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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Smilin Dogs

Lead Agency: San Mateo County

Contact Name: Summer Burlison, Project Planner

Email: sburlison@smcgov.org Phone Number: 650/363-1825

Project Location: 123 Seaside School Road, San Gregorio (*City*) San Mateo County (*County*)

Project Description (Proposed actions, location, and/or consequences).

The applicant is seeking an After-the-Fact Coastal Development Permit (CDP), Planned Agricultural District Permit, Architectural Review Permit, and Kennel Permit to allow a dog walking operation for a maximum of 75 dogs per day (Monday – Friday, 10:00 a.m. to 3:00 p.m., no weekends) within a fenced 23-acre portion of a 150-acre parcel located in San Gregorio. The dog walking operation supports a doggy daycare business, Smilin Dogs, located in the City of San Carlos, California. The subject San Gregorio project site is a day-use exercise/walking venue for the business. The project includes legalizing a five-stall carport structure and three cargo storage containers that support the dog walking operation. A regularly serviced portable toilet is onsite for staff use. No grading and no tree removal is involved. The CDP is appealable to the California Coastal Commission. No changes to existing agricultural use on the property are proposed. An existing legal cottage onsite is being redesignating as an affordable housing unit in the northern portion of the property to relinquish a density credit for the Smilin Dogs operation; no physical site or building changes are proposed for the living unit redesignation.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Four special-status animal species and no special-status plants were determined to have potential for occurrence in the project area according to a biological resources survey by Coast Ridge Ecology (2024). Special-status animals with some potential for occurrence include the California red-legged frog, San Francisco garter snake, and western pond turtle that may utilize the nearby irrigation pond and adjacent hillsides within the fenced walking fields. However, these fields do not provide suitable upland cover for these species and the limited use of the fields for dog walking is not expected to present significant impacts to these species according to Coast Ridge Ecology. Additionally, two San Francisco dusky-footed woodrat middens were observed outside of the 23-acre project area but within 20 feet of the carport parking area. Recommended mitigation measures to be implemented to minimize potential impacts to these special-status species include keeping the walking fields free of straw bales that could attract wildlife, implementing a worker education program for the potential presence of wildlife species, and no disturbance buffers from woodrat nests. See the mitigation measures listed in the Notice of Intent / Initial Study.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

None.