COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: August 25, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, a Planned Agricultural District Permit, a Farm Labor Housing Permit, and adoption of an Initial Study and Mitigated Negative Declaration, to establish a camp for 4th-6th grade students on a legal 23.08-acre parcel located in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2019-00429 (Vida Verde Nature Education, Inc.)

PROPOSAL

The applicant, Vida Verde Nature Education a non-profit organization, is requesting a Coastal Development Permit, Planned Agricultural District Permit, and Farm Labor Housing Permit to establish an overnight camp for low income, 4th-6th grade students. The proposed overnight camping would accommodate up to 35 people, including 30 guests (students/chaperones) and 5 permanent staff housed in the existing residence. Proposed development includes a new 2,890 sq. ft. two-story barn (for meeting, cooking and eating, plus restrooms on lower floor; restrooms and sleeping rooms upstairs for staff), three 400 sq. ft. and one 320 sq. ft. outdoor camping structures (for students and chaperones), a new 100 sq. ft. detached student restroom, a new 735 sq. ft. equipment storage building, minor remodel of the existing house to accommodate permanent operational/educational staff and provide an ADA-accessible unit, installation of a new septic system, improved water storage facilities, a 200-panel ground-mounted solar system, a fire hydrant, and new driveway turnouts to serve the development. A two-bedroom Farm Labor Housing unit is proposed to be located on the second floor of the proposed barn. The project does not include the removal of trees but does include minor grading.

RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Coastal Development Permit, Planned Agricultural District Permit, and Farm Labor Housing Permit, County File Number PLN 2019-00429, by making the required findings and adopting the conditions of approval as detailed in Attachment A.

SUMMARY

The project parcel is accessed off of La Honda Road via a private road easement shared by three other adjacent properties. The project parcel is developed with a single-family residence and several buildings that support the agricultural operation. While developed, the 23-acre parcel is largely covered by native and non-native vegetation. San Gregorio Creek runs through the parcel and around the developed areas in a U-shape. The surrounding parcels are made up of a mix of developed and undeveloped parcels. The developed parcels largely consist of low-density residential and agricultural development.

The proposed project was reviewed against the policies of the General Plan and has been found to be consistent with the applicable policies found in the Soil Resources, Visual Quality, Historical and Archaeological Resources, and Rural Land Use chapters. The proposed project was also reviewed against the policies of the Local Coastal Program and has been found to be consistent with applicable policies found in the Agriculture, Sensitive Habitats, and Visual Resources Components. Further, the project was conditioned to ensure that it will not result in any significant impacts to the subject or surrounding parcels and that the project remains consistent with the discussed applicable policies and standards.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: August 25, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of (1) a Coastal Development Permit, (2) a Planned Agricultural District Permit, and (3) a Farm Labor Housing Permit pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, and adoption of an Initial Study and Mitigated Negative Declaration pursuant to the California Environmental Quality Act, to establish an overnight camp on a legal 23.08-acre parcel located in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2019-00429 (Vida Verde Nature Education, Inc.)

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That the Planning Commission adopt the Mitigated Negative Declaration and approve the Coastal Development Permit, Planned Agricultural District Permit, and Farm Labor Housing Permit, County File Number PLN 2019-00429, by making the required findings and adopting the conditions of approval as detailed in Attachment A.

BACKGROUND

Report Prepared By: Angela Chavez, Project Planner, Telephone 650/ 599-7217

Applicant: Sandy Sommer
Owner: Vida Verde Nature Education Inc.

Location: 3540 La Honda Road, San Gregorio

APN: 081-320-060

Parcel Size: 23.08 Acres

Existing Zoning: PAD/CD (Planned Agricultural District/Coastal Development District)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: The property was placed under a Williamson Act contract in 1976 (County file number AP76-24). The contract was nonrenewed in 2010 and expired on December 31, 2020.

Existing Land Use: Agriculture

Water Supply: The parcel is served by an existing domestic well. The property also has adjudicated water rights to divert up to 11,200 gallons per day (April 1-November 1) from San Gregorio Creek for agricultural irrigation and an additional 100 gallons per day for stock watering. This application has been reviewed by Environmental Health Services and Cal-Fire, who have both conditionally approved the application for domestic and fire suppression purposes.

Sewage Disposal: The parcel is served by an existing onsite wastewater treatment system. Environmental Health Services has reviewed and conditionally approved the application.

Flood Zone: The project parcel contains both portions of Zone X (Areas of Minimal Flood Hazard) and Zone A (special flood hazard area without an established base flood elevation), FEMA Panel No. 06081C-0380E, Effective Date: October 16, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration have been prepared for this project. The review period ran from June 23, 2021 through July 29, 2021. Comments were received during the 30-day review period. Responses to the received comments are provided in part B of this report.

Setting: The project parcel is accessed off La Honda Road via a private road easement shared by three other adjacent properties. The project parcel is developed with a single-family residence and several buildings that support the agricultural operation. While developed, the 23-acre parcel is largely covered by native and non-native vegetation. San Gregorio Creek runs through the parcel around the developed areas in a U-shape. The surrounding parcels are made up of a mix of developed and undeveloped parcels. The developed parcels largely consist of low-density residential and agricultural development.

Chronology:

Date		Action
October 18, 2019	-	Application Submitted
October 22, 2020	-	Application Deemed Complete
November 9, 2020	-	Agricultural Advisory Committee Hearing
December 14, 2020	-	Second Agricultural Advisory Committee Hearing
June 23, 2021- July 29, 2021	-	Initial Study/Mitigated Negative Declaration Circulation Period
August 25, 2021	-	Planning Commission Hearing

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the project and found it to be compliant with the policies of the General Plan. The relevant policies are discussed below:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) regulates land uses and development activities within and adjacent to sensitive habitats in order to protect critical vegetative, water, fish and wildlife resources; protect rare, endangered and unique plants and

animals from reduction in their range or degradation of their environment; and protect and maintain the biological productivity of important plant and animal habitats. The subject property supports large areas of riparian habitat given that San Gregorio Creek runs along the sides and through the center of the property. As part of the permit application the applicant submitted a biologist report completed by Autumn Meisel of TRA Environmental Sciences (May 2014) along with an updated report completed by Sandra Menzel, MS of Albion Environmental, Inc. (March 2019). Both assessments concluded that no rare or otherwise special-status plant species occur within the proposed development areas. The assessments acknowledge the presence of riparian and/or native grass lands on the property but conclude that no direct or indirect impacts are anticipated. However, the assessments identified five special status animal species that have the potential to occur within the project area: California red-legged frog (*Rana draytonii*), San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), western pond turtle (*Actinemys marmorata*), pallid bat (*Antrozous pallidus*), and San Francisco dusky-footed wood rat (*Neotoma fuscipes annectens*).

The California red-legged frog (CRLF) is a State of California Species of Special Concern (SSC) and a Threatened Species at the Federal level. The assessments note that California red-legged frogs are known to occur in San Gregorio Creek and may be found within the portions of the creek that transverse the property. While California red-legged frogs are also known to use upland habitat, the assessments note that the areas proposed for development provide limited suitable refugia (such as wet areas, logs, burrows, etc.). The assessments conclude that project activities are not expected to adversely impact the California red-legged frog.

The San Francisco garter snake (SFGS) is both a State of California and Federal endangered species. San Francisco garter snakes are known to occur along San Gregorio Creek and may occur near the creek within the property. However, the assessments note that project activities are not expected to adversely impact the San Francisco garter snake because the areas proposed for development are already disturbed and that snakes avoid disturbed, open areas with human presence.

The Western pond turtle is a California SSC. The assessments note that Western pond turtles are known to occur in San Gregorio Creek. However, the creek depth for the portion of San Gregorio creek that runs through the property is mostly shallow (2-12 inches) and does not provide preferred habitat for this species. The assessments conclude

that project activities are not expected to adversely impact the Western pond turtle.

The Pallid bat is a California SSC. The assessments note that Pallid bats are uncommon along the San Mateo coast and the species has a low likelihood to occur on the property. Given the amount of activity on the parcel it is unlikely that Pallid bats are roosting in the barn as they are sensitive to disturbance and unlikely to roost where human activity regularly occurs. The assessments note that project activities are not expected to adversely impact Pallid bats.

The assessments do note that other species of bats, protected by Fish and Game Code, may have day roosts in crevices under the roof of the barn. Demolition of the barn could impact day-roosting bats.

The San Francisco dusky-footed wood rat is a California SSC and based on the assessments are known to occur on the project site. The assessments confirm that their lodges are well-established and occur near proposed development areas. Construction activities could adversely impact wood rats.

The assessments provided a number of avoidance and mitigation measures to ensure that in the event these resources are encountered that impacts would be less than significant. These measures were included as mitigation measures in the Mitigated Negative Declaration and as Conditions of Approval in Attachment A of this report.

b. Soil Resource Policies

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) aims to minimize soil erosion and sedimentation by minimizing the removal of vegetative cover, ensuring stabilization of disturbed areas, protecting and enhancing natural plant communities and nesting and feeding areas of fish and wildlife. Total project grading is less than 250 c.y. and does not require the issuance of a Grading Permit. However, due to the presence of sensitive habitats and the project site's potential to support special status species mitigation measures were included in the Mitigated Negative Declaration and as Conditions of Approval in Attachment A to include erosion control and sedimentation protection measures.

Policy 2.20 (*Regulate Location and Design of Development in Areas with Productive Soil Resources*) calls for the regulation of the location and design of development in a manner which is most protective of productive soil resources. The proposed agricultural storage building, barn, detached restroom, walkways, and driveway improvements are

located towards the center of the parcel and are identified as areas supporting prime soils. However, given the existing development pattern of the property and site constraints associated with the presence of sensitive habitats and the flood zone boundary, it is unlikely that these areas would be farmed. The areas which are currently utilized to support agricultural activities will be minimally impacted by the barn (to be in the same location as the existing barn) and the agricultural storage building. This policy further encourages measures such as clustering structures in order to protect productive soil resources. Given that the new buildings associated with the project are adjacent to the existing driveway and existing development, they comply with the clustering objective. The proposed development also complies with the setbacks required by the zoning district.

Policy 2.21 (*Protect Productive Soil Resources Against Soil Conversion*) calls for the regulation of land uses where productive soil resources are present and encourages appropriate management practices to protect against soil conversion. While the project will convert portions of the parcel to accommodate the proposed development there is no expectation that it will result in damage to the capability of the surrounding soil or impact the existing agricultural activities on the site. Further, other than the agricultural storage building and barn, the proposed development and improvements are located in areas which are not currently farmed and are unlikely to be used for agricultural activities in the future due to their proximity to the driveway and existing development on the site. The remainder of the parcel remains available for agricultural uses.

c. Visual Quality Policies

Policy 4.15 (*Appearance of New Development*) encourages the regulation of development to promote and enhance good design, site relationships, and other aesthetic considerations. The project parcel slopes downward from La Honda Road with the proposed development area occurring below the roadway elevation. The proposed development locations are not visible from the roadway due to the elevation change and existing vegetation. The existing development is not visible from the road. Given the proposed clustered locations the completed project will not result in any degradation of the existing visual quality or character of the site.

Policy 4.22 (*Scenic Corridors*) seeks to protect and enhance the visual quality of scenic corridors by managing the location and appearance of structural development. The project parcel lies entirely within the La

Honda Road County Scenic Corridor. The project parcel has access via an existing driveway (Hidden Creek) directly off of La Honda Road. The completed project will not be visible from public viewpoints due to the topography of the site, existing vegetation, and its clustering amongst existing development.

d. Historical and Archaeological Resources Policies

Policy 5.20 (*Site Survey*) determines if sites proposed for new development contain archaeological/paleontological resources. Prior to approval of development on sites determined to have the potential to contain such resources, require that a mitigation plan, adequate to protect the resource and prepared by a qualified professional, be reviewed and implemented as a part of the project. Due to the potential presence of cultural resources, a referral of the project site was sent to the California Historical Resources Information System Northwest Information Center (CHRIS) for potential resource impacts. CHRIS determined that previous studies of the parcel site had been conducted and that no resources were encountered. CHRIS recommended referrals of the project to the Native American Heritage Commission (NAHC). NAHC had no records of resources present on the site but provided a list of Native American tribes who are native to the area for consultation. Referrals were sent to each of the groups/individuals provided and no request for consultation was received. While resources have not been previously found on the site Mitigation Measures were included in the Mitigated Negative Declaration to address what must occur in the event that resources are uncovered during construction. The Mitigation Measures have also been included as Conditions of Approval in Attachment A of this report.

