with the effluent. Given the extremely low enterococcus count, the Environmental Health Department has recommended that the septic tank be pumped, and switch the diversion valve to use the second half of the septic system to eliminate the situation. A follow up inspection is pending at this time.

Current regulations require that all new drain fields must address the level of groundwater in the immediate area where the septic system is proposed, and maintain a minimum of 3 feet from groundwater. The new systems proposed for this project will adhere to such regulations, and will not have the same effects the current system potentially experiences seasonally. A new system on Parcel 1 will be approximately 200 feet away from the house at 659 La Honda Road. Regarding the location of a potential septic system on Parcel 4, the County's Septic Ordinance requires it to be a minimum of 50 feet from a property line and 100 feet from any well.

B-5.

*What impact will parcel 3 and 4 have on our well and septic system? Those project plans and proposed homes aren't on the table yet, but they will impact us when they are sold and developed by another party. Are they buildable and are they considered on prime soils? What is the real impact to our water viability and well water quality? If these concerns are not mitigated, **our health is being put at risk.***

As indicated earlier, tentative subdivision maps, regardless if development is proposed at the same time or not, must demonstrate that all parcels are capable of being served by water and sewer services. If not, it must be demonstrated that a well can provide water to the parcel(s), and that they are capable of supporting a septic system for adequate waste disposal. Soil percolation tests were performed on Parcel 1 (where the two proposed residential units are to be located), Parcel 3 (PAD zoned parcel) and Parcel 4 (vacant C-1 parcel) and all demonstrated adequate conditions to support development without impacting the uses or other septic systems in the vicinity. Future development on Parcels 3 and 4 will require a separate development review process at which time the impacts of those specific developments would be analyzed and considered at public hearings.

B-6.

Is there going to be adequate leach fields with the surrounding parcels? Parcel One is on a hillside. If a leach field is on a slope of 20% or more, then a geotechnical report must be issued concerning stability and the introduction of septic effluent. Where are the percolation assessments for this project? Were the percolation tests accomplished in a drought year or under wet weather conditions?

As indicated earlier, both dry and wet weather percolation testing was performed. The design of the proposed septic system on proposed Parcel 1 takes into account the topography, and meets with the satisfaction of the Environmental Health Department to provide adequate sewer disposal for the uses on that parcel.

B-7.

*Also of critical issue is the ground in this area. It consists of a very heavy clay structure. To compound this situation, groundwater lies at 7-8 feet below the surface. We know this because we have needed to install 2 French drains and sump pump around our home and have seen the water. The combination of clay soil and high water table would make the additional burden of more leach lines a concern. The existing leach field which passes just beyond our backyard, is a source of unpleasant odor throughout much of the year. **We cannot imagine what the smell will be like if a second leach or more fields are allowed.***

Please see response to the previous issue B-4 above.

B-8.

Drainage issues:

The current culvert system, which runs in front of our parcel, is not adequate or effective today. There is no storm water drainage system. It is highway 84 and the creek. Without good soil drainage and consistent clearing of the vegetation, these culverts get clogged and do not run under highway 84 effectively. Quite often there are large puddles on highway 84 in front of our parcel and the proposed parcels 3 and 4. This will need to be mitigated.

During the winter months, there is a pool of water that does not drain in front of the post office, which is attached to the General Store. This water quite often extends into highway 84 and Stage Road, making the post office trip quite wet.

Drainage concerns have been raised regarding the parking in front of the General Store during wet periods. The San Mateo County Department of Public Works (DPW) has indicated that the property owners, not DPW or CalTrans, maintain the parking area as it is not within the right-of-way and/or roadway. While this issue does not relate to the proposed development, it may be pursued as a separate issue. Drainage issues within the public right-of-way for Highway 84 are the responsibility of CalTrans and should be directed to the CalTrans' offices in Oakland.

As for the proposed development, conditions are proposed to prevent sediment runoff into the streets and streams during construction. The applicant is also required to demonstrate how drainage on the site is dealt with on a permanent basis, which is reviewed and approved by DPW when building plans are submitted for this, and any dwelling.

B-9.

Visual Impacts:

All 4 potential homes are within the visual impact of the coastal scenic highway, why weren't story poles required for this sensitive area? This project will double the residential population of San Gregorio and any development needs to be reviewed very carefully with full community input.

As mentioned in response A-17 above, the requirement for story poles is on a case-by-case basis, based on the project's unique and specific characteristics. For this project, staff did not feel it was necessary for story poles to be erected, nor was requested by other reviewing agencies or the Planning Commission.

While the site is located within the Cabrillo Highway State Scenic Corridor, the site's topography is such that it is difficult to view the proposed development area from Cabrillo Highway due to the angle of viewing and existing vegetation along the roadway. The development is within immediate proximity to the existing development along Stage Road and continues to cluster structures within the rural service center boundaries.

The applicant has proposed colors and materials, which are compatible with the environment and not intrusive to the surrounding area. The requirement for story poles is on a case-by-case basis, based on the project's unique and specific characteristics. For the aforementioned reasons, staff did not feel it was necessary for story poles to be erected, nor was requested by other reviewing agencies or the Planning Commission.

B-10.

Biological and Archeological concerns:

The Coastside Habitat Coalition (CHC) is a 501(C) organization founded by George Cattermole with the intent of protecting endangered species and their habitat. To quote from the CHC website "In particular, we are focused on the species imperiled in our own backyard, San Mateo County, California, USA. The species we are working to protect include the San Francisco Garter Snake, California Red-Legged Frog, Coho Salmon and Steelhead Trout." The red-legged frog has been found on this possible minor subdivision and these findings were documented by a scientist the CHC hired to record their presence in the watershed. In addition, the coho and steel head fish are attempting a comeback in San Gregorio creek, which lies several hundred yards from this area. Degradation of the stream environment is a distinct possibility with the additional burden of infrastructure that this development brings.

Another issue of concern is the stress on sensitive archeological areas. The spring located on parcel one has probably been here longer than European contact. Was an archeology resources report done for this project?

As part of staff's environmental review, the California Natural Diversity Database and the San Mateo County Rare and Endangered Species and Sensitive Habitats Maps were consulted which indicated no evidence of any endangered species, sensitive habitats, or special status plant species at the project site. Nor does the project site contain primary habitat for the California Red-legged Frog. It is also isolated from San Gregorio Creek by Highway 84.

Staff also did not find any evidence of archeological features within the project vicinity. The California Historical Resources Information System was consulted, and found no record of any previous cultural resource study performed at the subject site. However, there is always the possibility that historical or archeological resources may be unearthed during grading activities; therefore, staff has included a condition to mitigate the potential effects on unknown resources. Condition #18 states that should cultural resources be encountered during site work, the applicant shall halt all activities, contact the Community Development Director, and retain a qualified archeologist for recording, protecting, and/or curating any discovery as appropriate.

B-11.

Commercial Use and Parking:

In addition, any future commercial changes in the C-1 area may require onsite parking. This was not included in the proposed parcel for the store. There needs to be adequate on site parking for the existing business so it does not adversely impact the surrounding area. The current parking now is public right-of-way and should be reviewed further.

Change in Use:

Another issue is the notion of a rural service center. This project completely changes the intent of the Local Coastal Plan and now there is only one small commercial parcel and the rest of Cattermole property has been converted to residential use.

See Staff's response above under A-4, A-6, and A-15.

B-12.

Conversion of Prime Soils:

Parcel 3 and Parcel 4 have proposed house on prime soils. This is not allowed per LCP policy 5.7c and 5.8. Also Policy 5.7 prohibits dividing prime soils which this project does. Why was the Agricultural Component not used to review this project that has Agricultural zoning? Why was the Agricultural Advisory Committee not referred this project?

See Staff's responses above under A-1, A-2, A-11, and A-12.

APPEAL EXHIBIT C

Letter, November 10, 2010

Doc Jepsen & Dana O'Neill, 588 La Honda Rd, San Gregorio

C-1.

The C-1/S-7 zoning allows residential density in excess of what the sensitive area of San Gregorio can accommodate without significant harm to existing uses and the environment.

Staff conducted a thorough environmental review of the area and the project's potential impact to such. Based on the current uses and the allowed densities of the C-1 Zoning District, the proposed development is consistent with the General Plan and uses within the vicinity.

C-2.

Was a Biological Report done for this project? There is a known frog colony near Parcel 2.

A biological report was not required for this project, as staff has found no evidence of any endangered species, sensitive habitats, or special status plants at the project site. A condition of approval has been included which requires the applicant to have a qualified biologist conduct a pre-construction survey for the California Red-Legged Frog and San Francisco Garter Snake. If any are found during grading and construction, work shall stop and the applicant contact the U.S. Fish and Wildlife Service, California Department of Fish and Game, and the San Mateo County Current Planning Section for instructions (Condition Number 20).

C-3.

The addition of 4+ houses would double the existing rural population of San Gregorio.

Staff feels the addition of two single-family dwellings (which is all that is proposed at this time) presents a negligible impact to the area of San Gregorio. As indicated in earlier responses, adequate water and septic services can be provided for new development within the proposed subdivision without compromising existing systems within the vicinity.

C-4.

Water supply in the area is tenuous at best and there is evidence that doubling the density could adversely affect the existing homes in the area.

As indicated in earlier responses, the Environmental Health Department determined that the existing domestic wells and water tanks are adequate to serve the new proposed development and existing development sufficiently without compromising the water systems in the vicinity.

C-5.

There has been no review of this project by the Agricultural Advisory Committee for their input. Proposed parcels 3 & 4 are within the Planned Agricultural District zone. Parcel 3 would be rezoned for a residential structure and loss of prime agricultural soil. Parcel 4 also shows a large housing site on prime agricultural soil and converts agricultural use to residential.

See Staff's response above under A-1 and A-2.

C-6.

San Gregorio was designated as a Rural Service Center; however this project changes the reality of our situation by committing the area as a Rural Residential Center with an unlimited commercial use parcel.

The current zoning allows for commercial uses (as well as residential uses, subject to a Use Permit). As discussed in the response to issue A-15, the Rural Service Center is defined by the Local Coastal Program (LCP) as "small rural communities having a combination of land uses that provide to rural areas." The Planning Commission, in approving this project, has interpreted the intent of that definition to include residential as well as commercial uses within the Service Centers.

C-7.

There are known septic and perc issues year round from the San Gregorio Store. Is that parcel large enough to address on going septic issues for unlimited commercial use? Can they be corrected?

See staff's responses above to issues A-9, B-4, and B-5.

C-8.

The surrounding property owners were unaware of the extent of development that the Cattermoles are pursuing for this rural area. The hearing notice gave no information on the project, nor did the Cattermoles contact the neighboring properties.

As mentioned previously in the response to issue B-1, all Planning Commission hearing agenda notices are published 10 days prior to any hearing, and are mailed to all properties within 300-feet of the subject parcel to the address on file with the County Tax Assessor.

APPEAL EXHIBIT D

Letter, November 9, 2010

Catherine Staff, 7365 Stage Road, San Gregorio

D-1.

