COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *Pie Ranch Master Plan*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2015-00208

OWNER/ APPLICANT: Pie Ranch/Jered Lawson

ASSESSOR'S PARCEL NO.: 089-230-210

LOCATION: Property located at 2080 Cabrillo Highway, unincorporated Pescadero area of San Mateo County.

PROJECT DESCRIPTION

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.

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

The remaining area of the project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0470E, effective October 16, 2012). The proposed Bunkhouse is located in Zone X.

This permit would legalize special events which have already been in operation for many years, including:

- Agriculture related events include 13 barn dances and potluck dinners annually, farm tours, corporate/organizational group-building events, youth and adult education, and associated parking.

- Public Events include an annual 300 person fundraiser and private events/weddings (13 events/yr).

Proposed work under separate Coastal Development Permit Exemption (CDX): New 1520 sf Agricultural Shed with loft (to replace existing cargo containers); New 800 sf Greenhouse; Renovation of Harvest Shed (formerly creamery) with 400 sf porch addition.

This project is appealable to the Coastal Commission.

FINDINGS AND BASIS FOR A MITIGATED NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

    b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

    c. Create impacts for a project which are individually limited, but cumulatively considerable.

    d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is less than significant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: Minimize new exterior lighting. All new exterior lighting shall be task-oriented with rays confined to the site, downward-directed, and have a maximum color rating of 2200 kelvin. No new light posts will be allowed. Exterior light fixtures shall be shown on plans submitted for a building permit application.

Mitigation Measure 2: The applicant shall obtain a demolition permit to remove the 3 yurts and complete the demolition process prior to the final approval of the building permit application for the Bunkhouse. The demolition plan shall include a plan to restore the former area of the yurts to open space or farmland uses. Removal of the one unpermitted shipping container located to the north of the Farmstand is required once construction of the Harvest Shed (BLD2023-03339) is complete. The second container to be removed once the Farmstand is complete.

Mitigation Measure 3: Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

a. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
b. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
c. All vehicle speeds on unpaved roads shall be limited to 15 mph.
d. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 4: The applicant shall obtain a CDX permit to removal of the existing, outdoor, unpermitted produce washing system at back of Farmstand, which borders Green Oaks Creek, and complete the demolition process prior to the final approval of the building permit application for the Harvest Shed. Mitigation Measure 5 shall apply.

Mitigation Measure 5: Based on the close proximity of project activities to sensitive habitat and species that may be present in or near to Green Oaks Creek, the following Additional Mitigation Measures (AMMs) are recommended to ensure adequate protection of these species in addition to their habitats. [Reference to tree removal or clearing has been removed as that is not in the scope of this project].

AMM BIO-1: All buffer zones (including wetland and riparian, as well as streamline buffer zones) shall be clearly demarcated in the field during construction-related activities using orange construction fencing and/or silt fencing and signage to prevent incidental trespass by construction personnel into these areas. No project activities including staging of materials, loitering, eating, drinking, smoking, refueling, placement of hazardous materials, parking of vehicles, nor any other construction-related activity is permitted in these areas. Further vegetation clearing and/or removal of topsoil in this area is strictly prohibited; mowing may be performed prior to construction for fire control

and/or access. Furthermore, placement of spoils will be restricted to areas outside any buffer zones (including any buffer zones established for sensitive species).

AMM BIO-2: Water quality best management practices shall be developed using Best Management Practices to prevent any accidental discharge of materials or equipment into nearby sensitive habitats and buffer zones, particularly during construction activities within the current 30-foot buffer zone. At a minimum, refueling and/or maintenance of equipment or vehicles shall be performed outside any of the delineated setback zones. Adequate spill protection kits shall be placed immediately adjacent to refueling/maintenance locations.

AMM BIO-3: A worker awareness environmental training program (program) is required to be presented by a qualified biologist to construction personnel prior to the start of construction activities. The program shall include information on the location of sensitive habitats in the vicinity of the Project along with a map showing their respective "no-disturbance" buffer zones. Buffer zones shall be clearly demarcated in the field as stated above and the program shall include a list of restricted activities within these areas as described in AMM BIO-1. The worker environmental training program (program) provided under AMM BIO-3 (2019 report) shall also include information on the known or potential use of the site by any sensitive species, the laws and regulations that protect those resources, the consequences of non-compliance with those laws and regulations, instructions for
inspecting equipment each morning prior to activities, and protocols to follow as well as a contact person if protected biological resources are discovered on the project site during activities.