2. Conformance with the Local Coastal Program

Staff has reviewed the project and found it to be compliant with the policies of the Local Coastal Program. The applicable policies with specific discussion are detailed below:

a. Land Use Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) states that new development in rural areas shall not: (1) have significant adverse impacts, either individually or cumulatively on coastal resources, or (2) diminish the ability to keep all prime agricultural land and other lands suitable for agriculture in agricultural production. This policy also calls for permitting land uses designated

on the LCP Land Use Plan Map and conditional uses in rural areas up to the specified densities.

The proposed development will not have an impact on coastal resources including sensitive wildlife species, riparian corridors, and scenic views. The parcel's development areas are highly constrained due to the presence of sensitive habitats, flood zone, and prime soils. The areas outside of the sensitive habitats and flood zones are largely located on areas supporting prime soils. Therefore, in an effort to limit additional conversions the proposed project elements will be clustered with the developed areas of the parcel and are accessed via the existing driveway. The new tents and pathways are located outside of areas supporting prime soils in order to retain the remaining acreage for agricultural uses and minimize vegetation removal.

While the intent of the Planned Agricultural District is to support agricultural activities/development, it does allow for other types of development with the issuance of a Planned Agricultural District Permit. The proposed project has been determined to be allowed under the Public Recreation definition provided in the LCP. Policy 1.8 states that for new or expanded visitor-serving, commercial recreation, and public recreation uses, one density credit shall be required for the first 945 gallons, or fraction thereof, of average daily water use during the two months of highest water use in a year. The applicant submitted a preliminary water system technical report which details that the project will require approximately 720 gallons of water per day for the two months of highest water use. Therefore, .76 of a density credit will be required for this Public Recreation use. As a legal parcel the property has one density credit.

LCP Table 1.5 provides the number of measuring units per density credit based on peak daily water use based on the use. The proposed camp includes the provision of drinking water, sinks, and flush toilets and the measuring unit for this use is the number of campers (25.70). In accordance with the provisions of this policy this use would allow a maximum density of 38.55 campers.

b. Agriculture Component

Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) conditionally allows public recreation and farm labor housing, provided the following criteria in Policy 5.8 (*Conversion of Prime Agricultural Land Designated as Agriculture*) are met:

(1) *That no alternative site exists for the use*.

The proposed location for the proposed development is clustered with existing development and/or utilizes previously disturbed areas. The project parcel supports two areas of prime soils. The majority of the development (existing and proposed) is located in one of these areas. The second area is located in the riparian buffer zone and is to remain undeveloped. The prime soils area proposed for development has not historically been farmed and is comprised of previously disturbed soils. Development elsewhere on the parcel would conflict with other policies protecting sensitive habitats and avoidance of flood zones associated with San Gregorio Creek. Development elsewhere on the parcel would also likely result in greater site disturbance in order to provide standard and emergency access and the extension of utilities.

(2) *Clearly defined buffer areas are provided between agriculture and non-agricultural uses.*

The existing agricultural areas are delineated by a deer fence and the driveway, which separate them from the other development on the parcel. The project does not propose to alter this.

(3) *The productivity of any adjacent agricultural land will not be diminished.*

The property is separated from adjacent parcels where agricultural operations are occurring by fences, topography, and roads. The improvements and operation of the program are limited to the project site and will not impact the use of adjacent lands for agriculture.

(4) *Public service and facility expansion and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality*.

The parcel has a dedicated water source which will be improved via new treatment and storage elements. This improved system is subject to approval by the State of California's Division of Drinking Water but there is no indication from preliminary reviews that it cannot be accommodated onsite as proposed.

A new private onsite septic system will be installed as part of the project and preliminary reviews show no evidence that the property would be incapable of accommodating the septic system.

The proposed development is completely located on the subject parcel and does not limit the agricultural viability of the parcel beyond the current limitations. The proposed project will not degrade air or water quality, as conditioned.

c. Sensitive Habitats Component

Policy 7.11 (*Establishment of Buffer Zones*) requires that on both sides of riparian corridors, from the "limit of riparian vegetation extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams." As part of the permit application the applicant submitted a biologist report completed by Autumn Meisel of TRA Environmental Sciences and an updated report completed by Sandra Menzel, MS of Albion Environmental, Inc. The reports address the presence and/or potential for biological resources to occur on the project site. San Gregorio Creek meanders through the property around the existing development. The report notes that the riparian corridor is continuous on both sides of the creek supporting a dense cover of woody riparian species and an herbaceous understory. The biologist report delineates the riparian 50-foot buffer as defined by this policy. All the proposed structures are located outside of the required buffer zone. However, the project does include improvements to the existing parking area that will occur within the buffer zone. An additional guest parking space will be added adjacent to the existing driveway and parking area.

Policy 7.12 (*Permitted Uses in Buffer Zones*) and 7.13 (*Performance Standards in Buffer Zones*) limits the uses allowed in buffer zones and provides performance standards for development proposed to be located with buffer zones. The existing residence which will remain as part of this project to accommodate permanent operation/educational staff and to provide an accessible unit. The proposed ADA accessibility upgrades to the existing residence are minor and consist of a widened entry door and paved front stoop at the front bedroom. A 3-6-inch grade change occurs at this entry that would require a short ramp in addition to the stoop. These additional paved areas would occur partially under the existing roof overhangs. The project does not include the addition of any new square footage, and no addition to building square footage or other exterior work are proposed. The proposed addition of one parking space, immediately adjacent to the existing parking area. is clustered with the existing parking and limits new areas of site disturbance. Re-locating this space outside of the buffer zone would result in additional conversion of prime soils as well as further improvements to the driveway to accommodate a different location.

Policy 7.36 (*San Francisco Garter Snake*) calls for the prevention of development where there is known to be a riparian or wetland location for the San Francisco Garter Snake (SFGS) and requires developers to make sufficiently detailed analyses of any construction which could impair the potential or existing migration routes of the San Francisco Garter Snake. The policy also calls for the analyses to determine appropriate mitigation measures to be taken to provide for appropriate migration corridors. The biological assessments completed for the project note that San Gregorio Creek is known to support the SFGS and could be found within the stretch of creek that winds around the property. The biologist determined that project activities were not expected to adversely impact SFGS because ground disturbing activities are confined to non-native grassland areas within the developed areas of the property. Further the report notes SFGS generally avoids disturbed, open areas with a human presence.

d. Visual Resources

Policy 8.5 (*Location of Development*) requires that new development on a parcel: (1) is least visible from State and County Scenic Roads; (2) is least likely to significantly impact views from public viewpoints; and (3) is consistent with all other Local Coastal Program (LCP) requirements, best preserves the visual and open space qualities of the parcel. The proposed development will not be visible from La Honda Road or any other public viewpoint.

e. Hazards

Policy 9.9 (*Regulation of Development in Floodplains*) calls for development located within flood hazard areas to employ the standards, limitations, and controls contained in Chapter 35.5. of the Zoning Regulations San Mateo County, Sections 8131, 8132 and 8133 of Chapter 2 and Section 8309 of Chapter 4, Division VII (Building Regulations), and applicable Subdivision Regulations. The existing residence, proposed tent structures, and portions of the driveway are located in the floodplain Zone A. While the site plan provided by the applicant shows the proposed barn/farm labor housing to be located within the floodplain, a review of FEMA flood maps shows this area to be outside of the floodplain. The potential loss associated with flood risk to new development would be minimal. Potential losses associated with existing development would remain the same.

3. Conformance with the PAD (Planned Agricultural District) Regulations

The project conforms to the substantive criteria for the issuance of a PAD Permit, as applicable and outlined in Section 6355 of the Zoning Regulations. The specific requirements are discussed below:

a. Conformity with the PAD Development Standards

The project includes several new buildings and structures, the most significant of which is the new barn proposed to be in the footprint of the existing barn. All proposed development conforms to the standards listed below:

Development Standards	Allowed
Maximum Height of Structures	36 feet
Minimum Front Yard Setback	30 feet -Agricultural Development 50 feet- Non-Agricultural Development
Minimum Side Yard Setbacks	20 feet
Minimum Rear Yard Setback	20 feet

b. Conformance with the Criteria for Issuance of a PAD Permit

Issuance of a Planned Agricultural District Permit requires the project to comply with Section 6355 of the Zoning Regulations (*Substantive Criteria for Issuance of a Planned Agricultural Permit*). The applicable sections are discussed below:

(1) Water Supply Criteria

The existing availability of a potable and adequate on-site well water source for all non-agricultural uses is demonstrated.

The parcel is allowed to divert 11,200 gallons per day from San Gregorio Creek for agricultural irrigation on the property between April 1 and November 1 of each year and 100 gallons per day for stock watering purposes as part of the San Gregorio Water Rights Adjudication.

In 2019 the applicant was approved for and successfully drilled a domestic water well to serve the non-agricultural uses on the property. The water demand is expected to fluctuate depending on the time of the week and year with weekdays and school year

months being the highest expected demand. The total maximum water demand per day is expected to be 2,064 gallons per day which would require a pumping rate of approximately 1.45 gallons per minute. The domestic well provides a yield of 3 gallons per minute which would meet the expected demand.

In addition, the applicant as part of their permit submittal, supplied a Water Supply Plan which details the water service plan for the property. While water wells located within the County of San Mateo are generally regulated by the County's Environmental Health Services in this case the water system will be regulated by the California Water Board's Division of Drinking Water. This review responsibility differs from standard projects because the water service qualifies as a Transient Non-Community Water System which is defined as a public water system that does not regularly serve at least 25 of the same persons over six months of the year, such as a camp ground or highway rest stop. Therefore, the standard application of the County's Well Ordinance is not applicable for this project which includes the requirement that a well produce 2.5 gallons per minute in association with residential development. The applicant has consulted with and has submitted their application process with the Division of Drinking Water. There will be no issuance of building permits until confirmation of approval is received from the Division of Drinking Water.

(2) Criteria for the Conversion of Prime Agriculture Lands

Conversion of Prime Agricultural Lands to a use not principally permitted is allowed when: (a) no alternative site exists on the parcel for the use; (b) clearly defined buffer areas are developed between agricultural and non-agricultural uses; (c) the productivity of any adjacent agricultural lands is not diminished; and (d) public service and facility expansion and permitted uses do not impair agricultural viability, including by increased assessments costs or degrading air and water quality.

The development area on the subject parcel is highly constrained due to the presence of the sensitive habitats, flood zone, and prime soils. Given the site constraints, the existing developed portion of the parcel is largely located on prime soils. Conversion of additional prime soils is limited as the proposed barn is to be located in the footprint of the existing barn and the new storage building is ancillary to the existing agricultural production. The proposed development does not impact the existing approximately one-acre agricultural area, as the

proposed development avoids this area. The existing agricultural areas include the area enclosed within the deer fence and in the orchard area (as shown on plans). The site's improvements are limited to the project site and no impacts to the productivity of any adjacent agricultural lands is expected.

4. Conformance with the Farm Labor Housing Guidelines

The Farm Labor Housing Application Process guidelines, as approved by the Planning Commission on October 8, 2014, allow for permanent housing structures in specific situations where there is an ongoing long-term need for farm workers. The guidelines require the Planning Commission to review applications for new permanent farm labor housing and limits the use of these structures for the housing of farm workers and, if the uses cease, the structure must either be demolished or used for another permitted use pursuant to a permit amendment.

The applicant submitted a Farm Labor Housing (FLH) application regarding the proposed FLH units as part of this application. As defined, a farm laborer is a person who derives more than 20 hours per week average employment from on- or off-site agricultural operations within the County and earns at least half their income from agriculturally-related work. The proposed farm laborer (one person) is proposed to be the facilities and farm manager who will be active in the agricultural operations on the property.