The septic/leach field system on proposed development property is at capacity considering there are seven residences and one large commercial building on this property currently. I am very concerned of potential problems that may be created by the four additional residences proposed. I fear this overburdened septic/leach system will leach downhill into the existing culvert that runs under Hwy 84 and empties into San Gregorio Stream which will not only have an adverse effect on the fish, water fowl and other protected species in and around the creek but will contaminate my domestic well water causing my property to become significantly reduced in value.

Please see staff's responses above to issues A-9, B-4 and B-5 regarding the issue of the existing and proposed septic system's level of adequacy and impact to the surrounding area.

D-2.

The water needs for the current seven residences and large commercial building with the addition of proposed residences on the property will divert water from the San Gregorio Stream Watershed needed to sustain protected fish and wildlife. This watershed is closely monitored by San Mateo County.

See staff's responses above under A-13 and A-22.

D-3.

Having worked with San Mateo County Planning and Building department I am acutely aware of the requirement for story poles to be erected at proposed building sites to address the visual impact on the scenic landscape. I travel the road daily where the proposed residences on parcel #1 are to be built and have never seen any story poles erected. I have great concern that the visual impact of this project to the scenic landscape was not thoroughly investigated.

The need for story poles was previously discussed under A-17. As mentioned in prior responses, the site's topography is such that it is difficult to view the proposed development area from Cabrillo Highway due to the angle of viewing and existing vegetation along the roadway. The development is within immediate proximity to the existing development along Stage Road and continues to cluster structures within the rural service center boundaries.

The applicant has proposed colors and materials that are compatible with the environment and not intrusive to the surrounding area. The requirement for story poles is on a case-by-case basis, based on the project's unique and specific characteristics. For the aforementioned reasons, staff determined that it was not necessary for story poles to be erected, nor were they requested by other reviewing agencies or the Planning Commission.

APPEAL EXHIBIT E

Letter, January 11, 2011

Kathleen Armstrong, San Gregorio

E-1.

A wet weather percolation test should be conducted to determine the year round feasibility of conforming drainage for the development. The area in question is close to San Gregorio Creek watershed and runoff from this area could pose a threat through coliform bacteria affecting protected steelhead (Coho Salmon) and other native, protected species and presenting a significant health risk to the lagoon and San Gregorio Beach.

As mentioned in response to issues B-4 and B-6, both dry and wet weather percolation testing was performed and was found to be adequate to support a septic system. As part of staff's environmental assessment of the project's impact, the development and associated septic systems are a substantial distance from any Coho Salmon habitats located within the San Gregorio creek. Further, contamination or coliform is mitigated by the permitting standards set forth by the Environmental Health Department to eliminate any impact to public health, as well as sensitive habitats.

E-2.

The area in question has no natural outlet for surface drainage. Adequate drainage needs to be addressed as surrounding properties may experience flooding and consequent damage to wells or property from the proposed development.

As discussed under response B-8, the applicant is required to demonstrate how on-site drainage as a result of the construction of impermeable surfaces will be contained on the project site.

E-3.

Historical records and research would provide you with documentation to support the fact that these issues have been addressed previously. The case, I believe, is Bell vs. Packard. Effluent was coming from a business located on the proposed development site.

ANSWERS TO QUESTIONS

File No. PLN 2009-00112

Page 12

from Cabrillo Highway, and is located next to several others existing development in the immediate vicinity.

- b. **Obstruct scenic views from existing residential areas, public lands, public water body, or roads?**

No Impact. The proposed project would not obstruct any scenic views.

- c. **Will (or could) this project involve the construction of buildings or structures in excess of three stories or 36 feet in height?**

No Impact. The proposed project will not involve the construction of any buildings or structures in excess of 36 feet.

- d. **Directly or indirectly affect historical or archaeological resources on or near the site?**

Yes, Significant Unless Mitigated. There are no known historical or archaeological resources on or near the site. However, historical or archaeological resources may be unearthed during the grading activities. In order to mitigate the potential effects on unknown resources, the following mitigation measure is required.

Mitigation Measure 4: Should cultural resources be encountered during site work, all work shall immediately be halted in the area of discovery and the applicant shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist 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 applicant. 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 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).

- e. **Will (or could) this project visually intrude into an area having natural scenic qualities?**

Yes, Not Significant. The site's visibility is limited to within the subject site and immediate area given the topography and vegetation surrounding the site. Further, the development is clustered near existing development.

ANSWERS TO QUESTIONS

File No. PLN 2009-00112

Page 11

- k. **Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?**

No Impact. The proposed project would not include or require a change in County or community plans, policies or goals.

- l. **Involve a change of zoning?**

No Impact. The existing parcel is currently spilt zoned between Planned Agricultural District (PAD), and Neighborhood Business District (C-1). The tentative map proposes to create the areas currently zoned as PAD into one parcel, with the remaining C-1 areas as three parcels using the existing zoning delineation.

- m. **Require the relocation of people or businesses?**

No Impact. The proposal would not require the relocation of people or businesses.

- n. **Reduce the supply of low-income housing?**

No Impact. The proposed project does not include or replace any low-income housing.

- o. **Result in possible interference with an emergency response plan or emergency evacuation plan?**

No Impact. The proposed project would not interfere with any emergency response or evacuation plans.

- p. **Will (or could) this project result in creation of or exposure to a potential health hazard?**

No Impact. The proposed project will not involve any activities that will result in the creation of or exposure to a potential health hazard.

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?**

Yes, Not Significant. The project is located within the Cabrillo Highway State Scenic Corridor. The location of the proposed development, however, is not visible

ANSWERS TO QUESTIONS

File No. PLN 2009-00112

Page 10

- 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)?**

No Impact. The proposed project is for the subdivision a development of two single-family residences on one of the proposed four lots. Introduction of this use will not intensify the activities of the existing area, nor be in conflict of the parcel's allowed use under the C-1 zoning regulations.

- 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?**

No Impact. The proposed development would not negatively affect the capacity of any public facilities.

- g. **Generate any demands that will cause a public facility or utility to reach or exceed its capacity?**

No Impact. No activities are being performed with the approval of the proposed subdivision and proposed dwellings that would not result in exceeding public facility capacity.

- h. **Will (or could) this project be adjacent to or within 500 feet of an existing or planned public facility?**

No Impact. Activities related to this project are not adjacent to an existing or planned public facility.

- i. **Create significant amounts of solid waste or litter?**

No Impact. No activities are being performed with the approval of the proposed development that would result in significant amounts of solid waste or litter.

- j. **Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?**

No Impact. The proposed development will not result in a substantial consumption any fossil fuels.

ANSWERS TO QUESTIONS

File No. PLN 2009-00112

Page 9

No Impact. Development of the two single-family dwellings on the subject site would not result in a noticeable change in traffic and, therefore, traffic hazards are not expected to be increased.

f. Provide for alternative transportation amenities such as bike racks?

No Impact. No bike racks or other alternative transportation amenities are being provided on-site. Given the scope of the project, staff believes that alternative transportation amenities are not necessary for the proposed project.

g. Generate traffic that will adversely affect the traffic carrying capacity of any roadway?

No Impact. The additional traffic generated by the proposed two single-family dwellings is minimal and would not result in adverse affect the traffic carrying capacity of any roadway in the vicinity.

6. LAND USE AND GENERAL PLANS

a. Result in the congregating of more than 50 people on a regular basis?

No Impact. The proposed project would not result in the congregation of more than 50 people on a regular basis.

b. Result in the introduction of activities not currently found within the community?

No Impact. The proposed residential activities already exist in the immediate vicinity.

c. Employ equipment that could interfere with existing communication and/or defense systems?

No Impact. The proposed project would not employ equipment that could interfere with existing communication and/or defense systems.

d. Result in any changes in land use, either on or off the project site?

Yes, Not Significant. The proposed development will utilize existing vacant land, but is in conformance with County General Plan guidelines and Zoning regulations for the proposed, residential use.

ANSWERS TO QUESTIONS

File No. PLN 2009-00112

Page 8

The on-site drainage plan shall be submitted to the Planning Department for review and approval by the Community Development Director prior to the issuance of building permits. The plan shall be included as part of the project's final building permit application and construction plans. The County Building Inspection Section shall ensure that the approved plan is implemented prior to the project's final building and/or grading inspection approval.

- 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?**

No Impact. Installation of a septic system is not part of the project.

5. TRANSPORTATION

- a. Affect access to commercial establishments, schools, parks, etc.?**

No Impact. The proposal would not affect access to commercial establishments, schools, or parks. Additional traffic generated from the proposed development of the two single-family dwellings will have a negligible impact to the surrounding infrastructure.

- b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?**

No Impact. Development of the two single-family dwellings on the subject site would not generate minimal pedestrian traffic.

- c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?**

No Impact. Development of the two single-family dwellings on the subject site would not result in a noticeable change in vehicular traffic patterns and will have a negligible impact to the surround infrastructure.

- d. Involve the use of off-road vehicles of any kind (such as trail bikes)?**

No Impact. The project would not involve the use of off-road vehicles.

- e. Result in or increase traffic hazards?**

ANSWERS TO QUESTIONS

File No. PLN 2009-00112

Page 7

No Impact. No activities are being performed with the approval of the proposed subdivision and residential development that would result in disposal of any potentially hazardous material.

- e. **Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?**

No Impact. Subdivision and the proposed residential development of the subject site will not be subject to the generation of noise in excess of levels regulated by the County Noise Ordinance.

- 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 project work, excessive noise could be generated, particularly during grading and excavation activities. Mitigation Measure 2 is proposed to reduce the construction noise impact to a less than significant level.

Mitigation Measure 2: All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

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

Yes, Significant Unless Mitigated. During grading work, the subject site is susceptible to erosion and surface water runoff. Mitigation Measure 1, as well as Mitigation Measure 3 below, addresses this issue.

Mitigation Measure 3: The applicant shall submit an on-site drainage plan, as prepared by a civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan shall show, in all respective cases, the mechanisms necessary to contain all water runoff generated by on-site impervious surfaces, and to reduce the amount of off-site runoff through the use of on-site percolation facilities. The drainage plan shall also include facilities to minimize the amount of pollutants in stormwater runoff through on-site retention and filtering facilities.

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.

- c. **Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?**

No Impact. The project site is not protected under the Williamson Act or any Open Space Easements as of December 16, 2008. The subject parcel was under a Williamson Act contract (AP67-53) and expired as a result of a Non-Renewal request (PLN 1999-00713).

- d. **Affect any existing or potential agricultural uses?**

No Impact. The proposed grading work will not have any impact on existing or future agricultural uses.

4. AIR QUALITY, WATER QUALITY, SONIC

- a. **Will (or could) this project 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?**

No Impact. The project will not result in the generation of pollutants.

- b. **Involve the burning of any material, including brush, trees and construction materials?**

No Impact. No burning of any materials is expected to occur during or after the project is completed.

- c. **Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?**

No Impact. Grading of the subject site will not be subject to the generation of noise in excess of levels regulated by the County Noise Ordinance.

- d. **Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?**

ANSWERS TO QUESTIONS

File No. PLN 2009-00112

Page 5

- 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?**

No Impact. A search of the California Natural Diversity Database was conducted and no special status species were found to occur within two miles of the project area.

- d. **Significantly affect fish, wildlife, reptiles, or plant life?**

No Impact. No activities are being performed with the approval of the proposed subdivision and residential development that would result in any affect to fish, wildlife, reptiles, or plant life.

