

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Nolan-Stevaux New Single-Family Residence

Lead Agency: San mateo County Contact Person: Sonal Aggarwal, Planner III
 Mailing Address: 455 County Center, 2nd Floor Phone: 650-363-1860
 City: Redwood City Zip: 94063 County: United States of America

Project Location: County: San Mateo County City/Nearest Community: Unincorporated Pescadero
 Cross Streets: Pescadero Creek Road Zip Code: 94060

Longitude/Latitude (degrees, minutes and seconds): 37.265 ° ' " N / 122.322 ° ' " W Total Acres: 1.98 Acres

Assessor's Parcel No.: 088090030 Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: CA-1 Waterways: Pescadero Creek
 Airports: NA Railways: NA Schools: Pescadero Middle School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other:
 Mit Neg Dec Other: FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other:

Development Type:

Residential: Units 1 Acres 1.98
 Office: Sq.ft. Acres Employees Transportation: Type
 Commercial: Sq.ft. Acres Employees Mining: Mineral
 Industrial: Sq.ft. Acres Employees Power: Type MW
 Educational: Waste Treatment: Type MGD
 Recreational: Hazardous Waste: Type
 Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Wildfire

Present Land Use/Zoning/General Plan Designation:

Planned Agricultural District/ Coastal Development District

Project Description: (please use a separate page if necessary)

Planned Agricultural District Permit (PAD), Grading Permit (GP) After-the-Fact Coastal Development Permit (CDP) and Significant Tree Permits to construct a new 2,466 sq. ft. single-family residence, an attached 568 sq. ft. Garage, and detached 522 sq. ft. pool house and legalization of an existing well into a domestic well. A new septic system and three (3) 4,900-gallon domestic/fire suppression water tanks are also proposed. The project also involves approximately 385 cubic yards (cu. yd.) of grading including 295 cu. yd. of cut and 90 cu. yd. of fill and removal of four (4) Black Walnut trees for the proposed house, pool and new septic tank. The site is located in the Pescadero Road County Scenic corridor. The project is appealable to the California Coastal Commission.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 13, 2026 Ending Date March 4, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>NA</u>	Applicant: <u>Toby Long, AIA</u>
Address: _____	Address: <u>6114 Salle Avenue, Suite 552</u>
City/State/Zip: _____	City/State/Zip: <u>Oakland, CA 94611</u>
Contact: _____	Phone: <u>415-905-9030</u>
Phone: _____	

Signature of Lead Agency Representative: Sonal Aggarwal Digitally signed by Sonal Aggarwal
Date: 2026.02.17 18:02:33 -08'00' Date: 2-17-26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.