Further, the proposed unit complies with the Farm Labor Housing Guidelines in that the housing meets the required setbacks of the zoning district, is self-contained (e.g., bathroom, kitchen), and will meet the California Health and Safety Code requirements, Building Inspection Section requirements, and Environmental Health Services code requirements.

5. Agricultural Advisory Committee Recommendation

The Agricultural Advisory Committee (AAC) reviewed the application at its November 9, 2020 meeting. The AAC continued the item to their December 14, 2020 meeting. The continuation was to allow those members who expressed interest in attending a site visit to the proposed project property time to do so. The continuation was also to allow for Staff to provide clarity regarding the project's compliance with the requirements pertaining to the provision of water. Additional documentation including application materials and project specific reports were also requested post meeting by members of the AAC. This information was subsequently provided. At the December 14, 2020 meeting the AAC recommended of approval of the project.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration have been prepared and circulated for this project, in compliance with the California Environmental Quality Act (CEQA). The public comment period commenced on June 23, 2021 and ended on July 29, 2021. Comments were received during this period. Comment letters were received from the California Coastal Commission and the California Water Boards and have been included in Attachment E of this report. Responses to comments are discussed below. Mitigation measures have been included as conditions of approval in Attachment A.

Responses to California Coastal Commission Comments:

The California Coastal Commission (CCC) had questions regarding the allowable uses under the PAD Zoning District. The CCC also had questions regarding the project's compliance with the sensitive habitats and hazards policies of the Local Coastal Program. Compliance and discussion of these policies is included in Section 2 of this report.

Responses to the California Water Boards:

The incorrect permit name was included in the Mitigated Negative Declaration. The correct permit name is a transient non-community water system and is issued by the Water Board's Division of Drinking Water. The applicant has applied for this permit and it is currently under review with the Division of Drinking Water. All other analysis remains the same.

The Water Boards requested additional information regarding the capacity of the water storage tanks for fire suppression and if the tanks will be tied to the drinking water system. The project currently proposes a raw water supply which will consist of well water that will be pumped and collected in a 15,000-gallon combination Raw Water-Fire Supply Storage Tank. The raw water supplied through a slow sand filter will occupy the top 1,500 gallons of tank capacity; the bottom 13,500 gallons of storage will be maintained for fire protection needs. The water storage tanks for fire suppression are not directly tied to the drinking water system. As noted, the water pumped from the well is proposed to be stored in a shared raw water/fire water storage tank which would then feed into the water treatment system. A separate 5,000-gallon tank will be installed for drinking water.

The Water Boards requested that identification and clarification of the water system components that exist, will be modified, and will be installed to provide for the use of the drinking water provided. The Preliminary Technical Report for the proposed public water system includes all elements of the proposed system, except that after initial review by the State Water Board Division of Drinking Water (DDW), they requested that the applicant consider a cartridge filter rather than a

slow sand filter as part of the treatment system. This modification will be submitted in our formal application to DDW, which is under preparation. The Preliminary Technical Report is included as Attachment F.

Finally, the Water Boards requested an explanation of any discharge and discharge permits associated with any new backwash treatment system and/or other new components of the system that would require discharge. The filter associated with the water system would require a backwash process. This will be accomplished by a combination of wet harrowing, removal of the accumulated biomat from the sand filter surface, and draining to a waste and drain sump. Based on the high quality of the well water, sand filter cleaning is anticipated to occur no more than a few times per year. Water collected in the waste and drain sump will be dispersed on site for irrigation or percolation, rather than being discharged.

C. REVIEWING AGENCIES

Building Inspection Section
Drainage Section
Environmental Health Services
Cal-Fire

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Project Plans
D. Mitigated Negative Declaration
E. Comments to the Mitigated Negative Declaration
F. Preliminary Technical Report Public Water System

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2019-00429 Hearing Date: August 25, 2021

Prepared By: Angela Chavez, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.

2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, as mitigated by the measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.

3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, and identified as part of this public hearing, have been incorporated as conditions of project approval.

4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

Regarding the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7, and as conditioned in accordance with Section 6328.14 of the Zoning Regulations, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). The plans and materials have been reviewed against the application requirement in Section 6328.7 of the Zoning Regulations and the project has been conditioned to minimize impacts to land use, agriculture, sensitive habitats, and visual resources in accordance with the applicable components of the Local Coastal Program.

6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section A.2 of this Staff Report.

Regarding the Planned Agricultural District Permit. Find:

7. That the proposed development and use are consistent with the adopted policies and procedures for approved Farm Labor Housing as discussed in Section 4 of this Staff Report.

8. That the establishment, maintenance, and conduct of the proposed use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

9. That the operation and location of the camp and its associated development are consistent with applicable requirements of the Planned Agricultural District regulations.

10. That the project, as described and conditioned, conforms to the Planned Agricultural District regulations in accordance with Section 6350 of the San Mateo County Zoning Regulations. The project will not impact the agricultural activity or lands on the property or the surrounding area. The use and development are located on or adjacent to previously disturbed area on the property. Conversion of prime farm land not will result in significant impact to the ongoing agricultural uses on the property. The project development area is constrained due to the presence of sensitive habitats and flood zone boundaries.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission at the August 25, 2021 meeting. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.

2. The Farm Labor Housing portion of this permit shall be valid for a period of ten (10) years from the date of final approval, with one 5-year administrative review. The applicant shall submit documentation for the farm labor housing unit, to the satisfaction of the Community Development Director, at the time of each administrative review, which demonstrates that the occupants have a minimum of 20 hours of employment per week on this project site, or other Planning and Building Department approved farm property. This documentation shall include signed statements from the occupants and any other relevant documentation, which the Community Development Director deems necessary. Farm labor

housing is a housing unit that can only be occupied by farm laborers and their immediate family members. Failure to submit such documentation may result in a public hearing to consider revocation of this permit. Renewal of the farm labor housing permit shall be applied for six (6) months prior to expiration to the Planning and Building Department.

3. The Farm Labor Housing unit shall be occupied by farm workers, as described in Condition No. 2, and their immediate family members.

4. In the case of proposed alterations to either the structure or number of occupants to the permitted FLH, the owner/applicant shall submit a written description of the proposed change to the Planning Department, and if the change is considered significant by the Community Development Director, submit a complete permit amendment application.

5. In the event that the farming operations justifying the FLH unit cease, or if the FLH development is proposed to be enlarged or significantly changed, it shall be the owner's/applicant's responsibility to notify the Current Planning Section by letter of such change, and apply for the necessary permits to demolish the structure or use it for another permitted use. Accordingly, such notice shall identify the owner's/applicant's intention to either remove the FLH unit (and associated infrastructure) or otherwise convert such improvements to that allowed by Zoning District Regulations. In either case, building permits and associated inspections by the Building Inspection Section and Environmental Health Services shall be required to ensure that all structures have been removed, infrastructure properly abandoned or that such converted development complies with all applicable regulations.

6. The Planned Agricultural District and Coastal Development Permits portion of the project shall be valid for one (1) year by which time a building permit must be issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees.

7. Within four (4) business days of the final approval date for this project, the applicant shall submit an environmental filing fee of $2,480.25, as required under Department of Fish and Game Code Section 711.4, plus a $50.00 recording fee. Thus, the applicant shall submit a check in the total amount of $2,530.25, made payable to "San Mateo County Clerk," to the project planner to file with the Notice of Determination.

8. No building permits shall be issued in association with this approval until the applicant provides proof of approval by the California Division of Drinking Water for the transient non-community water system.

9. **Mitigation Measure 1:** The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigations Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.

    b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

    c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

    d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

    e. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

    f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

    g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

10. **Mitigation Measure 2:** San Francisco Dusky-Footed Woodrat- A survey for San Francisco dusky-footed wood rat lodges within the development areas shall be conducted prior to any construction activities. California Department of Fish and Wildlife requires disturbance-free buffers of 50 feet around each lodge. Wood rat lodges that cannot be avoided shall be dismantled by a qualified biologist during the time of year that would least impact breeding wood rats (November-January). Dismantling shall be conducted slowly to avoid impacting neonate wood rats. If neonates are detected in the lodge, dismantling shall cease, and the lodge will be checked every 48 hours to determine if the neonates are still present. Dismantling

can continue once the neonates are no longer present and have either been weaned from their mothers, or the mothers have moved them from the nest.

11. **Mitigation Measure 3:** Day Roosting Bats- Day roosting bats may occur in crevices of the barn roof. The roof and trim should be carefully removed with hand tools. Removal should be conducted towards the end of the day, when bats naturally emerge from their day roosts.

12. **Mitigation Measure 4:** Non-Native Plant Species Avoidance- All construction vehicles that may have been exposed to non-native, invasive plant species and may carry seeds shall be washed (tires and undercarriage) before entering the property. In the event that imported fill is needed, native soil shall be used. All rock, aggregate, fiber rolls, or other construction materials, if needed, shall be certified weed-free.

13. **Mitigation Measure 5:** Exclusion fencing shall be installed at the perimeter of the riparian buffer to delineate the area of work and protect sensitive habitats.

14. **Mitigation Measure 6:** Watershed Protection and Maintenance- Best Management Practices according to San Mateo County's Watershed Protection and Maintenance Standards shall be incorporated into the project design to protect the water quality of nearby San Gregorio Creek (https://publicworks.smcgov.org/watershed-protection-and-maintenance-standards).

15. **Mitigation Measure 7:** If possible, barn demolition, vegetation trimming/removal, and initial earth work should be conducted outside the bird breeding season (September 1-January 31). If these activities occur during the breeding season, a qualified biologist will need to conduct a survey for nesting birds within five days prior to the proposed start of construction. If an active nest is detected in the construction area, work will be delayed until the young fledge, and/or a disturbance-free buffer will need to be established around the nest. California Department of Fish and Wildlife usually accepts a 50-foot buffer for passerine nests, and a 250-foot buffer for most raptor nests. A qualified biologist shall monitor the behavior of the birds at the nest site to ensure that they are not disturbed by project related activities. Nest avoidance and/or monitoring shall continue during project-related construction work until the young have fledged, are no longer being fed by the parents, and have left the nest site. At that time the nest buffer may be removed, and work may commence.

16. **Mitigation Measure 8:** In the event that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash, etc.) are encountered, all construction activities within a fifty-meter radius of the find shall be stopped, the County Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations. All contractors and sub-

contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

17. **Mitigation Measure 9:** In the event that human skeletal remains are encountered, all work at the immediate location of the find must temporarily stop. Public Resource Code 5097 and local Health and Safety codes establish a procedure for notifying the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

18. **Mitigation Measure 10:** Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

    a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

    b. Minimize the area of bare soil exposed at one time (phased grading).

    c. Clear only areas essential for project activities.

    d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.

    e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

    f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.

k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50 percent full (by volume).

l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.

n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

19. **Mitigation Measure 11:** The applicant shall implement the following basic construction measures at all times:

a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, 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.

Cal-Fire

20. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.

21. Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe or any portion of the tree which overhangs the roof assembly or is within 5 feet of any portion of the structure.

22. Approved automatic fire extinguishing systems shall be provided for the protection of commercial type cooking equipment and associated hood and duct systems as required by the California Fire Code. Plans for required hood and duct commercial cooking operations are to be submitted to the San Mateo County Building Department for review and approval by the San Mateo County Fire Department.

23. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.

24. A Wet Draft Hydrant with a 4 1/2-inch National Hose Thread outlet with a valve shall be mounted 30 to 36 inches above ground level and within 5 feet of the main access road or driveway, and not less than 50 feet from any portion of any building nor more than 150 feet from the main residence or building.

25. All roof assemblies in Very high Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.

26. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.

27. An approved Automatic Fire System meeting the requirements of NFPA-13 shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the San Mateo County Fire Department.

28. An interior and exterior audible alarm activated by automatic fire sprinkler system water flow shall be required to be installed in all residential systems. All hardware must be included on the submitted sprinkler plans.

29. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

30. All tent and awning structures shall carry the California Office of the State Fire Marshal's label and comply with all California Fire Code, California Code of Regulations Title 19, and the California Health and Safety Code requirements.

31. Because of the fire flow and automatic sprinkler requirements for the project, an on-site water storage tank is required. Based upon the building plans submitted, the authority having jurisdiction will determine the minimum gallons of fire protection water that will be required in addition to the required domestic water storage. Plans showing the tank(s) type, size, location and elevation must be submitted to the San Mateo County Fire Department for review and approval.

32. A Site Plan showing all required components of the water system is required to be submitted with the building plans to the San Mateo County Building Inspection Section for review and approval by the authority having jurisdiction for verification and approval. Plans shall show the location, elevation and size of required water storage tanks, the associated piping layout from the tank(s) to the structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipe/joints/valves/valve indicators, thrust block calculations/joint restraint, the location of the standpipe/hydrant and the location of any required pumps and their size and specifications.

33. 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.

Environmental Health Services

34. At the building permit stage, a full onsite wastewater treatment system (OWTS) design will be required to include material specifications, pump curves, cross section details, operations/maintenance manual, grading/drainage plans, etc.

35. Well drilling must be under permit through Environmental Health Services. The end-use of the well will need to be permitted by the State Water Resource Control Board, Division of Drinking Water (DDW) at minimum as groundwater under the direct influence of surface water (see comments under PRE 2015-00027 and PLN 2018-00457).

36. At the building permit stage, obtain approval of the commercial kitchen with Environmental Health Services Food Plan Check. For the commercial kitchen design, if a high temperature dishwasher is specified a chiller should be installed downstream of the floor sink before the grease trap to allow appropriate separation of the fats, oils, and grease.

Building Inspection Section

37. The applicant shall comply with all Building Inspection Section requirements at the building permit stage.

38. Multiple building permits will be required for this project.

39. Development on this property involve areas of FEMA Flood Hazard Severity Zone A and shall be designed and constructed accordingly.

40. Plans shall be submitted for the construction of the "House and Office" residence to understand the scope of work.

41. Based on the description, fire sprinklers are required in the "House and Office" residence.

42. All required paths of travel shall be made accessible.

Drainage Section

43. The following will be required at the time of building permit submittal:

    a. Final Drainage Report stamped and signed by a registered Civil Engineer.

    b. Final Grading and Drainage Plan stamped and signed by a registered Civil Engineer including all relevant details for the drainage features.

    c. An updated C.3 and C.6 Checklist (if changes to the impervious areas have been made during the design phase).

Geotechnical Section

44. A soils report shall be submitted for the applicable development at the time of the building permit application.

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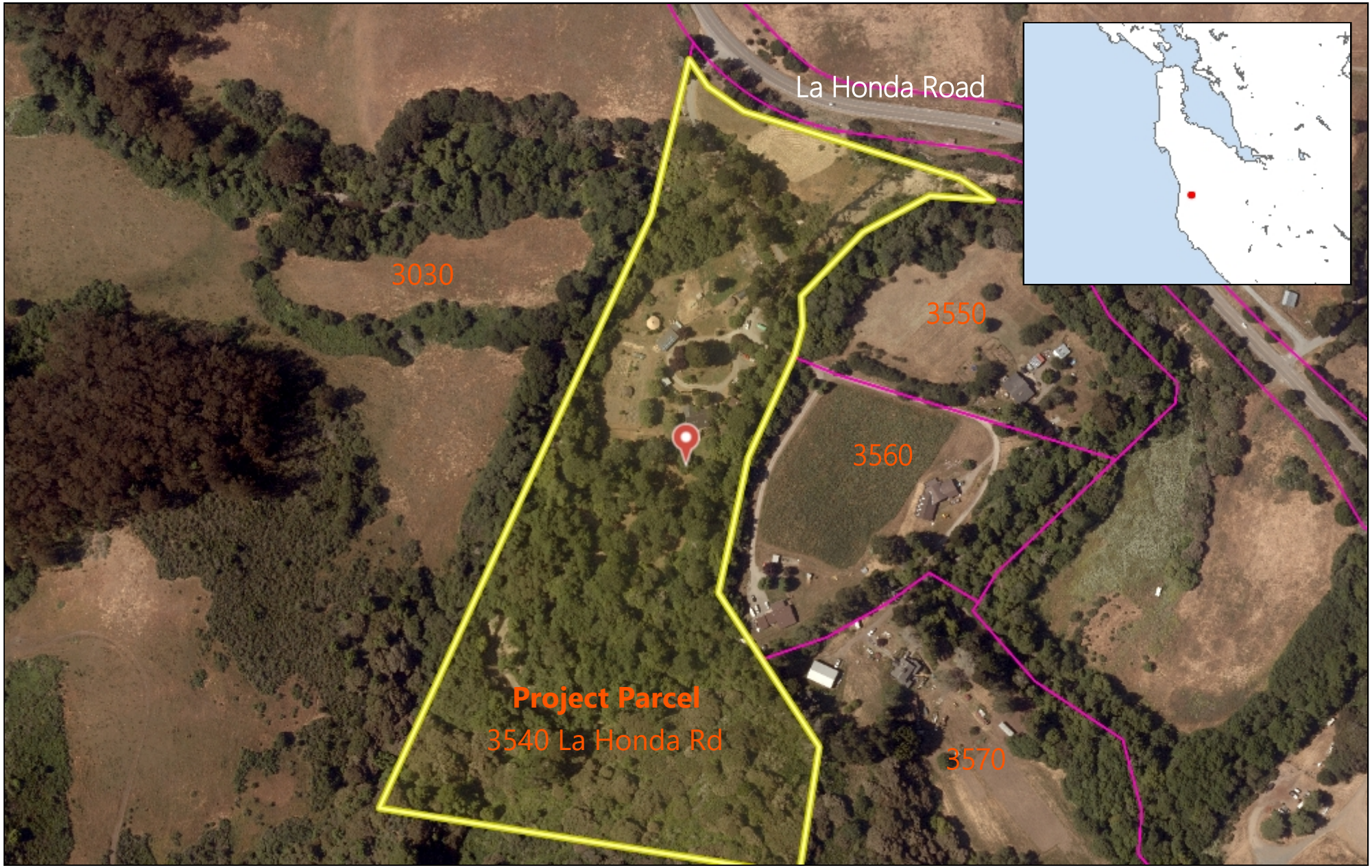
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

Location Map



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 4,514

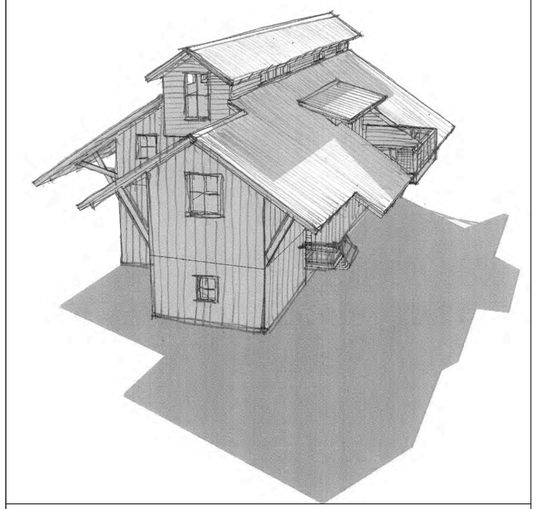
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

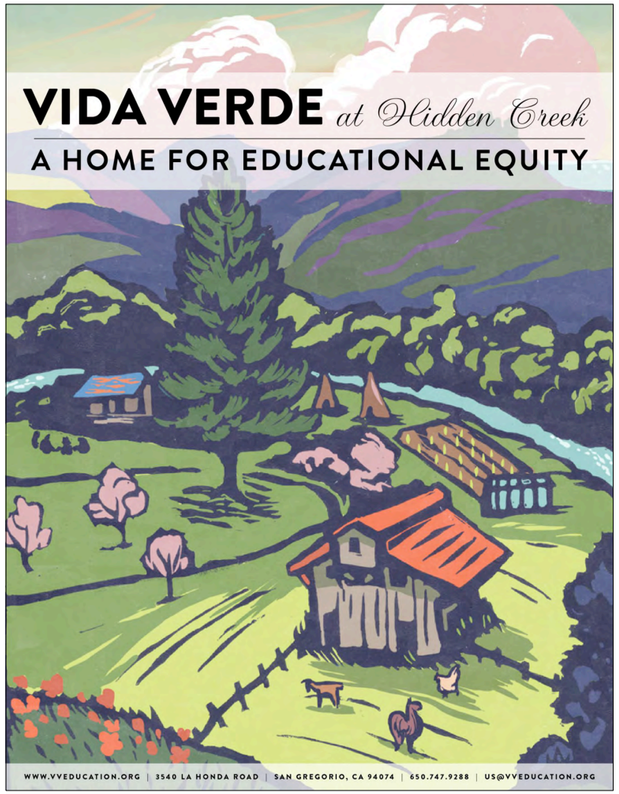
THIS MAP IS NOT TO BE USED FOR NAVIGATION

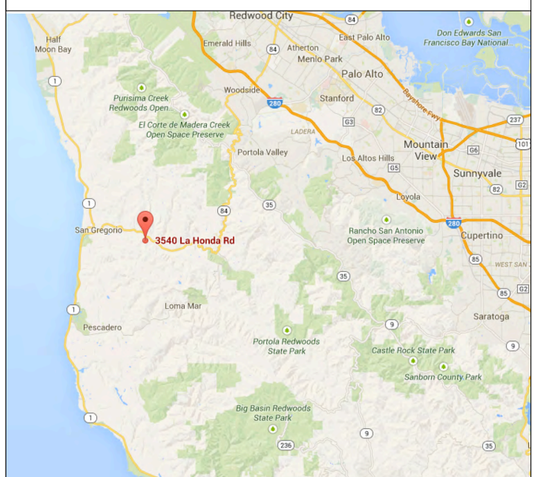
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

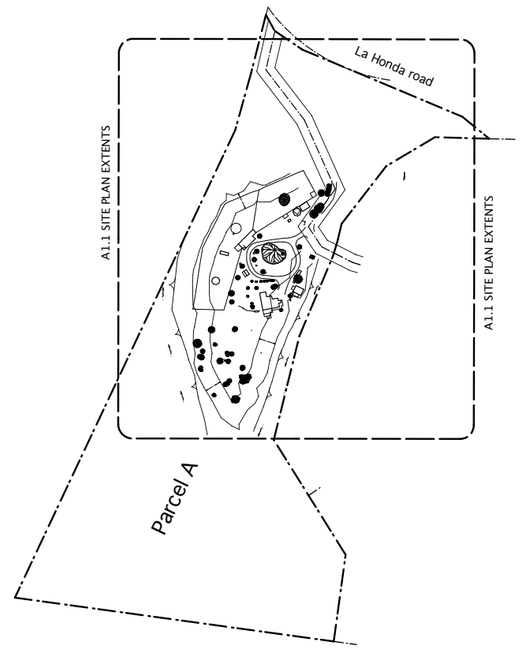
3-D PERSPECTIVE OF BARN - AERIAL VIEW FROM NORTH







NORTH 1 A0.1 VICINITY MAP
SCALE: N.T.S.