- e. **Be located inside or within 200 feet of a marine or wildlife reserve?**

No Impact. The proposed project is not located within 200 feet of a marine or wildlife reserve.

- f. **Infringe on any sensitive habitats?**

No Impact. See response to question 2.c.

- 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?**

No Impact. The proposed development of the two single-family dwellings will required approximately 5,670 sq ft (630 cubic yards) of earthwork, of which none will be located on slopes grater than 20%, or in a sensitive habitat or buffer zone.

3. PHYSICAL RESOURCES

- a. **Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or top soil)?**

No Impact. The project site is not used for nor identified as a source of natural resources for commercial purposes.

- b. **Involve grading in excess of 150 cubic yards?**

Yes, Significant Unless Mitigated. The proposed project involves approximately 630 cubic yards of excavation. The project will be required to implement effective

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?**

No Impact. While the approximately ½ of the subject parcel (in its current configuration) contains prime agricultural soils, the proposed residential development is to be located in non-prime agricultural soils areas, as identified by the NRCS soil survey for San Mateo County.

- h. Will (or could) this project be located within a flood hazard area?**

No Impact. The project site is located in Flood Zone C as defined by FEMA, which is an area of minimal potential flooding. No mitigation is required.

- i. Will (or could) this project be located in an area where a high water table may adversely affect land use?**

No Impact. There is no indication of the presence of a high water table in this area, thus there would be no impact due to high water table.

- j. Will (or could) this project affect a natural drainage channel or streambed, or watercourse?**

No Impact. The site is not located near any natural drainage channels, streambeds, or watercourses.

2. VEGETATION AND WILDLIFE

- a. Affect federal or state listed rare or endangered species of plant life in the project area?**

No Impact. A search of the California Natural Diversity Database was conducted and no special status plant species were found to occur on or near the project site.

- b. Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?**

No Impact. No trees are proposed to be removed.

ANSWERS TO QUESTIONS

File No. PLN 2009-00112

Page 3

- (8) 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.
- (9) Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- (10) Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- (11) Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
- (12) Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- (13) 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.

- d. **Will (or could) this project be located on, or adjacent to, a known earthquake fault?**

No Impact. The project is not located on or adjacent to known faults.

- 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?**

No Impact. The project site is not located on land that has been identified as having Class I, II, or III soils.

- f. **Will (or could) this project cause erosion or siltation?**

Yes, Significant Unless Mitigated. During the proposed grading process, there is the potential for erosion due to exposed soils resulting from grading activities. The project is required to implement effective erosion and sediment controls prior to

ANSWERS TO QUESTIONS

File No. PLN 2009-00112

Page 2

Yes, Not Significant. The proposed grading at the project site does have potential of severe erosion due to the nature of the soil removal if not mitigated. With the implementation of drainage measures, best management practices during construction, and Mitigation Measure 1, the project impacts due to grading will be less than significant.

Mitigation Measure 1: Prior to the issuance of a grading hard card, the applicant shall submit to the Current Planning Section 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:

- (1) 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.
- (2) Minimize the area of bare soil exposed at one time (phased grading).
- (3) Clear only areas essential for construction.
- (4) Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- (5) Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- (6) Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- (7) 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.

COUNTY OF SAN MATEO
Planning and Building Department

Initial Study Pursuant to CEQA
Project Narrative and Answers to Questions for the Negative Declaration
File Number: PLN 2009-00112
Cattermole Subdivision/Residential Development

PERMIT PROCESSING

The project requires approval of a Tentative Subdivision Map, Use Permit, Coastal Development Permit, and Grading Permit. A Use Permit is required to allow residential development within a Neighborhood Business Zoning District (C-1). Due to the grading in excess of 250 cubic yards, a Grading Permit is required. A Coastal Development Permit is also required, pursuant to the Local Coastal Program. The San Mateo County Planning Commission will make a determination at a scheduled public hearing, and will consider certification of this Mitigated Negative Declaration.

PROJECT DESCRIPTION

Consideration of a Minor Subdivision, Use Permit, Grading Permit, Coastal Development Permit and certification of a Mitigated Negative Declaration for the subdivision of a 12.4-acre parcel into 4 proposed parcels and development of 2 single-family dwellings on a single proposed parcel, located at 7625 Stage Road in the unincorporated San Gregorio area of San Mateo County.

ANSWERS TO QUESTIONS

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?**

No Impact. The project site is not located near any unique landform or biological areas.

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

No Impact. The earthwork and construction involved with the two proposed single-family residences will be constructed on slopes of 10%.

- c. **Will (or could) this project be located in area of soil instability (subsidence, landslide or severe erosion)?**

- 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 Executive Order 11988
 - Protection of Wetlands Executive Order 11990
 - Endangered and Threatened Species
 - Noise Abatement and Control 24 CFR Part 51B
 - Explosive and Flammable Operations 24 CFR 51C
 - Toxic Chemicals/Radioactive Materials HUD 79-33
 - Airport Clear Zones and APZ 24 CFR 51D
 - State
 - Ambient Air Quality Standards Article 4, Section 1092
 - Noise Insulation Standards
- 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

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

V. MANDATORY FINDINGS OF SIGNIFICANCE

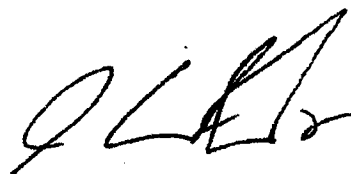
	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of 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 Current Planning Section.

 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.



James A. Castañeda, AICP

August 30, 2010
Date

Project Planner

- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
- l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- m. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

Mitigation Measure 2: All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

Mitigation Measure 3: The applicant shall submit an on-site drainage plan, as prepared by a civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan shall show, in all respective cases, the mechanisms necessary to contain all water runoff generated by on-site impervious surfaces, and to reduce the amount of off-site runoff through the use of on-site percolation facilities. The drainage plan shall also include facilities to minimize the amount of pollutants in stormwater runoff through on-site retention and filtering facilities. The on-site drainage plan shall be submitted to the Current Planning Section for review and approval by the Community Development Director prior to the issuance of a grading permit hard card.

The on-site drainage plan shall be submitted to the Planning Department for review and approval by the Community Development Director prior to the issuance of building permits. The plan shall be included as part of the project's final building permit application and construction plans. The County Building Inspection Section shall ensure that the approved plan is implemented prior to the project's final building and/or grading inspection approval.

Mitigation Measure 4: Should cultural resources be encountered during site work, all work shall immediately be halted in the area of discovery and the applicant shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist 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 applicant. 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 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).

IV. MITIGATION MEASURES

Mitigation measures have been proposed in project application.

Yes

No

X

Other mitigation measures are needed.

X

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

Mitigation Measure 1: Prior to the issuance of a grading hard card, the applicant shall submit to the Current Planning Section 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 days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
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		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:			

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
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					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
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				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
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				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
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					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
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 topsoil)?	X					I

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 11 and 12.

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
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

County of San Mateo
Planning and Building Department

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

I. BACKGROUND

Project Title: Cattermole Subdivision/Residential Development

File No.: PLN 2009-00112

Project Location: 7625 Stage Road, San Gregorio

Assessor's Parcel No.: 081-013-090

Applicant/Owner: George and Mary Cattermole

Date Environmental Information Form Submitted: August 25, 2010

PROJECT DESCRIPTION

Consideration of a Minor Subdivision, Use Permit, Grading Permit, Coastal Development Permit and certification of a Mitigated Negative Declaration for the subdivision of a 12.4-acre parcel into 4 proposed parcels and development of 2 single-family dwellings on a single proposed parcel, located at 7625 Stage Road in the unincorporated San Gregorio area of San Mateo County.

discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

RESPONSIBLE AGENCY CONSULTATION

None.

INITIAL STUDY

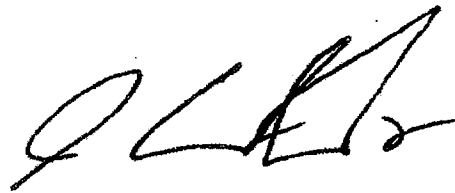
The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: August 30, 2010 through September 20, 2010.

All comments regarding the correctness, completeness, or adequacy of this 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., September 20, 2010**.

CONTACT PERSON

James A. Castañeda, AICP
Project Planner, 650/363-1853

A handwritten signature in black ink, appearing to read 'JAC', is written over a horizontal line.

James A. Castañeda, Project Planner

JAC:cdn – JACU0634_WCH.DOC

- (9) Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- (10) Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- (11) Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
- (12) Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- (13) Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

Mitigation Measure 2: All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

Mitigation Measure 3: The applicant shall submit an on-site drainage plan, as prepared by a civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan shall show, in all respective cases, the mechanisms necessary to contain all water runoff generated by on-site impervious surfaces, and to reduce the amount of off-site runoff through the use of on-site percolation facilities. The drainage plan shall also include facilities to minimize the amount of pollutants in stormwater runoff through on-site retention and filtering facilities.

The on-site drainage plan shall be submitted to the Planning Department for review and approval by the Community Development Director prior to the issuance of building permits. The plan shall be included as part of the project's final building permit application and construction plans. The County Building Inspection Section shall ensure that the approved plan is implemented prior to the project's final building and/or grading inspection approval.

Mitigation Measure 4: Should cultural resources be encountered during site work, all work shall immediately be halted in the area of discovery and the applicant shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist 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 applicant. 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 site work within the area of

- 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: Prior to the issuance of a grading hard card, the applicant shall submit to the Current Planning Section 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 Storm-water Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- (1) 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.
- (2) Minimize the area of bare soil exposed at one time (phased grading).
- (3) Clear only areas essential for construction.
- (4) Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- (5) Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- (6) Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- (7) 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.
- (8) 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.

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**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: Cattermole Subdivision/Residential Development, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2009-00112

OWNER/APPLICANT: George and Mary Cattermole

ASSESSOR'S PARCEL NO.: 081-013-090

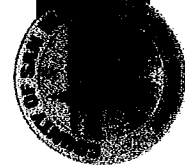
PROJECT LOCATION: 7625 Stage Road, San Gregorio

PROJECT DESCRIPTION: Consideration of a Minor Subdivision, Use Permit, Grading Permit, Coastal Development Permit and certification of a Mitigated Negative Declaration for the subdivision of a 12.4-acre parcel into 4 proposed parcels and development of 2 single-family dwellings on a single proposed parcel, located at 7625 Stage Road in the unincorporated San Gregorio area of San Mateo County.

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.



County of San Mateo - Planning and Building Department

ATTACHMENT U

4. Determine the number of persons per subdivision.

Formula:				
Number of New Lots Created*	X	3.10**	=	Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.				
Fill Out:				
3	X	3.10**	=	9.30
**Average number of persons per dwelling unit according to the most recent federal census (2000).				

5. Determine the parkland demand due to the subdivision.

Formula:				
Number of Persons Per Subdivision (From Item 4)	X	.003*** Acres/Person	=	Parkland Demand
Fill Out:				
9.30	X	.003*** Acres/Person	=	0.0279
*** Section 7055.1 of the County's Subdivision Ordinance establishes the need for .003 acres of parkland property for each person residing in the County.				

