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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: Pie Ranch Master Plan

Lead Agency: San Mateo County

Contact Name: Camille Leung, Senior Planner

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Project Location: 2080 Cabrillo Highway, unincorporated Pescadero area of San Mateo County.

City *County*

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

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, including agriculture-related events and public events. This project is appealable to the 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 has the potential to impact agricultural, biological, cultural, scenic, and transportation resources, among minor impacts to other resource areas. Implementation of mitigation measures- such as removal of unpermitted structures on prime soils, minimizing new exterior lighting, implementation of biological pre-construction surveys and protection measures, required compliance with the Base Flood Elevation for structures in Flood Zone A, adherance to geological restrictions, installation of a second fire hydrant, use of stormwater measures, implementation of traffic mitigations, permitting of public water system and septic system, and use of fire-rated materials for structures - included in this document would adequately reduce project impacts to a less than significant level.

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

The project seeks to legalize structures and special events which have already been in operation for many years which are the subject of County code enforcement.

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

California Coastal Commission; Caltrans