NORTH 2 A0.1 PARCEL MAP
SCALE: 1" = 200'-0"

TOPO INFORMATION PREPARED BY R&R LAND SURVEYING JAN 27, 2013 (JOB # J201LH) - SEE SITE SURVEY FOR ZONING OVERLAY MAP
PROPERTY BOUNDARY INFO TAKEN FROM PARCEL MAP VOL. 27, PG 3

0 100 200

PROGRAMMATIC BREAKDOWN

Vida Verde Outdoor Education
Site Development Matrix

12/18/18

Structures	Existing SF	Proposed SF	function	Housing (residents): permanent camp staff	Housing (residents): temporary (part-time)	Septic	remarks
Existing to Remain							
House / Office	3225	3225	housing/office	3-5		Existing (upgrade as required by County ordinances)	(N) Accessible Dwelling Unit
Accessory Structure	530	530	office / meeting			NA	
Misc. Storage Sheds	320	320	ag			NA	
Chicken Coop	50	50	ag			NA	
Goatzebo Milking Shelter	400	400	ag			NA	Open-air roofed structure
Ag Storage Structure (temporary)	460	460	ag			NA	
Garden Gazebo	400	400	ag/instruction			NA	Open-air roofed structure
Greenhouse	200	200	ag			NA	
Ag Storage Yurt (temporary)	705	705	ag			NA	
Proposed Permanent							
"Barn" Facility	1350 (to be replaced)	2890 (on (e) footprint)	instruction / kitchen / farm worker housing	2 farmworkers (plus family)		proposed new system	restrooms for staff & visitor use
Tractor Storage Shed		735	ag storage			NA	
Toilet Enclosure		100					Accessible flush toilet / sink by guest sleeping accomodations
Proposed Temporary							
Yurt		320	staff / chaperone lounge		2-3	NA	chaperone sleeping
Camping Tent 1		400	sleeping tent		8-10	NA	student/chaperone sleeping
Camping Tent 1		400	sleeping tent		8-10	NA	student/chaperone sleeping
Camping Tent 1		400	sleeping tent		8-10	NA	student/chaperone sleeping
Area Totals	7640 SF	11535 SF		5 Permanent Staff & Family	30 Temporary Residents		

PROJECT DATA

LOCATION:	3540 LA HONDA RD SAN GREGORIO, CA 94074
ASSESSOR PARCEL NUMBER:	081-320-060
ZONING:	PAD / CD
OVERLAY DISTRICTS:	PRIME SOILS FLOOD PLAIN RIPARIAN ZONE
OCCUPANCY:	R-3 / E (BARN) U (SHED / PUMP HOUSE)
CONSTRUCTION TYPE:	VB
SEISMIC DESIGN CATEGORY:	D
PARCEL A AREA:	23.08 ACRES
EXISTING LOT COVERAGE:	0.8% (7,640 / 1,005,411)
PROPOSED LOT COVERAGE:	1.1% (11,535 / 1,005,411)
(N) BUILDING MAX HEIGHT:	32'-7"
EXISTING PARKING SPACES:	APPROX. 12
PROPOSED PARKING SPACES:	12 (W/ 1 ACCESSIBLE)

PROJECT DESCRIPTION

A PROPOSED 2-STORY BUILDING ON THE FOOTPRINT OF AN EXISTING BARN. FIRST FLOOR INCLUDES A MULTI-PURPOSE ROOM FOR EDUCATING CAMPERS AS WELL AS A COMMERCIAL KITCHEN. THE SECOND FLOOR INCLUDES RESIDENCES FOR FARMWORKERS, AN OFFICE SPACE AND LAUNDRY FACILITIES.

A TRACTOR AND FEED STORAGE SHED IS ALSO PLANNED TO SERVE THE GARDEN AND LIVESTOCK.

PROJECT DIRECTORY

VIDA VERDE NATURE EDUCATION
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www.vveducation.org

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sandysommer@dslextreme.com

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BOUNDARY SURVEYOR
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T: 650.580.4050

DRAWING INDEX

Revision Date	I.D.
10.17.2019	Ø
3.16.2020	1

ARKIN · TILT ARCHITECTS
Ecological Planning & Design

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Berkeley, CA 94710
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LICENSED ARCHITECT DAVID ARKIN No. C-25439 Exp. 7-31-21 STATE OF CALIFORNIA

Coastal Development Permit for:
Shawn & Laura Sears
3540 La Honda Rd (Hwy. 84)
San Gregorio, CA 94074
APN#: 081-320-060

Coversheet & Project Information

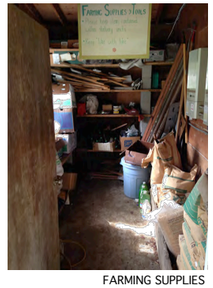
DATE:	3.16.2020
JOB:	VV
SCALE:	N.T.S.
DRAWN:	ATA
SHEET:	A0.0

(E) BARN -
(TO BE REPLACED W/ (N) BARN ON (E) FOOTPRINT)

BARN FRONT

BARN BACK

SUPPLIES / MAINTENANCE EQUIPMENT



FARMING SUPPLIES

TRACTOR / EQUIPMENT STORAGE

TOOLS / MATERIAL STORAGE

TOOL STORAGE

FEED (HAY) STORAGE

BARN USES

(E) BUILDINGS TO REMAIN

(E) SHEDS & PARKING LOT

(E) BIKE STORAGE SHED

(E) HOUSE & OFFICE FRONT

(E) HOUSE & OFFICE BACK

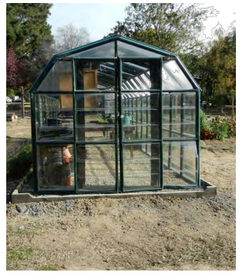
(E) MEETING SPACE - TO BE MADE ACCESSIBLE

(E) AG USES / BUILDINGS TO REMAIN

(E) GOAT MILKING PARLOR

(E) GARDEN & GAZEBO

(E) CHICKEN COOP & GOATS



(E) GREENHOUSE

(E) GARDEN SHED

(E) AG USES / BUILDINGS TO REMAIN

EXISTING AGRICULTURAL STORAGE YURT
(30'-0" diameter Pacific Yurt from yurts.com)

(E) ANIMAL SHELTER IN PASTURE

PROPOSED BUILDINGS

NEW TEMPORARY SLEEPING TENTS
(20'-0" diameter Pacific Yurt with fire-resistant fabric,
similar to existing from yurts.com or equivalent)

EXAMPLE OF ACCESSORY STRUCTURES
(SIMILAR TOILET ENCLOSURE DESIGN TBD)
(FINAL DESIGN TO INCLUDE CBC, CHAPTER 7-COMPLIANT MATERIALS AND DETAILING)

PROPOSED NEW BARN, STAFF HOUSING & TRACTOR / TOOL SHED

SEE A2.1-A3.2 FOR PLANS & ELEVATIONS

Revision Date	I.D.
10.17.2019	Ø
3.16.2020	1

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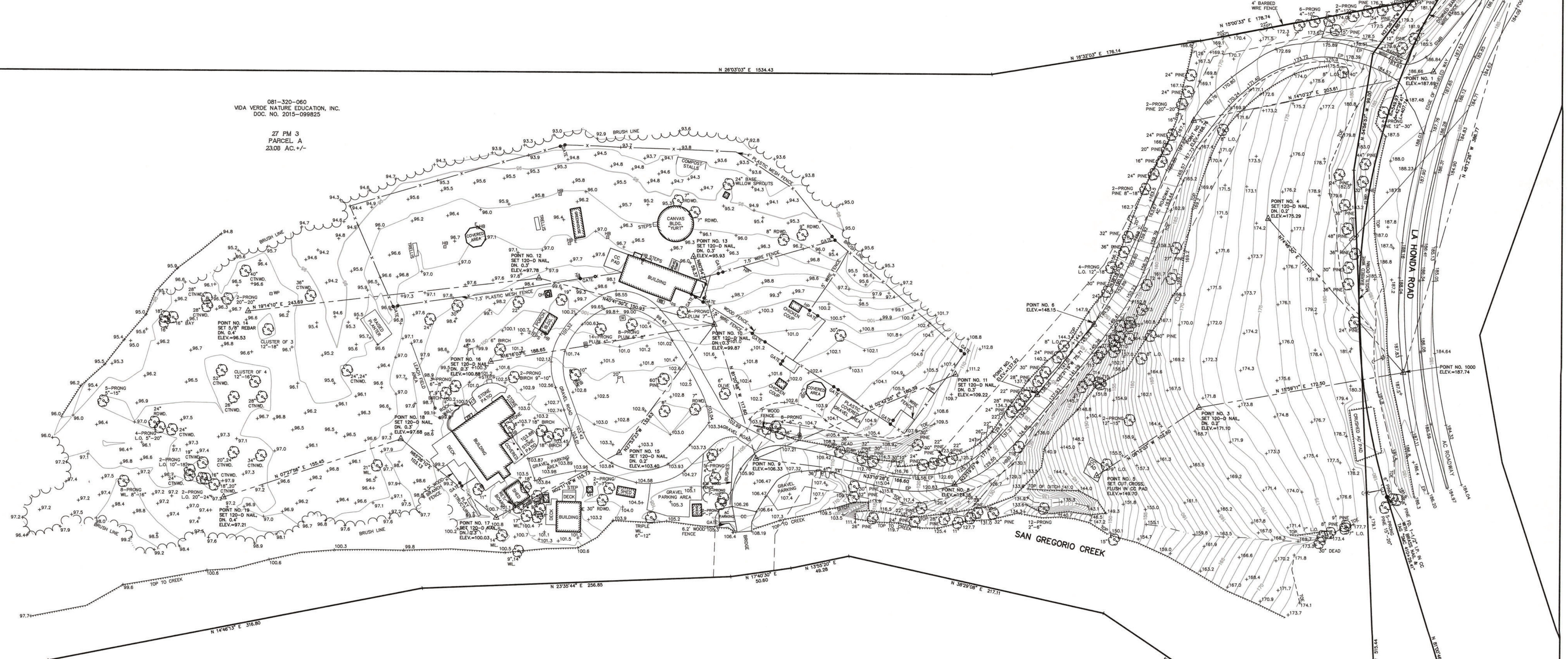
LICENSED ARCHITECT — Exp. 9.30.21 — STATE OF CALIFORNIA

Coastal Development Permit for:
Shawn & Laura Sears
3540 La Honda Rd (Hwy 84)
San Gregorio, CA 94074
APN#: 081-320-060

Reference Photos

DATE:	3.16.2020
JOB:	VV
SCALE:	N.T.S.
DRAWN:	ATA
SHEET:	A0.1

PARTIAL TOPOGRAPHIC SURVEY
VIDA VERDE NATURE EDUCATION, INC.
3540 LA HONDA ROAD
LA HONDA, CALIFORNIA
APRIL 2018
SCALE: 1" = 30'
CONTOUR INTERVAL = 1 FOOT



LEGEND

Symbol	Description
△	SET MAG NAIL, FLUSH IN AC, UNLESS OTHERWISE NOTED
●	FOUND MONUMENT AS NOTED
CC	CONCRETE
o DS	DOWN SPOUT
E	ELECTRIC UTILITY
FP	FIRE PLACE
o	GATE POST
ϕ	GUY POLE
(	GUY WIRE
—G—	GAS LINE
HT	HOT TUB
HB	HOSE BIB
	JOINT POLE
MB	MAIL BOX
OH	OUT HOUSE
⊗	POWER POLE
TANK	PROPANE TANK
R	ROCK
	SEPTIC TANK LID-26" DIA.
	SIGN
⊠	SUPPORT COLUMN
22"	STUMP AS NOTED
⊕	TELEPHONE POLE
10"	TREE WITH TRUNK SIZE NOTED-DOES NOT INDICATE DRIP LINE
CTNWD.	COTTONWOOD TREE AS NOTED
L.O.	LIVE OAK TREE AS NOTED
RDWD.	REDWOOD TREE AS NOTED
WILLOW	WILLOW TREE AS NOTED
T1	TREE NUMBER IN TREE TABLE
WT	WATER TANK
WB	WOOD BOX
WP	WOOD POST
HP	WOOD HITCHING POST
	SURVEY CONTROL LINE
	EXISTING EASEMENT LINE
	BUILDING LINE
—x—	FENCE LINE AS NOTED
	TOE OS SLOPE
	TOP OF SLOPE/BANK

TABLE OF CONTROL COORDINATES
CALIFORNIA COORDINATE SYSTEM NAD83 ZONE 3, EPOCH 2009.0
VERTICAL DATUM-NAVD88
U.S. SURVEY FEET