6. Determine the parkland in-lieu fee.

Formula:				
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
Fill Out:				
0.0279	X	\$16,503.548	=	\$ 460.45

County of San Mateo
Planning and Building Department

In-Lieu Park Fee Worksheet

[This formula is excerpted from Section 7055 of the County's Subdivision Regulations]

This worksheet should be completed for any residential subdivision which contains 50 or fewer lots. For subdivisions with more than 50 lots, the County may require either an in-lieu fee or dedication of land.

1. For the parcel proposed for subdivision, look up the value of the land on the most recent equalized assessment roll. (Remember you are interested in the land only.)

Value of Land = \$204,644

2. Determine the size of the subject parcel in acres.

Acres of Land = 12.4

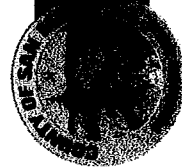
3. Determine the value of the property per acre.

- a. Set up a ratio to convert the value of the land given its current size to the value of the land if it were an acre in size.

<u>Formula:</u>	
<u>Parcel Size in Acres (From Item 2)</u> 1 Acre of Land	<u>Value of Subject Parcel (From Item 1)</u> Value of Land/Acre
<u>Fill Out:</u>	
<u>12.4</u> 1 Acre	<u>\$204,644</u> Value of Land/Acre

- b. Solve for X by cross multiplying.

<u>Formula:</u>				
Value of Land	=	<u>Value of the Subject Parcel (From Item 1)</u> <u>Size of the Subject Parcel in Acres (From Item 2)</u>	=	<u> </u>
<u>Fill Out:</u>				
Value of Land	=	<u>\$204,644</u> <u>12.4</u>	=	<u>\$16,503.548</u>



County of San Mateo · Planning and Building Department

ATTACHMENT T

50. This condition will be part of the building plan submittal phase of the project. If there is limited access into your property by use of a gate, the San Mateo County Fire Department will require the installation of a Knox Box or Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information please contact the San Mateo County Fire Marshal's Office at 650/573-3846.
51. Contact the San Mateo County Fire Marshal to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Please allow for a minimum of 72 hours notice to the Fire Department at 650/573-3846.
52. Fire Dept access shall be to within 150 ft. of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be 20 ft. wide, all weather surface, and able to support a fire apparatus weighing 72,000 lbs. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be class 2 base or equivalent compacted to 95%.
53. DRC Comments only, this is a preliminary review only. When this design is submitted for a BLD permit there may be more requirements according to the actual design being submitted and the current codes at time of building permit submittal. This review is neither permission nor approval for final plan check for a permit.
54. If development occurs on the other parcels, Fire Department access and water supply shall be provided at time of building plan submittal meeting the fire code at that time.

Environmental Health Department

55. The applicant shall produce a Covenant of Easement for proposed Parcels 1 and 2 addressing ownership, maintenance and location of easements for shared well located to be utilized on proposed Parcel 1. Covenant of Easement will also be required for proposed Parcels 3 and 4 for the shared well on proposed Parcel 3. These documents are to be recorded with County Records Office after recordation of the final map.
-

42. A Wet Draft Hydrant with a 4-1/2" National Hose Thread outlet with a valve shall be mounted not less than two feet above ground level and within five feet of the main access road or driveway, and not less than 50 feet from any portion of any building, nor more than 150 feet from the main residence or building.
43. The standpipe/hydrant shall be capable of a minimum fire flow of 1,000 GPM.
44. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current Uniform Building Code.
45. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than four inches in height, and have a minimum 1/2-inch stroke.
46. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved, (galvanized), spark arrestor of a mesh with an opening no larger than 1/2-inch in size, or an approved spark arresting device.
47. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is not a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within five feet of any portion of any building or structures.
48. Remove that dead or dying portion of any tree which extends over the roof line of any structure.
49. This project is located in a wild land urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CBC Chapter 7A requirements. You can visit the Office of the State Marshal's website at http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." This condition to be met at the building permit phase of the project.

Cal-Fire

36. An approved Automatic Fire Sprinkler system meeting the requirements of NFPA-13D is required to be installed in your project. Plans shall include attached garages and detached garages at or above 1,000 square feet. Plans shall be designed by a licensed sprinkler system designer and submitted to the San Mateo County Building Department for review and approval by the San Mateo County Fire Department. Building plans will not be reviewed until the required sprinkler plans are received by the County Building Department.
37. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.
38. A sounding device activated by automatic fire sprinkler system water flow is required to be installed in all Residential systems as outlined and meeting the requirements of NFPA 13D. All hardware is to be included on the submitted sprinkler plans.
39. A Site Plan showing all required components of the water system is required to be submitted with the building plans to the San Mateo County Building Department for review and approval by the San Mateo County Fire Department for verification and approval. Plans shall show the location, elevation and size of required water storage tanks, the associated piping layout from the tank(s) to the building/structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipe/joints/valves/valve indicators, thrust block calculations/joint restraint, the location of the standpipe/hydrant and the location of any required pumps and their size and specifications.
40. Because of the fire flow and automatic sprinkler requirements for your project, an on-site water storage tank is required. Based upon building plans submitted to the San Mateo County Building Department the San Mateo County Fire Department has determined that a minimum of 7,500 gallons of fire protection water will be required, in addition to the required domestic water storage. Fire protection water storage tanks shall be located a minimum of 50 feet from all buildings, or shall be of non-combustible construction. Plans showing the tank(s) type, size, location and elevation are to be submitted to the San Mateo County Fire Department for review and approval.
41. The water storage tank(s) shall be so located as to provide gravity flow to a standpipe/hydrant. Plans and specifications shall be submitted to the San Mateo County Building Department for review and approval by the San Mateo County Fire Department.

property line) being the same elevation as the center of the access roadway. When appropriate, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

30. The applicant shall record documents which address future maintenance responsibilities of any private drainage and/or roadway facilities which may be constructed. Prior to recording these documents, they shall be submitted to the Public Works Department for review.
31. Any potable water system work required by the appropriate district within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met. Plans for such work shall be reviewed by the Public Works Department prior to the issuance of the permit.
32. The applicant shall submit written certification from the appropriate energy and communication utilities to the Public Works Department and the Planning Department stating that they will provide energy and communication services to the proposed parcels of this subdivision.
33. At the completion of work, the engineer who prepared the approved grading plan shall submit a signed "as-graded" grading plan conforming to the requirements of Section 8606.6 of the Grading Ordinance.
34. "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
35. The applicant shall submit a Parcel Map to the Department of Public Works for review and recording.

20. Applicant shall implement "cool roof" practices to utilize materials to supplement green building requirements of the residential units.
21. Applicant shall utilize Fiber Cement Siding for residential units.

Building Inspection Section

22. Building permits shall be applied for and obtained from the Building Inspection Section for any future construction on the parcels created as a result of the filing of the final parcel map for this project.
23. Sediment and erosion control measures must be installed prior to beginning any site work and maintained throughout the term of the permit. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
24. Future residential development shall comply with the Green Building Ordinance.
25. This project must meet Chapter 7A Standards with respect to siding (Class-A Rated), roofing (Class-A Rated), venting, exterior doors (solid-core) and windows (tempered).

Department of Public Works

26. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
27. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued.
28. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and NPDES requirements for review and approval by the Department of Public Works.
29. The applicant shall submit a driveway "Plan and Profile," to the Public Works Department, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the

construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.

14. Prior to the issuance of the Grading Permit Hard Card, the applicant shall submit a final soils report for the review and approval of the Geotechnical Section.
15. The applicant shall submit an on-site drainage plan, as prepared by a civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of each respectively submitted project application. The required drainage plan shall show, in all respective cases, the mechanisms necessary to contain all water runoff generated by on-site impervious surfaces, and to reduce the amount of off site runoff through the use of on-site percolation facilities. The drainage plan shall also include facilities to minimize the amount of pollutants in stormwater runoff through on-site retention and filtering facilities. The on-site drainage plan shall be submitted to the Current Planning Section for review and approval by the Community Development Director prior to the issuance of a grading permit hard card.
16. Should cultural resources be encountered during site work, all work shall immediately be halted in the area of discovery and the applicant shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist 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 applicant. 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 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).
17. All utilities shall be placed underground.
18. Prior to receiving a Planning Final sign off for the required building permits, colors and materials will need to be verified and shall match those submitted as part of this application (Per attachment J in the staff report dated 10/27/10).
19. The applicant shall submit a landscape plan for approval by the Community Development Director. The goal is to soften the proposed residences and garage as seen from public roads. The plan shall include native trees and shrubs compatible with the coastal area.

1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

8. The applicant shall submit an erosion and sediment control plan for the proposed utility and access improvements for Planning staff review and approval prior to installation of said utilities/improvements. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.
9. Prior to recordation of the final parcel map, the applicant shall pay In-Lieu Park Fees to the San Mateo County Planning and Building Department pursuant to Section 7055.3 of the Subdivision Regulations. The current amount is \$460.45, but shall be calculated at time of recordation using the most recent assessed value of the parcel as required by Section 7055.3 of the Subdivision Regulations.
10. All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment and shall otherwise be subject to the limits imposed by the San Mateo County Ordinance Code, Chapter 4.88.
11. Unless approved, in writing, by the Community Development Director, no grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion. The applicant shall submit a letter to the Current Planning Section, a minimum of two (2) weeks prior to commencement of grading, stating the date when grading will begin.
12. No grading activities shall commence until the applicant has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
13. For the final approval of the grading permit, the applicant shall ensure the performance of the following activities within thirty (30) days of the completion of grading:
 - a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Ordinance, to the Current Planning Section and the Geotechnical Section.
 - b. The geotechnical consultant shall observe and approve all applicable work during

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 days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative BMPs, such as mulching or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
- l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches

Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval.

2. This subdivision approval is valid for two years, during which time a final parcel map shall be filed and recorded. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Planning Department upon written request and payment of any applicable extension fees if required.
3. If after two (2) years from the date of approval, the applicant has not obtained all other necessary permits and made substantial progress toward completing the proposed project, the Coastal Development Permit, Use Permit, Architectural Review Permit, and Grading Permit will expire.
4. The parcel map shall be recorded pursuant to the plans approved by the Planning Commission; any deviation from the approved plans shall be reviewed and approved by the Community Development Director, as deemed necessary.
5. All aspects of the proposed grading shall comply with the performance standards, as detailed in the Grading Permit Performance Standards Handbook, during all stages of development.
6. A Grading Permit Hard Card shall be issued prior to the beginning of grading activities. The applicant shall obtain a building permit for the proposed retaining walls and shall comply with all applicable requirements of the Building Inspection Section.
7. Prior to the issuance of the building permit or grading permit hard card, the applicant shall submit to the Current Planning Section 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 County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Sequence construction to install sediment-capturing devices first, followed by runoff

11. That the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision as no easements exists on any of the proposed parcels.
12. The discharge of waste from the proposed subdivision into a proposed septic system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The applicant has proposed a septic sewer system and it has been determined by Environmental Health to be acceptable to accommodate the development.
13. The land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (The Williamson Act). The property is not subject to any Williamson Act contracts.

Regarding the Architectural Review, Found:

14. That the proposed project is in compliance with the architectural design standards for the Cabrillo State Scenic Corridor. The proposed development will not create a significant visual impact upon completion of construction and implementation of all project conditions. The existing topography and vegetation will screen the proposed development, as well as the use of earth-tone colors and materials to be used on the development.