AMM BIO-4: All outdoor lighting shall be downcast and no outdoor lighting within the 30-foot buffer shall be allowed.

AMM BIO-5: Landscaping within buffer zones shall be appropriate to the surrounding habitat including Green Oaks Creek and its associated riparian habitat. The biologist shall review final landscaping plans to ensure the planting plan is appropriate to the existing landscape. Within the current buffer zone, any invasive species listed as moderate or high on the Cal-IPC website https://www.cal-ipc.org/plants/inventory/ that are present shall be removed prior to planting. The presence of non-porous pavement of similar material is prohibited within the 30-foot buffer zone, with the exception of underground water or irrigation lines as needed.

AMM BIO-6: Permanent fencing (including either existing fencing or similar structural deterrent including boulders or split rail fencing) shall be maintained between the subject property and Green Oaks Creek to prevent humans and pets from trampling vegetation and/or accessing sensitive aquatic habitats where sensitive species may be present.

AMM BIO-7: Pre-construction surveys for CRLF, SFGS, and NWPT shall be performed no less than 48 hours prior to the start of project activities (including construction, vegetation clearing, staging, and/or any other project-related activity). The survey shall

be performed by a qualified biologist with familiarity identifying both species. All areas of the project site and adjacent buffer areas (up to 300 feet) shall be searched. If either species is found, work shall be halted, and United States Fish and Wildlife Service (USFWS) contacted. If possible, the animal should be allowed to leave the area on its own. If it does not leave on its own, all work shall remain halted until the USFWS provides authorization for work to resume.

AMM BIO-8: Pre-construction surveys for San Francisco dusky-footed woodrat houses shall be performed no less than 30 days prior to construction. If stick houses are found and avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house and a buffer of 25 feet shall be established for a minimum of 3 weeks to allow young time to mature and leave the nest. Nest material shall be moved to a suitable adjacent area for reuse.

AMM BIO-9: Pre-construction nesting bird and raptor surveys shall be performed on and in all accessible areas adjacent to the project site (up to 300 feet for songbirds and up to 500 feet for raptors) if activities are proposed to occur during the nesting bird season (February 1 to August 31) including any tree removal and/or noise or visual disturbance; areas where prior nests have been found shall be monitored by the biologist to determine status of the nest and whether occupied or not. Surveys shall be performed no less than 10 days prior to the start of activities by a qualified biologist. If an occupied or active nest is found, a no-disturbance buffer shall be established around the nest site in accordance with California Department of Fish and Wildlife (CDFW) guidance on the establishment of nest buffers. Nest buffers shall remain in place until all young have fledged and left the nest or are no longer dependent on parents for feeding, or if the nest fails due to natural causes (e.g., storm event or natural predation).

AMM BIO-10: All outdoor work shall be performed during daylight hours; no work shall be performed within 30 minutes of sunrise or sunset.

AMM BIO-11: Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) rolled erosion control products, or similar material should not be used. Acceptable substitutes include coconut coir matting or tackified hydroseeding compounds.

AMM BIO-12: Trenches and holes should be covered and inspected daily for stranded animals. Trenches and holes deeper than one foot should contain escape ramps at a maximum slope of 2:1 to allow trapped animals to escape.

AMM BIO-13. A pre-construction winter roost survey for Monarch butterfly shall be performed in remaining intact stands of eucalyptus, Monterey pine, and/or Douglas fir between November 1 and January 15 to assess the status of roost habitat post fire.

AMM BIO-14. If monarch butterfly winter roost habitat is observed, a 100-foot no disturbance buffer shall be established around the roost until the end of the roost season

Mitigation Measure 6: In the event that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash) are encountered, all construction within a fifty-meter radius of the find should be stopped, the Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations.

Mitigation Measure 7: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 8: No habitable structures shall be permitted on this site unless the proposed building area has been investigated and cleared by a geologic study that confirms a minimum 50-foot setback (or more) from identified fault traces. At the time of building permit application, geotechnical and geologic reports shall be provided for project investigation and foundation design for all habitable structures. For all proposed non-habitable structures, a consent letter shall be provided at building permit stage, provided by the current owner, that:

a. The parcel is located within Alquist-Priolo Earthquake Fault Zones, San Gregorio Fault Zone. Without full trenching at the site, it is unknown if the current project is located on or within 50' of an active fault trace.

b. It is unknown whether or what damage would be made to the proposed structure without detailed study, so total damage should be expected in case of a major earthquake event.

c. When and if the current proposed project is going to be converted to a habitable structure, a detailed study shall be provided per county zoning code SECTION 6326.3, and California Geological Survey SP117A.

