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: Pie Ranch Master Plan

Lead Agency: Planning & Building Department, County of San Mateo
Contact Person: Camille Leung, Senior Planner
Mailing Address: 455 Counter Center, 2nd Floor
Phone: 1 628-222-3114
City: Redwood City
Zip: 94063
County: San Mateo County

Project Location: County: San Mateo County
City/Nearest Community: Pescadero
Cross Streets: Cabrillo Highway and Green Oaks Way
Zip Code: 94060
Longitude/Latitude (degrees, minutes and seconds): 37 ° 07 ′ 56.4 ″ N / 122 ° 18 ′ 47.9 ″ W Total Acres: 13 acres
Assessor's Parcel No.: 089-230-210
Section: 9 Twp.: 9 Range: 4W Base: MDB&M
Within 2 Miles: State Hwy #: 1
Waterways: Green Oaks Creek
Airports: Half Moon Bay
Railways:
Schools:

Document Type:

CEQA: ☐ NOP ☐ Draft EIR
☐ Early Cons ☐ Supplement/Subsequent EIR
☐ Neg Dec (Prior SCH No.)
☒ Mit Neg Dec Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☒ Other: N/A

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 Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☒ Other: Agricultural

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:

Present Land Use/Zoning/General Plan Designation:

Agricultural

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

PIE RANCH MASTER PLAN: Coastal Development Permit (CDP) & Planned Agricultural Development Permit (PAD) to: 1) Legalize a 820 sq. ft. Outdoor Commercial Kitchen and Signage at Highway 1; 2) Farmstand building reinforcement/repairs including a new commercial kitchen, new 605 sf covered deck, 2 new restrooms, new cupola, new signage, ADA and drainage improvements; 3) New 1,500 sq. ft. Bunkhouse (Farm Labor housing) to house 8 workers (to replace 3 unpermitted yurts); 4) New 300 sq. ft. Restroom Building; 5) Septic and Water Storage System Expansion; and 5) associated traffic improvements per the recommendations of the traffic reports. The project involves only minor grading and no tree removal. This permit would legalize special events which have already been in operation for many years.

The western portion of the project site along Green Oaks Creek is located in Flood Zone A, a special flood hazard area designation, with a 1 percent annual chance of flooding. The projects involves these buildings located in Zone A:
- Farmstand renovation and deck addition
- Legalization of Outdoor Kitchen (unenclosed)
- Proposed Restroom Building near the re-built Steele Family Farmhouse

This project is appealable to the 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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____	Air Resources Board	X	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
X	Caltrans District # 4	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	_____	Regional WQCB # _____
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
S	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
_____	Fish & Game Region # _____	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
_____	Native American Heritage Commission		

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

Starting Date August 10, 2026 Ending Date September 9, 2026

Lead Agency (Complete if applicable):

Consulting Firm: N/A
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: _____

Signature of Lead Agency Representative: Camille Leung Digitally signed by Camille Leung Date: 2026.08.03 14:13:57 -07'00' **Date:** _____

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