NO.	NORTHING	EASTING	ELEV.
1	1945189.92	6025656.18	187.69
2	1944992.51	6025606.32	168.76
3	1944891.52	6025824.88	171.10
4	1945012.42	6025707.30	175.29
5	1944789.97	6025839.52	149.70
6	1944843.28	6025724.24	148.15
7	1944774.96	6025756.86	137.92
8	1944680.34	6025794.49	124.16
9	1944540.90	6025703.33	106.33
10	1944558.59	6025587.07	99.87
11	1944721.08	6025711.88	109.22
12	1944444.15	6025488.67	97.78
13	1944567.97	6025528.45	95.93
14	1944214.07	6025408.38	96.53
15	1944440.48	6025649.58	103.40
16	1944377.49	6025534.22	100.88
17	1944324.83	6025654.00	100.03
18	1944281.96	6025560.21	97.68
19	1944127.83	6025540.01	97.21
1000	1945057.35	6025872.39	187.74
1001	1945315.11	6025584.03	186.24
2176	1999593.68	6022762.13	1531.76
2177	2020946.49	5983186.06	344.92
2213	1899374.96	6127480.30	656.19
2220	1947150.21	6063265.21	2421.89

TREE TABLE

NO.	DESCRIPTION
T1	36" PINE
T2	2-PRONG L.O. 5"-6"
T3	2-PRONG L.O. 6"-7"
T4	6" L.O.
T5	2-PRONG L.O. 5"-6"
T6	6" L.O.
T7	8" L.O.
T8	10" L.O.
T9	2-PRONG L.O. 5"-6"
T10	7" L.O.
T11	6" L.O.
T12	8" L.O.
T13	2-PRONG L.O. 7"-7"
T14	7" L.O.
T15	8" L.O.
T16	TRIPLE TREE 10"-16"
T17	2-PRONG L.O. 5"-12"
T18	CLUSTER OF 3 WILLOW 8"-10"

ATTENTION:

THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO VIDA VERDE. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO, FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS, DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BY: Kristina D. Comerer

DATE: Dec. 19, 2018

BASIS OF BEARINGS

COORDINATE VALUES FOR THIS SURVEY ARE BASED ON HOLDING POINTS P176, P213 AND P220 THREE-DIMENSIONALLY AND P177 TWO-DIMENSIONALLY IN A LEAST SQUARES ADJUSTMENT OF THE GPS DATA. THE HORIZONTAL DATUM IS NAD83, CALIFORNIA COORDINATE SYSTEM, ZONE 3, EPOCH 2009.0 AND THE VERTICAL DATUM IS NAVD88. THE VALUES HELD FOR OUR SURVEY ARE AS SHOWN ON THE RECORD OF SURVEY FILED ON FEBRUARY 16, 2010 IN BOOK 835 OF MAPS AT PAGES 31-35, SANTA CLARA COUNTY RECORDS.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SANDY SOMMER, VIDA VERDE IN FEBRUARY 2018.

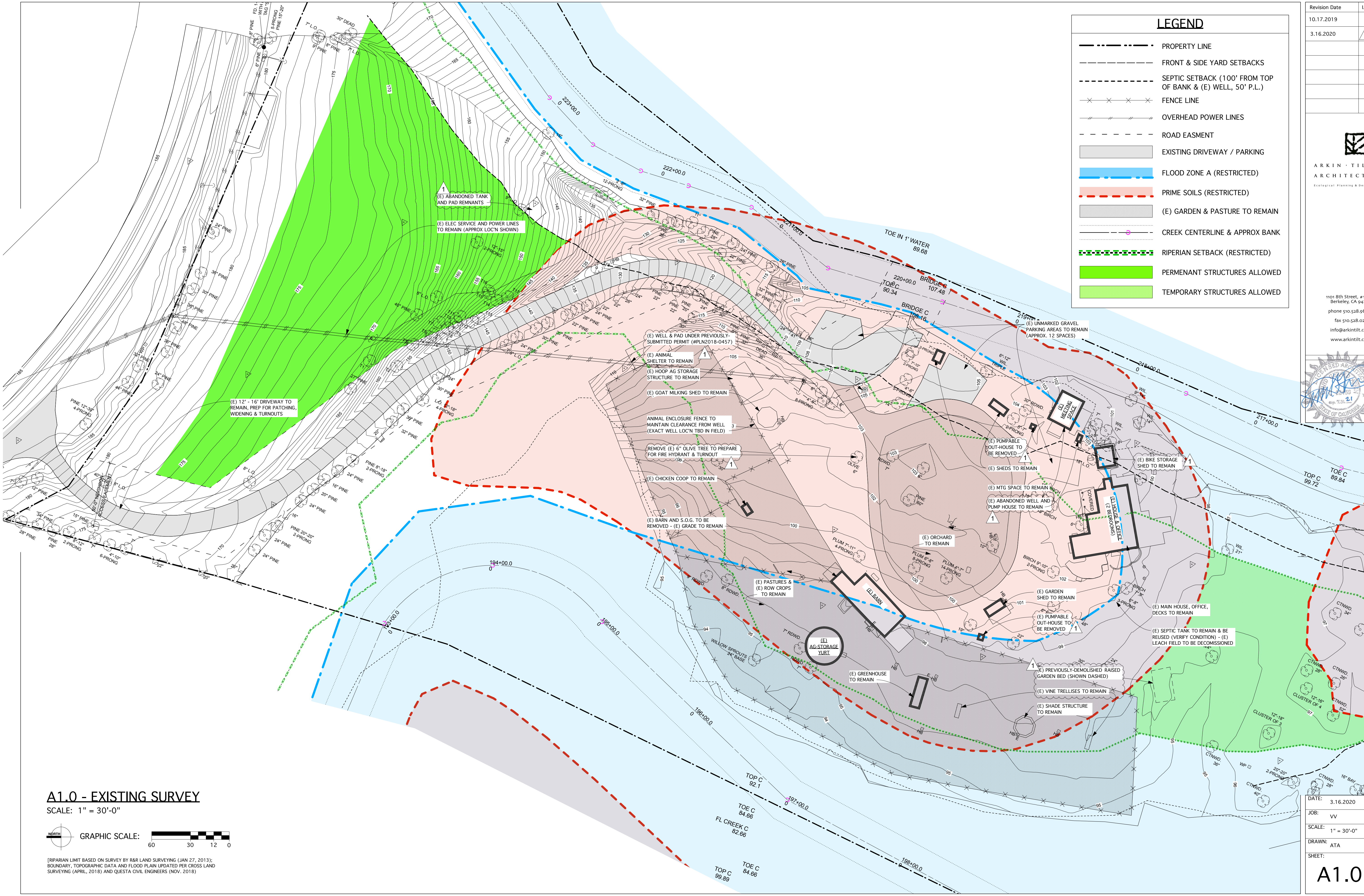
Kristina D. Comerer
KRISTINA D. COMERER, PLS 6766

DATE: Dec. 19, 2018

LICENSED LAND SURVEYOR KRISTINA D. COMERER LS 6766 Exp. 9/30/20 STATE OF CALIFORNIA

CROSS LAND SURVEYING, INC.
2210 MT. PLEASANT ROAD
SAN JOSE, CA 95148
(408) 274-7994

PROJECT NO. 17-65



A1.0 - EXISTING SURVEY

SCALE: 1" = 30'-0"

NORTH GRAPHIC SCALE: 60 30 12 0

[RIPARIAN LIMIT BASED ON SURVEY BY R&R LAND SURVEYING (JAN 27, 2013); BOUNDARY, TOPOGRAPHIC DATA AND FLOOD PLAIN UPDATED PER CROSS LAND SURVEYING (APRIL, 2018) AND QUESTA CIVIL ENGINEERS (NOV. 2018)

Revision Date	I.D.
10.17.2019	Ø
3.16.2020	1

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www.arkintilt.com

DATE:	3.16.2020
JOB:	VV
SCALE:	1" = 30'-0"
DRAWN:	ATA
SHEET:	A1.0

NOTE: VERIFY THE ABSENCE OF ALL 'RED-LIST' CHEMICALS. LIVING BUILDING CHALLENGE WEBSITE / REFERENCE: living-future.org/declare/declare-about/red-list.

NO PVC MATERIALS SHALL BE USED AS PART OF THE CONSTRUCTION, INSTALLATION OR FUTURE OPERATION OF THE WELL. WHERE USED, ABS PIPING SHALL BE INSTALLED IN SUB-GRADE LOCATIONS ONLY AND PROTECTED FROM EXPOSURE TO SUNLIGHT WHILE ON-SITE.

1 THIS PROJECT IS LOCATED IN A STATE RESPONSIBILITY AREA FOR WILDFIRE PROTECTION. ROOFING, GUTTERS, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS, EXTERIOR DOORS, DECKING, FLOORS AND UNDERFLOOR PROTECTION TO MEET CRC R337 REQUIREMENTS. REDUCED FUEL DEFENSIBLE SPACE TO BE PROVIDED WITHIN 100'-0" OF ALL NEW AND EXISTING STRUCTURES

LEGEND

- PROPERTY LINE
- FRONT & SIDE YARD SETBACKS
- SEPTIC SETBACK (100' FROM TOP OF BANK & (E) WELL, 50' P.L.)
- FENCE LINE
- OVERHEAD POWER LINES
- ROAD EASMENT
- EXISTING TO REMAIN
- NEW BUILDINGS / PAVING
- FLOOD ZONE A (RESTRICTED)
- PRIME SOILS (RESTRICTED)
- (E) GARDEN & PASTURE TO REMAIN
- EXTENT OF GRADING
- CREEK CENTERLINE & APPROX BANK
- RIPERIAN SETBACK (RESTRICTED)
- PERMENANT STRUCTURES ALLOWED
- TEMPORARY STRUCTURES ALLOWED

Revision Date	I.D.
10.17.2019	Ø
3.16.2020	1
6.16.2020	2
7.23.2020	3

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LICENSED ARCHITECT
ANNE T. TILT
Exp. 7.31.21
STATE OF CALIFORNIA

(N) PV ARRAY (200-PANELS / 30kW SHOWN FOR REF) TO SUPPLY 100% OF SITE ELECTRICAL NEEDS - EXACT SIZE / LOCATION TBD

GRAVEL-LINED BIO SWALES, S.C.D. 1 FOR SITE DRAINAGE INFO, TYP.

(N) CONC RET WALL AND COMPACTED GRAVEL TURN-OUT - REMOVE (E) TREE & FLAMMABLE UNDERSTORY WITHIN 10'-0" AS NECESSARY

(N) WATER TREATMENT EQUIPMENT AND FIRE SUPPLY TANKS ON (N) GRAVEL PAD PER SHEET C2 - RET WALL, SCREENING & DRAINAGE / EROSION CONTROL DETAILS TBD, S.C.D.

(E) ADDRESS SIGNAGE TO REMAIN - UPDATE AT DRIVE ENTRY AND FORK AT BOTTOM OF DRIVE AS NECESSARY W/ MIN 4" REFLECTIVE NUMBERS VISIBLE FROM BOTH DIRECTIONS TO MEET CAL FIRE ADDRESSING STANDARDS

WIDEN UPPER PORTION OF (E) DRIVEWAY TO CREATE 20'-0" PAVED WIDTH - REPAIR REMAINING DRIVEWAY SURFACE AS REQ'D TO MEET FIRE DEPT STANDARDS

(E) REMAINING 12'-16' WIDE DRIVEWAY WIDTH TO REMAIN DUE TO TOPOGRAPHIC CONSTRAINTS. PROVIDE (N) TURNOUT LOCATED AT APPROX. MID-WAY POINT

(N) & (E) PAVED DRIVEWAY DRAINAGE DIRECTED TO UPGRADED SITE SWALE FOR INFILTRATION PER CIVIL DWGS

(E) WELL, CONC. PAD AND BOLLARDS (PERMIT #PLN2018-0457)

(N) COMPACTED-GRAVEL TURN-OUT AT (N) HYDRANT (CLASS 2 BASE, ALL-WEATHER SURFACE PER CAL FIRE CFS-004 - SCD). PROVIDE CLEARANCES AS SHOWN

(N) HYDRANT: NO CLOSER THAN 50'-0" FROM ALL (N) PERMANENT STRUCTURES ON SITE (150' RADIUS SHOWN DASHED) - SUPPLY PIPE ROUTE & SIZE PER CIVIL

(E) GRAVEL CIRCLE DRIVE - ADD MATERIAL AND COMPACT AS REQ'D TO PROVIDE CLASS 2, ALL-WEATHER BASE PER CIVIL W/ CONTINUOUS 12'-0" CLR WIDTH & 15'-0" CLR HEIGHT. ADD 'NO PARKING' SIGNAGE AT (N) HYDRANT TURNOUT AND CIRCLE DRIVE

(N) AG STORAGE SHED - SEE A2.4

SLOPE (N) GRADE TO MEET F.F. ELEVATION AT FRONT OF (N) BARN (APPROX EXTENTS SHOWN HATCHED) - SEE CIVIL DRAWINGS FOR GRADING / F.F. ELEVATIONS

RETAINING WALL AT CORNERS TO MAINTAIN (E) GRADE IN MAPPED FLOOD PLAIN, S.C.D.