Mitigation Measure 9: The Base Flood Elevation (BFE) at the Farmstand is close to or above the ground surface at the Farmstand. The finish floor elevation of the Farmstand should be surveyed. For any replacement or major remodel of the Farmstand, the finish floor elevation shall be set above a minimum elevation of 156.6 feet to be at least one foot higher than the BFE.

Mitigation Measure 10:

a. Prior to issuance of Building Permit, the Flood Elevation Certificate for Farmstand and Bathroom buildings will be reviewed by Flood Zone Administrator (Building Official) or External Review

b. Farm Stand (Major Remodel) and New Bathroom buildings* will need to meet elevation of BFE + 1 (Measures from lowest part of structural member supporting finished floor) and the following requirements:
   i. All Appliances/Vents need to be UL listed and BFE plus one, unless designed/listed for under BFE+1 use
   ii. Electrical Panel(s) elevation shall meet BFE+1
   iii. Connections and piping ok under BFE+1, as long as they are UL listed and installed for flood plain conditions
   iv. Breakaway Walls and/or Flood Vents may be required for portions of building(s) under BFE +1

Outdoor Kitchen* if unenclosed does not have to be at BFE + 1. See further discussion in Sections 9.h and 8.f.

Mitigation Measure 11: The applicant shall demonstrate in project plans submitted at the time of building permit application the addition of a second wet draft hydrant for use by San Mateo County Fire Department at the Farmstand.

Mitigation Measure 12: At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan in compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.

Mitigation Measure 13: Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the three (3) site design measures listed below:

a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
b. Direct roof runoff onto vegetated areas.
c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

A site drainage plan is required that demonstrates how roof drainage and site runoff will be directed to an approved location. In compliance with the County's Drainage Policy, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.

Mitigation Measure 14: Prior to issuance of any building permits for any structures, the applicant shall demonstrate the implementation of the following recommendations of the

traffic report prepared by Hexagon, dated November 16, 2022, in submitted plans for a building permit:

a. The project shall comply with one of the following in order to increase safety and minimize impacts on delay for inbound and outbound vehicles:
    i. Close one of the driveways (Hexagon's recommendation)
    ii. Enhance one as a main driveway and the second driveway becomes a right-in-right-out driveway
    iii. Convert each driveway to one direction

b. Pie Ranch should improve signage to notify drivers of additional parking areas other than those in front of Farmstand. Parking spaces shall be better defined through the use of wheel stops to mark each space.
c. Pie Ranch shall widen Green Oaks Way to a minimum of 18 feet in width by mowing existing vegetation in riparian areas and removing existing vegetation in non-riparian areas. Areas cleared shall be maintained regularly for the life of the project.

Mitigation Measure 15: Based on the proposed remodel of the Farm Stand as a commercial kitchen, as well as the legalization of the existing "outdoor kitchen" and the proposed increase in water usage, the water system serving the property will need to be permitted as, at a minimum, a non-community, transient public water system (and possibly a non-transient, or Community system) with the State Water Resources Control Board, Division of Drinking Water (DDW).
Building permits for any new, or proposed remodel of structures that are served by the water system, may be contingent upon permitting of the water system as a public water system regulated by State DDW.

Mitigation Measure 16: At the application stage for building permit(s) for any structures served by onsite wastewater treatment systems (OWTS), the plans for the actual OWTS will be required along with all justification for sizing of the OWTS based on both residential and non-residential wastewater sources.

Mitigation Measure 17: This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or CBC Chapter 7A requirements. You can visit the Office of the State Marshal's website at: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland.php and click the new products link to view the "WUI Products Handbook." The property owner shall demonstrate compliance with this mitigation measure prior to San Mateo County Fire Department approval of the building permit for the proposed residence.

RESPONSIBLE AGENCY CONSULTATION

California Coastal Commission; Caltrans

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: August 10, 2026 – September 9, 2026

All comments regarding the correctness, completeness, or adequacy of this Mitigated Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than 5:00 p.m., September 9, 2026.

CONTACT PERSONS

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