Regarding the Grading Permit, Found:

15. That this project will not have a significant adverse effect on the environment. The project has been reviewed by Planning staff and the Department of Public Works, which find the project can be completed without significant harm to the environment. In addition, the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605. The project, as conditioned, conforms to the criteria for review contained in the Grading Ordinance, including an erosion and sediment control plan. This project is also consistent with the General Plan as discussed in the staff report.

CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal, documents and plans as described in this report and materials approved by the Planning Commission on October 27, 2010. The

For the Coastal Development Permit, Found:

5. 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, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. As conditioned, the project will present a negligible visual impact to the surrounding area.
6. That the project conforms to the specific findings required by the applicable policies of the San Mateo County Local Coastal Program. The Planning Commission finds that the proposed project as conditioned will be consistent with policies pertaining to visual impacts as the improvements and additions will be designed to be in scale with the character of their setting and blend rather than dominate or distract from the overall view of the area.

Regarding the Minor Subdivision, Found:

7. The proposed map is consistent with applicable general and specific plans. The subdivision will create four parcels consistent with the use and density stipulated by the General Plan.
8. The site is physically suitable for residential development. The four proposed parcels are of sufficient size and shape to support the allowed uses within their respective zoning districts without any major landform alternation.
9. The site is physically suitable for the proposed density of development. The subdivision would allow for a maximum density of 0.69 dwelling units per acre. Parcels located within the C-1 (Neighborhood Commercial) Zoning District are not subject to density limitation, and development within parcels in the Planned Agricultural District (PAD) are subject to a density analysis.
10. The design of the subdivision or the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife in their habitat. Very few improvements are required for the subdivision and there is no evidence to suggest that they will cause serious health problems or pose a significant threat to the environment as there will be minimal transport and discharge of pollutants from the project site into the local storm drain system in accordance to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines.

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2009-00112

Hearing Date: October 27, 2010

Prepared By: James A. Castafieda, AICP

Adopted By: Planning Commission

FINDINGS

Regarding the Environmental Review, Found:

1. That the Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines. An Initial Study was completed and a Negative Declaration issued in conformance with CEQA guidelines. The public review period for this document was August 30, 2010 to September 20, 2010.
2. That, on the basis of the Initial Study and comments received thereto, no substantial evidence exists that the project, if subject to the mitigation measures contained in the Negative Declaration, will have a significant effect on the environment. The four (4) mitigation measures contained in the Negative Declaration adequately mitigate any potential significant effect on the environment.
3. That the mitigation measures identified in the Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into a Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6. The applicant has agreed to comply with the four (4) mitigation measures contained in the Negative Declaration.
4. That the Negative Declaration reflects the independent judgment of the San Mateo County Planning Commission.

George and Mary Cattermole

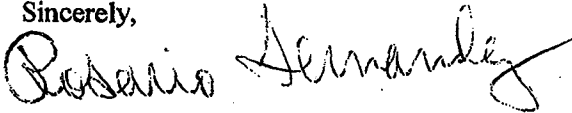
November 2, 2010

Page 2

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 sequential, not concurrent, and 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 James Castañeda, AICP at 650/363-1853.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rosario Fernandez".

Rosario Fernandez
Planning Commission Secretary
Pcd1027U_rf (Cattermole)

cc: Kerry Burke

Enclosure: San Mateo County Survey-An online version of our Customer Survey is also available at:
<http://www.co.sanmateo.ca.us/planning/survey>



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122

plngbldg@co.sanmateo.ca.us

www.co.sanmateo.ca.us/planning

November 2, 2010

George and Mary Cattermole
P. O. Box 71
San Gregorio, CA 94074

PROJECT FILE

Dear Mr. and Mrs. Cattermole:

Subject: **LETTER OF DECISION**
File Number: **PLN2009-00112**
Location: 7625 Stage Road, San Gregorio
APN: 081-013-090

On October, 2010 the San Mateo County Planning Commission considered: (1) Minor Subdivision pursuant to San Mateo County Subdivision Ordinance Section 7010, (2) Grading Permit pursuant to Section 8600 of the San Mateo County Ordinance Code, (3) Use Permit and Coastal Development Permit pursuant to Sections 6500 and 6328 of the County Zoning Regulations, respectively, (4) a Architectural Review Permit, pursuant to the State Streets and Highway Code, and (5) certification of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) for the subdivision of a 12.4-acre parcel into 4 proposed parcels and development of 2 single-family dwellings on a single proposed parcel, located at 7625 Stage Road in the unincorporated San Gregorio area of San Mateo County. The project is appealable to the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the project with the conditions of approval as shown in Attachment A.

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 5:00 p.m. on November 10, 2010.

This approval 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 the County's final decision.



County of San Mateo - Planning and Building Department

ATTACHMENTS

James Castaneda - Right of Way concerns (Rural San Mateo County); Subdivision

From: "shauna mckenna" <shauna_mckenna@yahoo.com>
To: <fred.farid@dot.ca.gov>
Date: 2/19/2011 12:34 PM
Subject: Right of Way concerns (Rural San Mateo County); Subdivision
CC: <dlo@stanford.edu>, <cat174@aol.com>, <jcastaneda@co.sanmateo.ca.us>, <g...

Subject: Appeal of Cattermole project, San Gregorio/PLN 2020-00112

We are appealing to the San Mateo County Board of Supervisors, for a recent Building and Planning Committee approval for a proposed minor subdivision/development located on 7625 State Road, San Gregorio, California, 94074, submitted by Cattermole (permit number/PLN2009-001121). Among our objections are a number of reasons related to commercial use and parking.

1. There is not adequate on site parking for the existing C-1 business and the proposed addition of 2 more homes on that parcel #1 needs further investigation. Their business often adds an impact to the surrounding homes on Stage Rd. and Highway 84 on the weekends.
2. The current parking for the C-1 business is public right of way and should be reviewed further.
3. There are numerous car and motorcycle accidents at the corner of Stage Rd. and Highway 84, where this business is located. The addition of 4 new homes surrounding this same corner are only going to add to the traffic and accident rate, which is putting visitors lives and our rural community at risk.
4. The increase in traffic is also putting endangered species, located at this property at risk.
5. During the winter months, there is a pool of water that does not drain in front of the post office, which is attached to the General Store. This water quite often extends into highway 84 and Stage Road with no drainage system in place.
6. This project will double the residential population of San Gregorio and any parking and traffic impacts and mitigation needs to be reviewed very carefully.
7. Since two of these four proposed parcels are zoned agricultural, there needs to be consideration of farm equipment, livestock, etc. on this highway and how it may impact the community in terms of safety.

As neighbors and community members of San Gregorio, one of the last truly rural communities in the Bay Area, we find it alarming and disconcerting that this subdivision has been approved with no consideration to these issues and how they will affect this community.

Respectfully,

Shauna McKenna
David Rhodes

5. Ground water withdrawals for any new wells supplying water to this development could pose a negative effect on the instream flows during low flow and dry periods in the San Gregorio watershed.

As evidenced by the problems with effluent in the Redwood Terrace area and other areas of the San Gregorio Creek, there exist many substandard septic systems which pose an ongoing threat to not only the environment but communities in the watershed.

There are many members of our community who oppose this new development based on the potential for damage to the natural and human environment.

Sincerely,



Mrs. Thomas Armstrong

PO Box 44

San Gregorio, CA 94074

Cc: Ruby Pap, Coastal Planning Director- California Coastal Commission

Wilson Yee-Scientist, US EPA, District 9

Kellyx Nelson, Executive Director - San Mateo County Resource Conservation District

January 6, 2011

James Casteneda, Planner
County of San Mateo Building & Planning
455 County Center, 2nd Floor
Redwood City, CA 94063

RECEIVED
2011 JAN 12 A 10:44
SAN MATEO COUNTY
PLANNING DIVISION

Re: San Gregorio Development/Cattermole-#PLN2009-00112 (7625 Stage Rd.)

Dear Mr. Casteneda:

The proposed development, which requests 4 parcels and 2 residences, presents a significant environmental risk to the surrounding community and watershed. I understand that these plans are pending approval. Based on this status, I would like to make you aware of the following conditions in the hope that as a government agency, you will act with extra concern and to the letter of the law when reviewing and approving the processes regarding this project.

1. A wet weather percolation test should be conducted to determine the year round feasibility of conforming drainage for the development. The area in question is close to San Gregorio Creek watershed and runoff from this area could pose a threat through coliform bacteria affecting protected steelhead (Coho Salmon) and other native, protected species and presenting a significant health risk to the lagoon and San Gregorio Beach.
2. The area in question has no natural outlet for surface drainage. Adequate drainage needs to be addressed as surrounding properties may experience flooding and consequent damage to wells or property from the proposed development.
3. Historical records and research would provide you with documentation to support the fact that these issues have been addressed previously. The case, I believe, is Bell vs. Packard. Effluent was coming from a business located on the proposed development site.
4. While pre-existing structures in this area may be entitled to mitigation processes regarding effluent and septic tank enlargement, a new development should be scrutinized with attention to the possible consequences on the contiguous properties and conditions should be placed on the size, location and capacity in order to avoid serious environmental encroachments.

Catherine Staff
7365 Stage rd.
San Gregorio, CA 94074
Parcel #081-021-180

November 9, 2010

Dear Honorable Board of Supervisors,

I have great concern regarding the recent approval of the Cattermole development PLN2009-001121 at 7625 Stage rd in San Gregorio and am appealing the decision made by the County of San Mateo Planning and Building Department.

My property is on the San Gregorio Stream and my domestic well is influenced by the water that flows in that creek. My concerns for this proposed development are as follows:

The septic/leach field system on proposed development property is at capacity considering there are seven residences and one large commercial building on this property currently. I am very concerned of potential problems that may be created by the four additional residences proposed. I fear this over burdened septic/leach system will leach downhill into the existing culvert that runs under Hwy 84 and empties into San Gregorio Stream which will not only have an adverse effect on the fish, water fowl and other protected species in and around the creek but will contaminate my domestic well water causing my property to become significantly reduced in value.

The water needs for the current seven residences and large commercial building with the addition of proposed residences on the property will divert water from the San Gregorio Stream Watershed needed to sustain protected fish and wildlife. This watershed is closely monitored by San Mateo County.

Having worked with San Mateo County Planning and Building department I am acutely aware of the requirement for story poles to be erected at proposed building sites to address the visual impact on the scenic landscape. I travel the road daily where the proposed residences on parcel #1 are to be built and have never seen any story poles erected. I have great concern that the visual impact of this project to the scenic landscape was not thoroughly investigated.

Thank you for considering all of my concerns and especially those pertaining to the San Gregorio Stream Watershed as the quality of my water is of significant importance.