GRADING WORK FOR DECK PIERS ONLY IN FLOOD PLAIN AT REAR OF (N) BARN BUILDING

(N) BARN ON (E) FOOTPRINT - GRAVITY-FED 13R SPRINKLER SYSTEM TO BE DESIGNED / APPROVED PRIOR TO ISSUANCE OF BLDG PERMIT

ROOF GUTTERS / DIVERTERS DRAIN TO (N) SITE SWALE FOR INFILTRATION - SEE CIVIL DRAWINGS FOR MORE INFO, TYP

(N) GRAVEL STALL ADDED TO MAINTAIN (E) PARKING SPACE COUNT

(E) PARKING PAVED & STRIPED TO CREATE ACCESSIBLE SPACE, W/ ACCESSIBLE PATH OF TRAVEL TO UNIT

SEE A1.0 EXISTING SITE PLAN AND A0.1 EXISTING SITE PHOTOS FOR COMPLETE (E) BUILDING IDENTIFICATION, TYP

SEE A4.1 FOR ACCESSIBLE UPGRADE DETAILS (ENTRY DOOR CLR WIDTH & THRESHOLD REQUIREMENTS)

(N) INVERTER & SUBPANEL FOR BARN IN APPROX (E) ELEC LOC'N (COORD TO BE OUTSIDE PAVED TURNOUT) - PROVIDE BOLLARDS TO PROTECT FROM TRAFFIC

(N) WC BLDG (~7' x 10') W/ FIRE- RESISTANT FINISHES (PER CBC CHAP 7)

(E) SEPTIC TANK TO SERVE (N) RESTROOM BLDG

(N) WASTE TREATMENT EQUIPMENT, SEPTIC SYSTEM AND EXPANSION AREA PER CIVIL (APPROX. DRIP LINE LOC'N SHOWN DASHED)

(N) ACCESSIBLE PATH OF TRAVEL TO TEMPORARY SLEEPING STRUCTURES (GRASSPAVE OR OWNER-APPROVED EQ.)

BARN FIRST FLOOR SHOWN DASHED

TEMPORARY, RECREATIONAL CAMPING TENTS W/ FIRE RETARDANT FABRIC (LABELING AS REQUIRED BY THE STATE FIRE MARSHAL) FOR CAMP VISITORS. OPERATIONAL PROCEDURE IN EVENT OF FLOOD PER CAMP MANUAL

TOE IN 1' WATER 89.68
TOP C 90.34
BRIDGE C 107.48
BRIDGE C 108.16
TOP C 99.72
TOE C 89.84
TOP C 92.1
TOE C 84.66
FL CREEK C 82.66
TOE C 84.66

A1.1 - PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

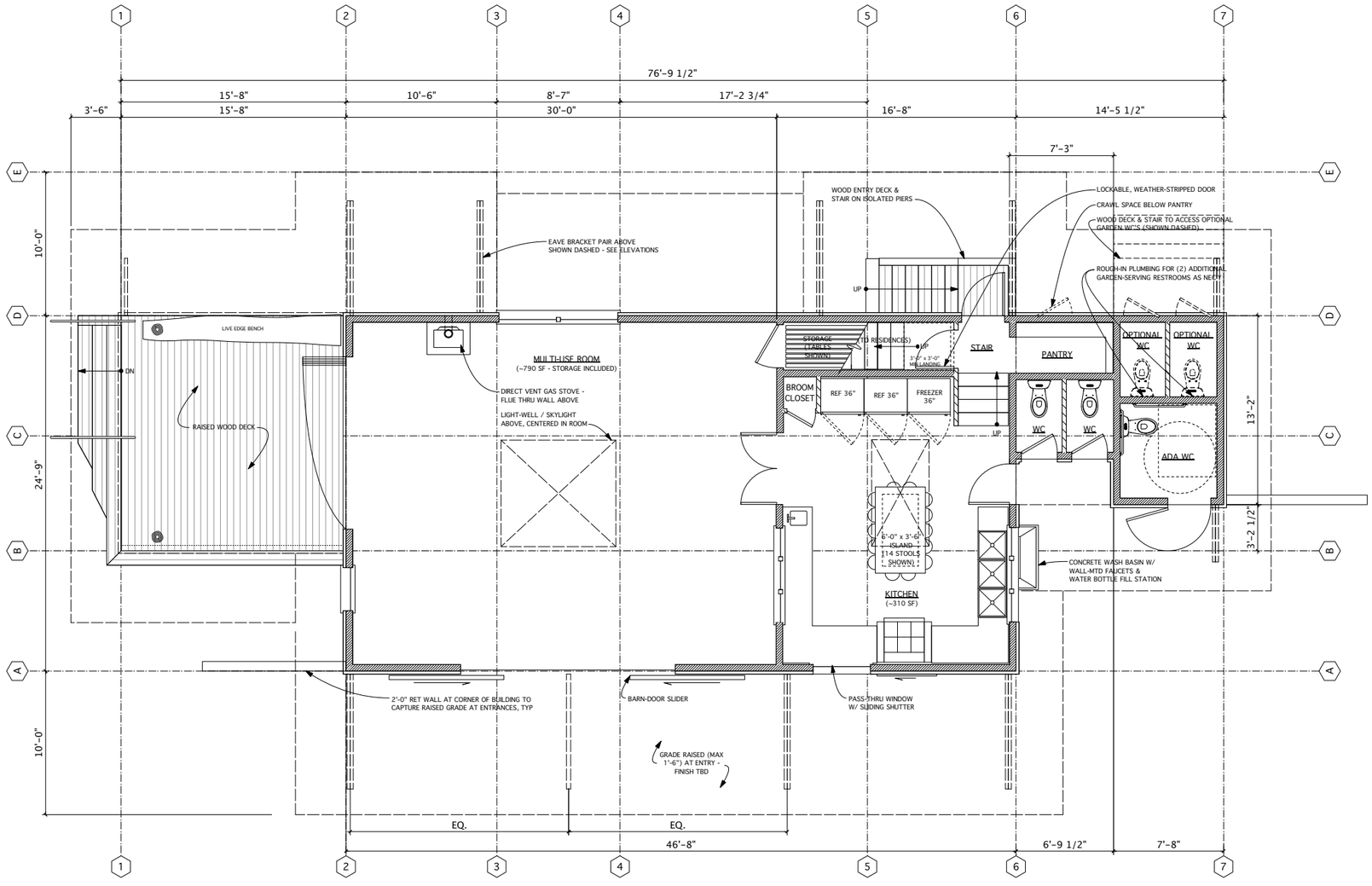
NORTH GRAPHIC SCALE: 60 30 12 0

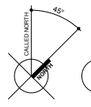
[RIPARIAN LIMIT BASED ON SURVEY BY R&R LAND SURVEYING (JAN 27, 2013); BOUNDARY, TOPOGRAPHIC DATA AND FLOOD PLAIN UPDATED PER CROSS LAND SURVEYING (APRIL, 2018) AND QUESTA CIVIL ENGINEERS (NOV. 2018)

DATE:	7.23.2020
JOB:	VV
SCALE:	1" = 30'-0"
DRAWN:	ATA
SHEET:	A1.1

WALL LEGEND

- 2x4 INSULATED
- 2x4 UNINSULATED
- 2x6 INSULATED
- 2x6 UNINSULATED





1 FIRST FLOOR PLAN (1320 SF FIRST FLOOR TOTAL)
SCALE: 1/4" = 1'-0"

Revision Date	I.D.

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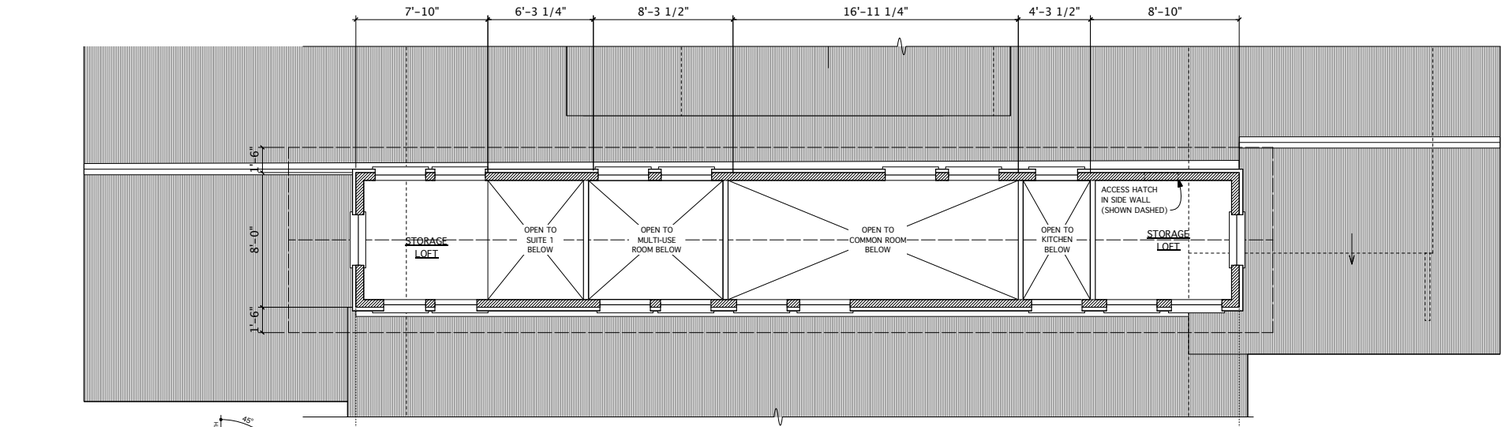
New Barn for:
Vida Verde Outdoor Education
3540 La Honda Rd (Hwy 84)
San Gregorio, CA 94074
APN#: 081-320-060

