

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: Nolan-Stevaux New Single-Family Residence

Lead Agency: San Mateo County

Contact Name: Sonal Aggarwal, Planner III

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Project Location: Pescadero Creek Road, Unincorporated San Mateo County

City

County

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

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.

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

The project could have impacts on Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Climate Change, Cultural Resources, Geology/Soils, Land Use/Planning, Population/Housing, Tribal Cultural Resources, Utilities/Service Systems.

Some of the mitigation measures includes planting more trees around the front property line, proposing non-reflective materials and downward directed lights, completing environmental awareness training, installing wildlife exclusion fence, installing erosion control measures, completing pre-construction surveys, completing nesting bird surveys, hiring a qualified archaeologist and halting the work in case of any unanticipated cultural, paleontological, or archaeological discovery.

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

Staff heard back from Muwekma Ohlone Tribe for a formal consultation. Staff met with the Muwekma Ohlone Tribe (Tribe) on January 12, 2026. The tribe requested that the Muwekma Ohlone tribal monitors be hired for all subsurface ground excavations in order to ensure that any and all ancestral heritage artifacts, human remains, and subsurface features are carefully addressed and dealt with by the Tribe. The applicant reviewed the information shared by the Muwekma Ohlone Tribe, and submitted a revised Archeological Report and Addendum letter, dated January 27, 2026 (Attachment H). The revised report acknowledged Pescadero Creek's potential role as a trade and hunting corridor and incorporated references of Milliken, Shoup, and Ortiz'2 2009 volume on page 8 of the report. It acknowledged that many Native Americans in the bay area, including members of the Muwekma Ohlone Tribe, trace their ancestry to the Olijon and other coastside peoples. The Project Archeologist also acknowledged the Tribe's long struggle to regain Federal recognition, but do not feel the need to hire a tribal monitor as the information shared by Tribe is not directly relevant to the archeological sensitivity of the project area due to the following reasons:

- There is no known native American sites near the project area;
- No information was provided by NAHC or consulting tribes that indicates that a Tribal cultural resource is present on the project area;
- No evidence of Native American land use, artifacts, features, or cultural soils was observed on the project area surface during the intensive field survey, and
- The project area has shallow alluvial soils belonging to the Corralitos and Soquel series, which transition to sterile C-horizons at between 20 to 32 inches, making it unlikely that buried sites are present.

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