Respectfully,


Catherine Staff

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NOV 10 2010

**San Mateo County
Planning Division**

November 10, 2010

San Mateo County Board of Supervisors
400 County Center
Redwood City, CA 94062

Subject: Appeal of Cattermole Subdivision, San Gregorio

Dear Honorable Supervisors,

We respectfully appeal the proposed minor subdivision development of 7625 Stage Road for the following reasons:

- The C-1/S-7 zoning allows residential density in excess of what the sensitive area of San Gregorio can accommodate without significant harm to existing uses and the environment.
- Was a Biological Report done for this project? There is a known frog colony near Parcel 2.
- The addition of 4+ houses would double the existing rural population of San Gregorio.
- Water supply in the area is tenuous at best and there is evidence that doubling the density could adversely affect the existing homes in the area.
- There has been no review of this project by the Agricultural Advisory Committee for their input. Proposed parcels 3 & 4 are within the Planned Agricultural District zone. Parcel 3 would be rezoned for a residential structure and loss of prime agricultural soil. Parcel 4 also shows a large housing site on prime agricultural soil and converts agricultural use to residential.
- San Gregorio was designated as a Rural Service Center; however this project changes the reality of our situation by committing the area as a Rural Residential Center with an unlimited commercial use parcel.
- There are known septic and perc issues year round from the San Gregorio Store. Is that parcel large enough to address ongoing septic issues for unlimited commercial use? Can they be corrected?

The surrounding property owners were unaware of the extent of development that the Cattermole's are pursuing for this rural area. The hearing notice gave no information on the project, nor did the Cattermole's contact the neighboring properties. We respectfully request that the residents of San Gregorio have adequate time to review the impact of the project and have some input into deciding the appropriate level of new development that our sensitive area can handle.

Respectfully,

Donald Jepsen
Dana O'Neill

Doc Jepsen & Dana O'Neill
588 La Honda Road
San Gregorio, CA 94074

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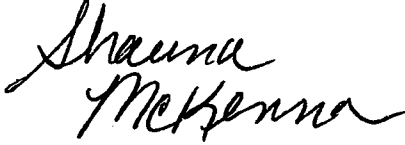
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**San Mateo County
Planning Division**

Appeal of the Planning Commission 's approval for PLN 2009-00112 (Cattermole)

Thank you very much for your time and attention. In closing, we are hoping that our questions are answered. If this project is approved, then we at least had the chance to voice our concerns about the changes that this action will bring to San Gregorio and the county of San Mateo.

Shauna McKenna

A handwritten signature in cursive script, reading "Shauna McKenna".

David Rhodes

A handwritten signature in cursive script, reading "David J. Rhodes".

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NOV 10 2010

**San Mateo County
Planning Division**

Biological and Archeological concerns:

The Coastside Habitat Coalition (CHC) is a 501(C) organization founded by George Cattermole with the intent of protecting endangered species and their habitat. To quote from the CHC website.... " In particular, we are focused on the species **Imperilled in our own backyard**, San Mateo County, California, USA. The species we are working to protect include the San Francisco Garter Snake, California Red-Legged Frog, Coho Salmon and Steelhead Trout. " The red-legged frog has been found on this possible minor subdivision and these findings were documented by a scientist the CHC hired to record their presence in the watershed. In addition, the coho and steelhead fish are attempting a comeback in San Gregorio creek, which lies several hundred yards from this area. Degradation of the stream environment is a distinct possibility with the additional burden of infrastructure that this development brings.

Another issue of concern is the stress on sensitive archeological areas. The spring located on parcel one has probably been here longer than first European contact. **Was an archeology resources report done for this project?**

Commercial Use and Parking:

In addition, any future commercial changes in the C-1 area may require onsite parking. This was not included in the proposed parcel **for the store. There needs to be adequate on site parking for the existing business so it does not adversely impact the surrounding area.** The current parking now is public right of way and should be reviewed further.

Change in Use:

Another issue is the notion of a rural service center. **This project completely changes the intent of the Local Coastal Plan and now there is only one small commercial parcel and the rest of Cattermole property has been converted to residential use.**

Conversion of Prime Soils:

Parcel 3 and Parcel 4 have proposed house on prime soils. This is not allowed per LCP policy 5.7c and 5.8. Also Policy 5.7 prohibits dividing prime soils which this project does. Why was the Agricultural Component not used to review this project that has Agricultural zoning? Why was the Agricultural Advisory Committee not referred this project?

Appeal of the Planning Commission 's approval for PLN 2009-00112 (Cattermole)

parcels 3 and 4? The redwood tank that is currently supporting the residential/barn septic needs to be addressed before it is sold off and developed.

What impact will parcel 3 and 4 have on our well and septic system? Those project plans and proposed homes aren't on the table yet, but they will impact us when they are sold and developed by another party. Are they buildable and are they considered on prime soils? What is the real impact to our water viability and well water quality? If these concerns are not mitigated, **our health is being put at risk.**

Is there going to be adequate leach fields with the surrounding parcels? Parcel One is on a hillside. If a leach field is on a slope of 20% or more, then a geotechnical report must be issued concerning stability and the introduction of septic effluent. Where are the percolation assessments for this project? Were the percolation tests accomplished in a drought year or under wet weather conditions?

Also of critical issue is the ground in this area. It consists of a very heavy clay structure. To compound this situation, groundwater lies at 7-8 feet below the surface. We know this because we have needed to install 2 French drains and sump pump around our home and have seen the water. The combination of clay soil and high water table would make the additional burden of more leach lines a concern. The existing leach field which passes just beyond our backyard, is a source of unpleasant odor throughout much of the year. **We cannot imagine what the smell will be like if a second leach or more fields are allowed.**

Drainage issues:

The current culvert system, which runs in front of our parcel, is not adequate or effective today. There is no storm water drainage system. It is highway 84 and the creek. Without good soil drainage and consistent clearing of the vegetation, these culverts get clogged and do not run under highway 84 effectively. Quite often there are large puddles on highway 84 in front of our parcel and the proposed parcels 3 and 4. This will need to be mitigated.

During the winter months, there is a pool of water that does not drain in front of the post office, which is attached to the General Store. This water quite often extends into highway 84 and Stage Road, making the post office trip quite wet.

Visual Impacts:

All 4 potential homes are within the visual impact of the coastal scenic highway, **why weren't story poles required for this sensitive area? This project will double the residential population of San Gregorio and any development needs to be reviewed very carefully with full community input.**

David Rhodes and Shauna McKenna
659 La Honda Road
San Gregorio, CA 94074
Parcel #081-013-199

Nov. 10, 2010

Dear Honorable Board of Supervisors:

We are appealing the recent development approval of the Cattermole / PLN2009-001121 on location 7625 Stage Road, San Gregorio for a number of reasons.

We purchased the parcel that the Cattermole's subdivided from their property, described in volume 7924 of official records at page 2428 records of San Mateo County, State of California, on December 4, 1991 in volume 65 of Parcel Maps at page 30.

Inadequate notice and community review of the project:

We were not given adequate time to review the project/development proposal. We received a notice of the public hearing held on Wednesday October 27, 2010, in the U.S mail, the Thursday, **October 21, 2010, just 5 days before the Planning Commission hearing.** There was no copy of the project plan sent to us, nobody contacted us for input and nobody has adequately reviewed the intensity of the existing buildings' land uses and the stress this project will have on this sensitive area. **It was a shock to us that this large-scale project was approved in one hearing without adequate notice.**

The current **intensive commercial and residential** land uses of the Cattermole property already overburden the current leach field behind our home, which is **currently just one single family residence.** More analysis needs to be conducted to measure the real impact of this proposed project with our soil conditions, slope, water table characteristics, load, odor and physical use of the current property and the proposed parcel subdivisions.

Water and Septic system concerns:

The water and septic demands that the 2 proposed homes will place on us will materially and adversely affect us, **not to mention the additional 2 homes that can be proposed in the future on the Parcel 3 & Parcel 4.** An analysis needs to be conducted to measure how much water will come from the natural spring, the water table and the San Gregorio Creek.

Our well is located in close proximity to both the spring and well that serves the store and the existing residences and the proposed two homes. This development might be suitable for a city water service hook-up but it's not clear that the existing well and leach fields can provide for the additional two new homes and all the other uses that are being taxed currently.

The dampness of the leach field behind our home creates puddles now, what can we expect with 2 additional homes approved for parcel 1 and potentially more homes on

19. **Inadequate information for the necessary findings for the Coastal Development Permit.** No review of consistency of the Agricultural Component. No information regarding the Sensitive Habitat Component. No information regarding the Visual Resource impacts. Therefore we are concerned how can the Board make the necessary findings to approve this project.
20. **Inadequate information for the necessary findings for the Minor Subdivision.** This project as proposed is not consistent with the General Plan per all the policies listed above that the project violates. Therefore, we are concerned how can the Board make the necessary findings to approve this project.
21. **No findings for the Use Permit or Official Act on the Use Permit.** As neighbors to this project, we are concerned that the project may be detrimental to our welfare and injurious to our property if it impairs our drinking water, damages our existing septic systems and or causes injury to the wildlife. Therefore we are concerned how can the Board make the necessary findings to approve this project.

Findings for the required Use Permit were not included in the Staff Report or in the Letter of Decision. Therefore there is no Use Permit approval for the residential use in the commercial area. This alone would be reason enough to re-hear this project and consider all impacts.

22. **Was the Water Master of San Gregorio contacted regarding this application?** Does this proposed use exceed the water rights for this parcel?
23. **There was not an accurate assessment of the number of existing dwelling units done and an estimate of potential commercial uses under the current configuration?** The existing uses already overburden our area and it will only get magnified if the proposed additional 4 residential lots are approved.
24. **Cattermole subdivided once in 1991 and now with this additional Minor Subdivision, he will have created 5 parcels from his original single parcel. Is this a Major subdivision? Will other standards apply to this project? Does it need a White Report with the Department of Real Estate?**

8. **This subdivision design will result in a minimum of 4 new homes which is a significant increase in the residential density of this 12 acre parcel. Is there enough water in the area to accommodate this substantial change in use?**
9. **There are existing problems with the septic drainfield for the property given the store and all the living units currently on the property. Further residential development will only cause adverse impacts to the surrounding existing properties. This area can not handle this increase density.**
10. **This application divides prime soils in conflict with LCP policy 5.7 a.**
11. **This application is in conflict with LCP policy 5.7c that prohibits the creation of new parcels whose only building site would be on prime agricultural land. Parcel 3 and Parcel 4 house site are on prime soils.**
12. **The ultimate conversion of Prime soils per LCP policy 5.8 was not discussed or considered in the approval of this application.**
13. **This application is not consistent with LCP policy 5.22 a & b. It has not been proven that there is adequate on site well water for the commercial use and new residential use.**
14. **The staff report did not indicate any special species in the area, however there are frogs and snakes within the vicinity of this project.**
15. **This level of residential development could not have been the intent of the original LCP. This project is turning the San Gregorio Rural Service Center into a Rural Residential Center. This project will result in only one commercial parcel /residential (unit(s) in upper floor of store, the rest will be residential.**
16. **By approving this subdivision, the County is committing this property to residential use. Not agriculture or commercial per the Local Coastal Plan.**
17. **There was not adequate analysis of visual resource impacts. No story poles were required for this project, but there were for Paul McGregor's project just up the street on Stage Road. Story poles should be required for all proposed and potential house site noted on the project plans.**
18. **Inadequate information in the Environmental Review/Initial Study did not address all the factors mentioned above. Therefore we are concerned how can the Board make the necessary findings to approve this project.**

Cattermole Project Appeal Issues

PLN2009-00112

1. **No Agricultural Advisory Committee review.** This project has Planned Agricultural District zoning and Prime Soils. This project should have been reviewed by the San Mateo County Agricultural Advisory Committee before it was heard by the Planning Commission. This project has the potential to adversely impact the agricultural potential of the property, however it was not discussed in the staff report or considered by the Planning Commission.
2. **Project creates a substantially substandard Planned Agricultural District (PAD) parcel that can and will be used for residential use in the future.** The parcel size range in the PAD is 40 – 160 acres. Why is the application being approved that creates Parcel 3 that is only 7 acres in size? This is inconsistent with the zoning, well below the allowed density range and should not be approved.
3. **Is the residential use in the existing “dairy barn” permitted?** Why is it shown as a barn on the project plans? How many dwelling units will be allowed on Parcel 3 which is zoned for Agriculture?
4. **This project creates a commercial parcel for the store/ post office without ANY off street parking.** All parking is on the public street. The store parcel must comply with off-street parking requirements per the County parking ordinance.
5. **Is there residential use in the store building?** Why wasn't there a floor plan of the existing buildings prepared for this application? Are all the existing dwelling units legally approved by the County? Why wasn't the existing residential building on the store parcel discussed in the staff report?
6. **Two houses on parcel # 1 – is that consistent with the neighborhood?** The Use Permit that allows residential use in the commercial zone did not adequately describe the impacts to all the local residents from this intensification of residential density. This new density will impact our water and septic systems.
7. **The future 4 residential uses will only add additional congestion to this busy corner in San Gregorio.** There was no discussion of the change to this neighborhood or the added traffic.

Application for Appeal

- ☐ To the Planning Commission
☒ To the Board of Supervisors

County Government Center • 455 County Center, 2nd Floor
 Redwood City • CA • 94063 • Mail Drop PLN 122
 Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

Name: Shauna McKenna
David Rhodes
 Phone, W: _____ H: 650/3464671

P.O. BOX 106
 Address: 659 LA HONDA Rd.
San Gregorio, CA
 Zip: 94074

Permit Numbers involved:

PLN 2009-00112

I have read and understood the attached information regarding appeal process and alternatives.

☒ yes

☐ no

I hereby appeal the decision of the:

- ☐ Staff or Planning Director
☐ Zoning Hearing Officer
☐ Design Review Committee
☒ Planning Commission

Appellant's Signature:

Shauna McKenna *[Signature]*
 Date: Nov. 09, 2010

made on Oct. 27, 2010 to approve/deny the above-listed permit applications.

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

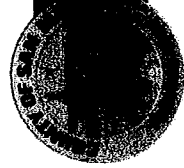
County File Number: PLN 2009-00112 (Cattermole)

See attached letters of community
included in packet.

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NOV 10 2010

San Mateo County
 Planning Division



County of San Mateo Planning and Building Department

ATTACHMENT R

County Counsel has reviewed and approved the materials as to form and content.

Approval of the Minor Subdivision, Use Permit, Grading Permit, Coastal Development Permit, Architectural Review Permit, and certification of a Mitigated Negative Declaration contributes to the Shared Vision 2025 of a Livable Community because it is consistent with the County's Land Use Regulations, including the General Plan, Local Coastal Program and Zoning Regulations.

Approval by the Board of Supervisors would result in property tax revenue increase with the tax being assessed on future residential construction.

NO ATTACHEMENTS TO THIS REPORT

Attachments contained in this earlier report are included and/or superseded by the attachments within the Board of Supervisors' supplemental report for the July 26, 2011 Board hearing. References to attachments within this earlier report correspond to the attachments contained within the reported dated July 26, 2011.

7. Grading Regulations

The proposed project requires approximately 315 cubic yards of excavation and 315 cubic yards of fill in order to prepare the site for the development of the two residences and detached garage. Staff has reviewed the proposal against the required findings for a grading permit and concluded that the project conforms to the criteria for review contained in the Grading Ordinance. In order to approve this project, the Planning Commission must make the required findings contained in the grading regulations. The findings and supporting evidence are outlined below:

- a. **That the project will not have a significant adverse effect on the environment.**

The proposed residential structures and detached garage have been sited and designed in a manner that will minimize vegetation removal and grading. All disturbed soil will remain on-site, with no export proposed. As conditioned, the project will not have a significant impact on the environment, and vegetation removal will be minimal. A landscaping plan is included as a condition of approval.

- b. **That the project conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan.**

The project, as conditioned, conforms to the criteria for review contained in the Grading Ordinance, including an erosion and sediment control plan, and required replacement of removed trees and vegetation. As outlined earlier in Section B.1 of this report, the project conforms to the General Plan.

C. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were issued with a public review period between August 30, 2010 and September 20, 2010. No comments were received during the public review period.

D. OTHER REVIEWING AGENCIES

Referring Agency	Approve	Conditions of Approval
Building Inspection Section	Yes	See Attachment A
Department of Public Works	Yes	See Attachment A
Cal-Fire	Yes	See Attachment A
Environmental Health	Yes	See Attachment A
California Coastal Commission	No Response	

5. Conformance with Use Permit Findings

Under the provisions of Section 6500, residential uses are permitted in the C-1 (Neighborhood Commercial) Zoning District subject to the issuance of a use permit. The following findings are required for the issuance of this permit:

- a. **Find that the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

Staff has reviewed the project file and conducted a site inspection, and finds that the project, as proposed, will not be detrimental to the public welfare or injurious to the property or improvements in said neighborhood. Other residential uses are in the immediate vicinity of the subject site. There is little to no historical demand for additional neighborhood commercial use in the community of San Gregorio. Conversion of the C-1 zoned land on Parcel 1 to a residential use will not significantly diminish commercial opportunities in San Gregorio. There is additional C-1 zoned land directly to the south of the project parcel, and on the other side of La Honda Road.

- b. **Find that the use is necessary for the public health, safety, convenience, or welfare.**

The proposed residential development on Parcel 1 will provide additional housing for individuals who work in the area, contributing to overall housing options in the rural service area.

6. Architectural Review: Conformance with State Scenic Corridor Provisions

Under the provisions of the Streets and Highway Code of the State of California, all projects in the State Scenic Corridor are required to come before the Planning Commission for review. As discussed in Section B.1, Conformance with the General Plan, General Plan Policy 4.21 (*Scenic Corridors*) governs the Architectural Review portion of the proposed project. This policy discusses reducing the adverse visual quality of development and managing the appearance of development in scenic corridors. As mentioned earlier, a majority of the proposed development will be difficult to view from Cabrillo Highway due to the angle of viewing from Highway 1 and existing intervening vegetation. The applicant is proposing to use earth-toned colors and materials for the proposed residences to further reduce their visibility. Staff has concluded there will not be a significant visual impact associated with the approval of this project.

- (6) **That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.**

Subject to approval and conditions from the Environmental Health Department, the proposed development on Parcel 1 will utilize a proposed septic sewer system. Existing development on Parcel 2 will utilize an existing septic sewer system located on that site. Future development on Parcels 3 and 4 will utilize proposed septic systems on those parcels. It has been demonstrated that all proposed parcels are capable of sustaining their own septic system without any impacts to other systems in the surrounding area. The Environmental Health Department is recommending approval of this proposal.

- (7) **That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (The Williamson Act).**

As of December 16, 2008, the subject property is not under a Williamson Act contract. The subject parcel was under a Williamson Act contract (AP67-53), which has expired as a result of a Non-Renewal request (PLN 1999-00713) filed September 10, 1999.

b. Compliance with In-Lieu Park Fees

Section 7055.3 of the County Subdivision Regulations requires that, as a condition of approval of the tentative map, the subdivider must dedicate land for a public park or pay an in-lieu fee. Said fee is for the purpose of acquiring, developing or rehabilitating County park and recreation facilities and/or assisting other providers of park and recreation facilities in acquiring, developing or rehabilitating facilities that will serve the proposed subdivision. The section further defines the formula for calculating this fee. The fee for this subdivision is \$460.45 for in-lieu park fees. Fees are based on the current land value provided by the County Assessor's Office and are subject to change. This fee will be recalculated at the time of payment, based upon the assessed land value at that time. A worksheet showing the prescribed calculation appears as Attachment T.

The proposed parcels are relatively flat in the areas adjacent to the public roads and capable of being served by water, sewer and other necessary utilities. The subdivision would allow for a maximum density of 0.69 dwelling units per acre. Parcels located within the C-1 (Neighborhood Commercial) Zoning District are not subject to density limitation, and development within parcels in the Planned Agricultural District (PAD) are subject to a density analysis. Because of its size, the PAD portion area is only eligible for one density credit, and will continue as such as its own separate parcel.

- (4) That the design of the subdivision or the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife in their habitat.**

There is no evidence to suggest that the project will create a public health problem or cause substantial environmental damage as conditioned. The design of the subdivision and the proposed improvements will not substantially and avoidably injure fish or wildlife or their habitat. Planning staff has included conditions of approval in Attachment A to require that the project minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines.

Service to Proposed Parcels

The proposed subdivision will be served by well water and sewer systems which have adequate capacity to serve this project. Review of the project by affected agencies, including the Environmental Health Department, yielded no objections.

Other Environmental Impacts

As conditioned, construction of required improvements and future residences will have minimal environmental impact to the surrounding area. The site is not located adjacent to identified sensitive habitats or watershed areas.

- (5) That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no existing public easements on the subject properties.

- (1) That the proposed map, along with the provisions for its design and improvement, is consistent with the San Mateo County General Plan.**

The Department of Public Works and Current Planning Section staff have reviewed the tentative map and found it complies, as conditioned in Attachment A of this report, with State and County land division regulations. The project is consistent with the County General Plan as discussed in Section B.1 of this report.

The applicant shall provide for an on-site septic system, well water, and electric service for the new parcels. As conditioned, utility lines will be run underground to each of the parcels. Water will serve the parcels by two existing wells and two water tanks. One well and water tank are located on proposed parcel 1, which will serve proposed parcel 1 (where the proposed two residential units are to be located) and proposed parcel 2 (where the existing General Store and residential homes are located). The second well is located on the PAD zoned area which will result into proposed parcel 3. This well will serve the existing development on this parcel, as well as any future use on proposed parcel 4. The Environmental Health Department has reviewed the proposal and has deemed the existing wells adequate for the proposed subdivision. A septic system is proposed to serve the two residential units on proposed parcel 1 which meets with the requirements of the Environmental Health Department.

- (2) That the site is physically suitable for the proposed type of development.**

All four proposed parcels are physically suited for development, subject to the requirements of their respective zoning districts, for the following reasons: (1) the proposed parcels conform to the minimum building site and lot width requirements of the PAD and C-1/S-7 Zoning Districts, (2) water and sanitary services are/can be provided subject to the appropriate Environmental Health approval, and (3) each parcel can be accessed from a public road with the proposed configuration.

- (3) That the site is physically suitable for the proposed density of development.**

Compliance with C-1/S-7 Zoning Regulations

The two proposed residential units and detached garage will be located on proposed Parcel 1. The C-1/S-7 Zoning District requirements and compliance of the proposed buildings with those requirements are listed below:

Development	Required	Proposed	Comply
Setbacks (ft.)			
Front	20	30	Yes
Sides	5	30	
Rear	20	364	
Height (ft.)	36	24.5	Yes
Max Lot Coverage	50%	4%	Yes

As shown by the table, the proposed development will comply with the zoning requirements of the S-7 combining district. This combining district allows a minimum lot area of 5,000 sq. ft. per dwelling unit, which equates to 8.7 dwelling units per acre (du/ac). Development for the two residential units on proposed Parcel 1 will result in 0.69 du/ac. The proposed residential uses are allowed within the C-1 Zoning District subject to the issuance of a Use Permit, discussed in Section A.5 below.

4. Compliance with County Subdivision Regulations

a. Necessary Findings for Approval

The proposed minor subdivision has been reviewed against the regulations of both the Subdivision Map Act and the San Mateo County Subdivision Regulations. The proposed parcels would meet the minimum subdivision design requirements as stipulated by Section 7020 of the Subdivision Regulations. Additionally, the Department of Public Works, Cal-Fire, Environmental Health Department, and the Building Inspection Section have also reviewed the project and found that it complies, as proposed and conditioned, with their respective standards.

In order to approve the subdivision, the Planning Commission must make the following findings as stipulated by Section 7013.3.b of the San Mateo County Subdivision Regulations. Each finding is listed below followed by staff's response.

c. Visual Resources Compliance

Policy 8.5 (*Location of Development*), Policy 8.18 (*Development Design*), and Policy 8.19 (*Colors and Materials*) require the location of new development to be located so as to be least impactful to scenic corridors and public view points, and to be subordinate to the environment by blending into the natural environment through screening and use of natural, non-reflecting colors and materials. As discussed earlier in Section B-1, the site is situated within the Cabrillo Highway State Scenic Corridor and will have a minimal visual impact due to the topography and vegetation from viewpoints along Cabrillo Highway. The applicant has proposed colors and materials, which are compatible and blend with the natural environment. The proposed colors and materials, as illustrated in Attachment J, will be "sussex green" for trim materials, "sandy hook gray" for vertical siding, and an asphalt composite shingles roof material.

Policy 8.13c (*Special Design Guidelines for Coastal Communities- San Gregorio*) encourages new building to incorporate traditional design features found in the area. The design of the proposed residential units (see Attachment G for elevations) features clean, simple lines and pitched roofs in a style that is compatible with the surrounding area. Policy 8.22 (*Utilities in State Scenic Corridors*) requires that new utilities be installed underground, and the project is subject to such as a condition of approval.

3. Compliance with Zoning Regulations

As discussed earlier in Section B.2, the subject parcel presently lies within two zoning districts. Approximately one half is within the Planned Agricultural District (PAD), and the other half is zoned Neighborhood Business District (C-1). The proposed subdivision of the existing parcel will result in a total of four new parcels. The portion of the property that is located within the C-1 Zoning District will be split into three parcels, with the remaining PAD zoned portion to become a single parcel. The proposed subdivision will result in each parcel having a single zoning designation following the existing zoning delineation line to remain unaltered (see Attachment C).

The proposed subdivision, which separates the PAD zoned area, is in compliance to applicable PAD Zoning District regulations. No division of land or additional parcels are being created within this area, nor is the PAD zoned portion being reduced. At the moment, no commercial agricultural operations are occurring within the PAD zoned portion, and the applicant is not proposing any changes or additional development within the PAD zoned portion. Staff concludes that the proposed subdivision will not have a detrimental effect on the parcel nor make the PAD portion non-viable for future agricultural uses.

a. Locating and Planning New Development Component

Policy 1.12 (*Land Uses and Development Densities in Rural Service Centers*) requires the infilling and use of existing rural service centers to provide commercial facilities which support agricultural and recreation, as well as meet the housing needs that are created by local employment. The proposed development adheres to this policy by being located within the San Gregorio rural service center, which would provide housing for residents who may work locally as indicated by the applicant. For land designated as neighborhood commercial, no maximum density permitted is indicated, therefore, density limitation is specified by and applicable the C-1 Zoning District and S-7 Combining District.

Policy 1.18 (*Location of New Development*) encourages the location of new development in a manner that discourages urban sprawl, utilize existing public infrastructure/facilities, and protects and enhances the natural environment. Given that the proposed residential units will be adjacent to the existing development within the rural service center, the proposed location of the development will adhere to these objectives. Further, the policy encourages infill development, an objective this proposal also meets.

b. Sensitive Habitats Component

A small portion of the subject parcel's east boundary is within a riparian buffer zone for a creek which runs adjacent to and on the opposite side of Stage Road. Policies 7.12 (*Permitted Uses in Buffer Zones*) and 7.13 (*Performance Standards in Buffer Zones*) limit the use and location of development within a parcel where a riparian buffer zone has been identified by allowing development 20 feet from the limit of riparian vegetation. The proposed development of the two residential units will occur outside of the designated buffer zone, and a distance of 50 feet. Given the topography of the subject site, the location selected involves the least amount of grading to be performed. Vegetation removal is limited to existing ground cover grass as part of the grading and site preparation. Stage Road creates an additional buffer from the development, thereby reducing effects from the proposed development.

The proposed residential project site is located on a gentle hillside with an average 9% slope. The area is mostly clear of native vegetation with only a garden and other plants from the neighboring residence. To prepare the site for the residential development, approximately 630 cubic yards of grading will occur. No soil will leave the site, as the amount of cut volume matches that of the fill volume. The design will attempt to minimize the amount of disturbed soil, but is also designed to conform to County standards for a driveway. Staff has included a condition, which requires the implementation of an erosion control plan subject to approval prior to the start of any grading activities. As conditioned, the project will adhere to the aforementioned relevant policies.

Chapter 4 - Visual Quality. Policy 4.21 (*Scenic Corridors*), Policy 4.46 (*Regulation of Development in Scenic Corridors*), and Policy 4.47 (*Topography and Vegetation*) call for development to conform to the natural topography and blend, rather than conflict, with the natural landscape. Given the site topography, most of the proposed development will be difficult to view from Cabrillo Highway due to the angle of viewing and existing vegetation. The development is also clustered with other structures as part of the San Gregorio rural service center. Therefore, the visual impacts are nominal.

Policy 4.33 (*Rural Service Centers Design Concept*) requires proposed development be compatible with the established architectural character, design standards and character of the surrounding natural environment. The proposed development's design is compatible with existing structures, and will implement natural/earth toned color schemes.

Chapter 9 - Rural Land Use. Policy 9.14 (*Development Standards for Rural Service Centers*), calls for evaluation of development to determine potential various impacts, compatibility with existing development, and the need for the proposed development in the community. The proposed development will yield minimal impact due to the existing land uses of the area. The area in which the two residential structures are to be located is not used for agricultural, timber or recreational uses. The proposed development will provide the community with additional housing in the rural service center.

2. Conformance with Local Coastal Program

A review of the Department of Fish and Game Natural Diversity database indicates that no sensitive plant or animal species have been identified on the project site. However, there are two policies within the Location and Planning New Development Component and four policies within the Visual Resources Component that apply to this project.

F-6.

This project will double the residential population of San Gregorio and any parking and traffic impacts and mitigation needs to be reviewed very carefully.

As previously mentioned, all parking for the new development will be provided off-street. Parking for the General Store is found to be with conformance with the San Mateo County Zoning Regulations. See staff's response to Question A-4 above.

F-7.

Since two of these four proposed parcels are zoned agricultural, there needs to be consideration of farm equipment, livestock, etc. on this highway and how it may impact the community in terms of safety.

Only half of the existing parcel is zoned for agricultural (which is proposed to become one single parcel). Agricultural related equipment within the vicinity has been considered to be a negligible impact, given that the San Gregorio Rural Service Center is surrounded by agricultural uses.

B. REGULATORY COMPLIANCE

1. Compliance with the General Plan

Staff has determined that the project complies with all applicable General Plan Policies, with specific discussion of the following:

Chapter 1 - Vegetative, Water and Wildlife Resources. Policy 1.24 (*Protect Vegetative Resources*) requires the minimization of vegetation removal and projects must protect vegetation which enhances microclimates, stabilizes slopes or reduces surface water runoff, erosion or sedimentation. As proposed, the development aspect of the project will result in minimal vegetation removal, only that of ground covering where the proposed grading will occur. The proposed residential structures are not located on steep hillsides or placed in areas where slope stability will be compromised. As conditioned, the development aspects of this project minimize surface water runoff. The subdivision of the existing parcel will have no effect on vegetative, water, and wildlife resources.

Chapter 2 - Soils Resources. Policies 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) regulate the location and design of development to most protect productive soil resources and prevent soil erosion and sedimentation.

Subdivision of the subject parcel as proposed in the tentative map does not impact soil resources of the surrounding areas.

APPEAL EXHIBIT F
Email, February 19, 2011
Shauna McKenna

F-1.

There is not adequate on site parking for the existing C-1 business and the proposed addition of 2 more homes on that parcel #1 needs further investigation. Their business often adds an impact to the surrounding homes on Stage Rd. and Highway 84 on the weekends.

The author raised the same concern under issue A-4. Please refer to that response.

F-2.

The current parking for the C-1 business is public right of way and should be reviewed further.

See response to issue A-4 above.

F-3.

There are numerous car and motorcycle accidents at the corner of Stage Rd. and Highway 84, where this business is located. The addition of 4 new homes surrounding this same corner are only going to add to the traffic and accident rate, which is putting visitors lives and our rural community at risk.

The proposed two residential units are expected to generate negligible traffic impacts to the surrounding area. According the Department of Public Works, seven accidents have been report since 2004 on Stage Road, of which only two were at the intersection of Stage Road and Highway 84.

F-4.

The increase in traffic is also putting endangered species, located at this property at risk.

See response to issue A-14 above.

F-5.

During the winter months, there is a pool of water that does not drain in front of the post office, which is attached to the General Store. This water quite often extends into highway 84 and Stage Road with no drainage system in place.

See response to issue B-8 above.

While staff has not been able to find evidence of said information, ultimately the Environmental Health Department responds to issues related to septic systems, which also reviews and permits new systems that adhere to standards that do not impact the surrounding area.

E-4.

While pre-existing structures in this area may be entitled to mitigation processes regarding effluent and septic tank enlargement, a new development should be scrutinized with attention to the possible consequences on the contiguous properties and conditions should be placed on the size, location and capacity in order to avoid serious environmental encroachments.

As mentioned in response to issue B-4, any new system must comply with the County's current Septic System Ordinance. Those regulations require that all new drain fields must address the level of groundwater in the immediate area where the septic system is proposed. The new systems proposed for the proposed development will adhere to such regulations, and will not have the same effects the current system potentially experiences seasonally. Also, the proposed systems will not impact the existing septic system nor affect its capacity.

E-5.

Ground water withdrawals for any new wells supplying water to this development could pose a negative effect on the in stream flows during low flow and dry periods in the San Gregorio watershed.

See the previous discussion under A-22 regarding groundwater rights.

E-6.

As evidenced by the problems with effluent in the Redwood Terrace area and other areas of the San Gregorio Creek, there exist many substandard septic systems, which pose an ongoing threat to not only the environment but also communities in the watershed.

See response to issue E-4 above.