First Floor &
Pantry Level Plans

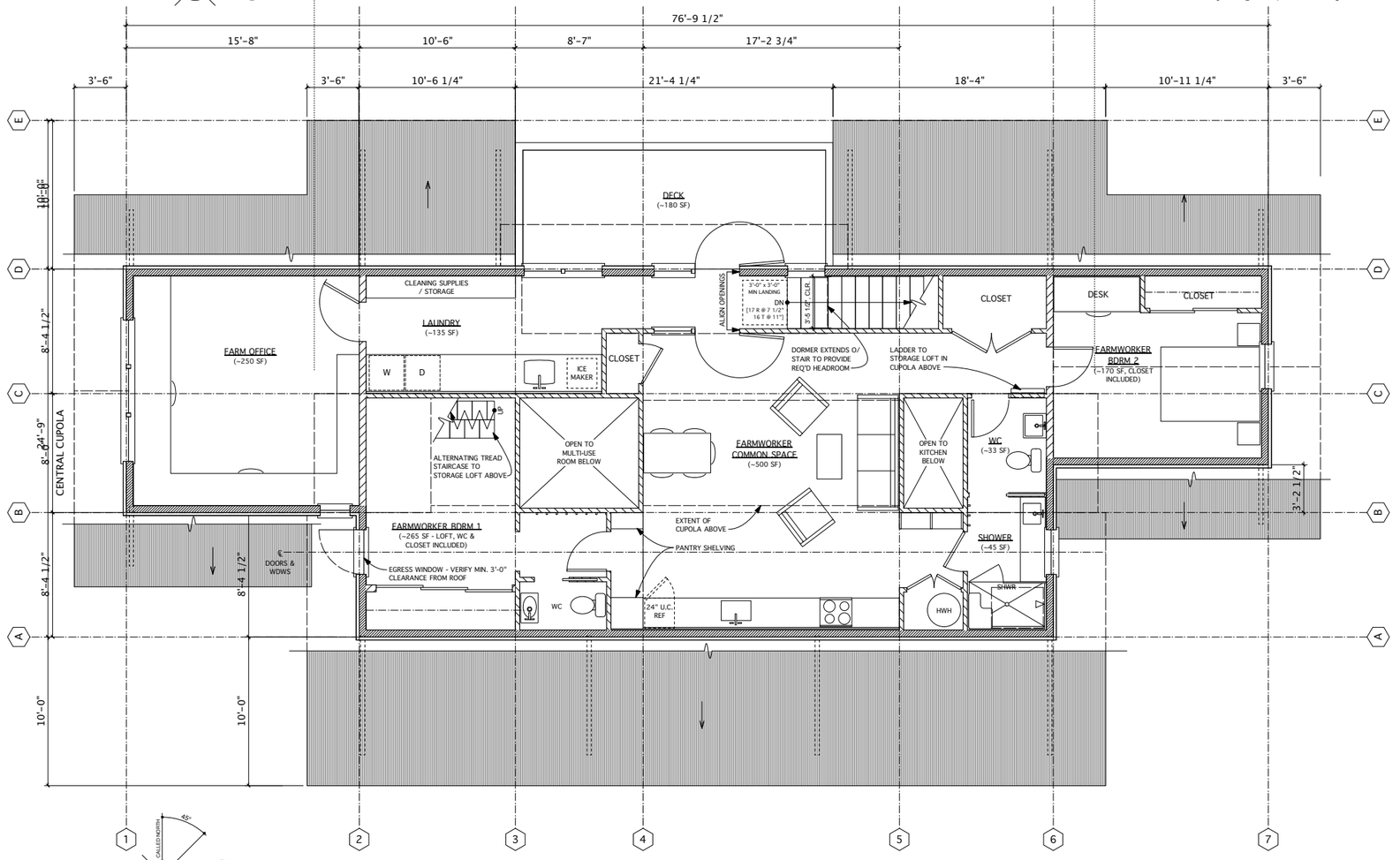
DATE:	12.20.2018
JOB:	VV
SCALE:	1/4" = 1'-0"
DRAWN:	ATA
SHEET:	A2.1

WALL LEGEND

- 2x4 INSULATED
- 2x4 UNINSULATED
- 2x6 INSULATED
- 2x6 UNINSULATED



2 CUPOLA / LOFT PLAN
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLAN - FARMWORKER HOUSING (1200 SF SECOND FLOOR TOTAL)
SCALE: 1/4" = 1'-0"

Revision Date	I.D.

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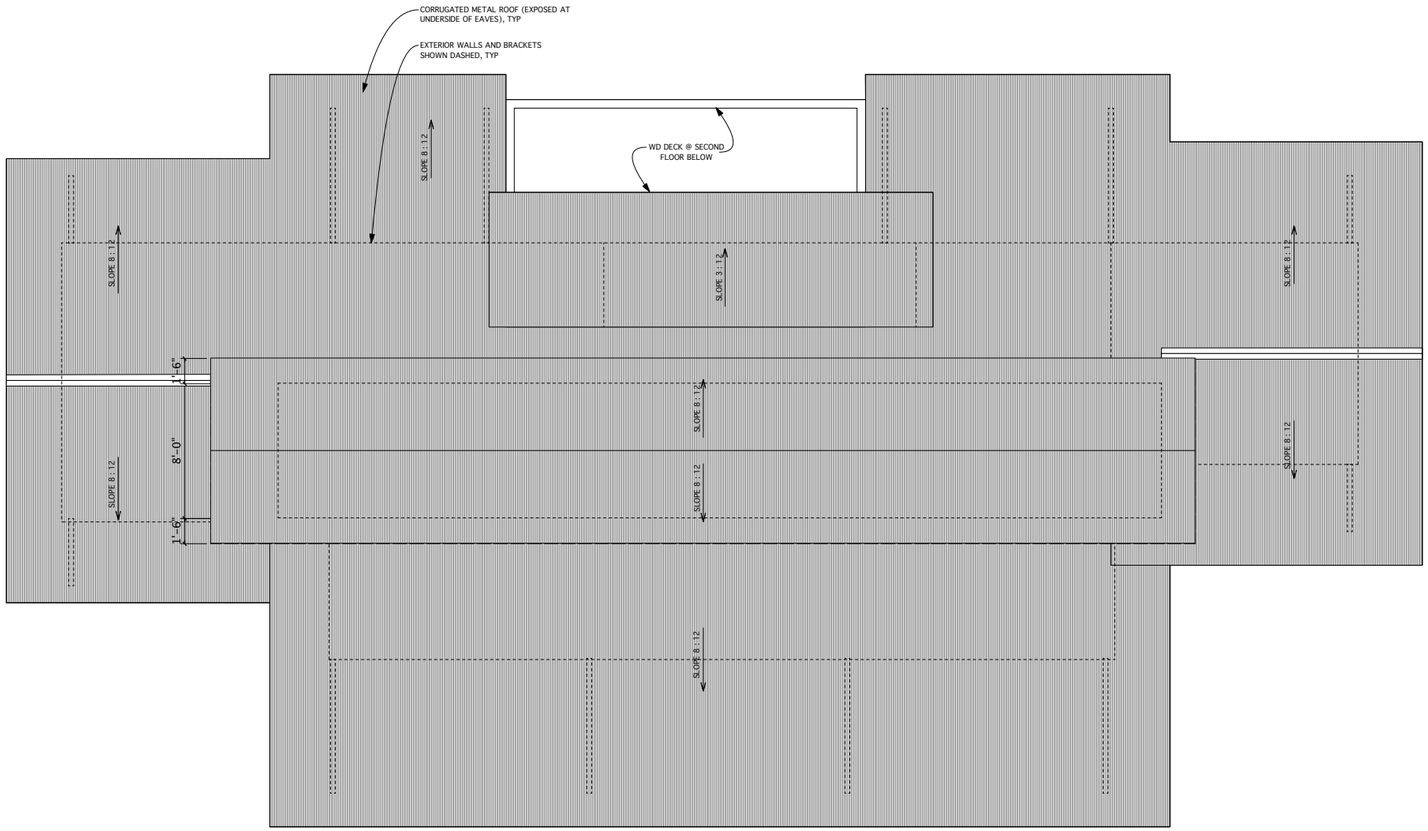
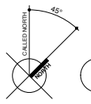
3540 La Honda Rd (Hwy 84)
San Gregorio, CA 94074
APN#: 081-320-060

Second Floor & Loft Floor Plans

DATE:	12.20.2018
JOB:	VV
SCALE:	1/4" = 1'-0"
DRAWN:	ATA
SHEET:	A2.2





1 ROOF PLAN
SCALE: 1/4" = 1'-0"

0 2 4 8

Revision Date	I.D.

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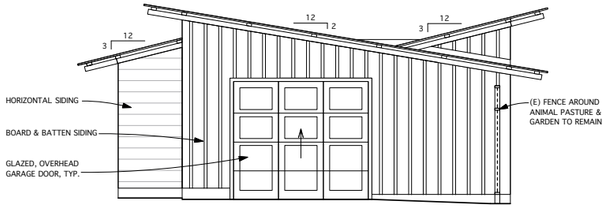
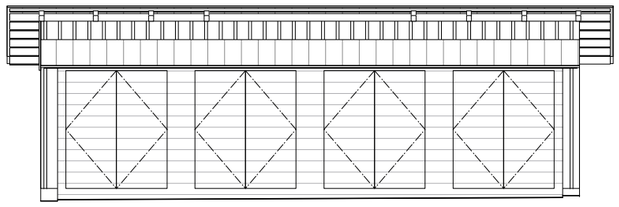
New Barn for:
Vida Verde Outdoor Education
3540 La Honda Rd (Hwy 84)
San Gregorio, CA 94074
APN#: 081-320-060

Roof Plan

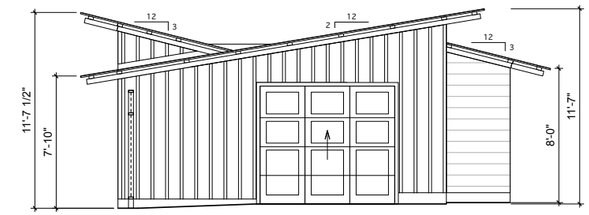
DATE: 12.20.2018
JOB: VV
SCALE: 1/4" = 1'-0"
DRAWN: ATA
SHEET: A2.3



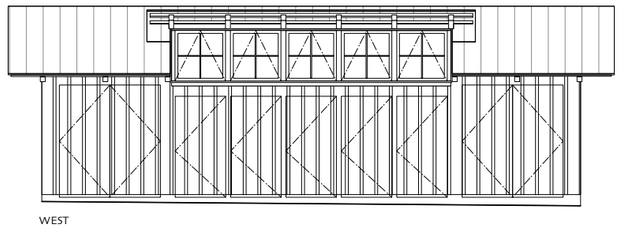
NORTH



EAST

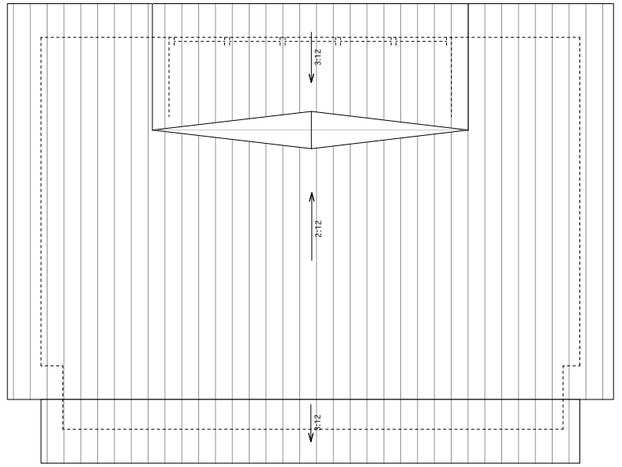


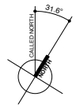
SOUTH



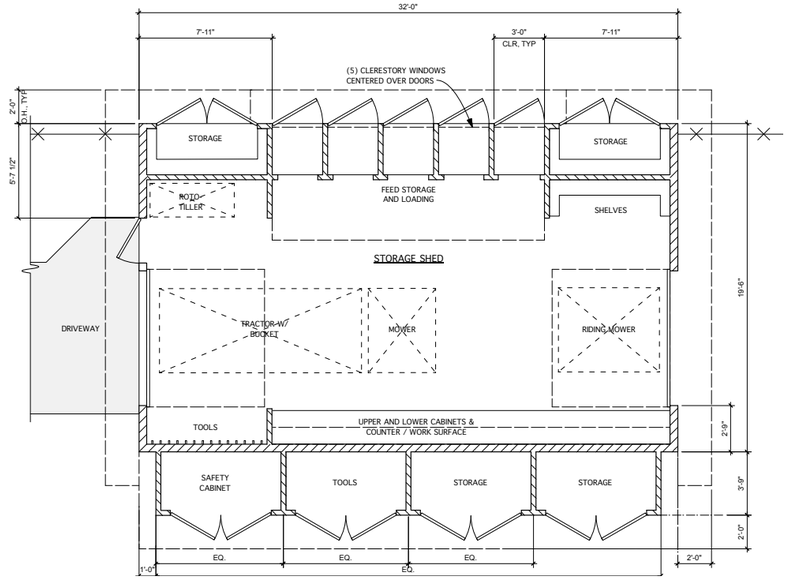
WEST

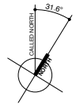
3 A2.4 AG STORAGE SHED EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"





2 A2.4 TRACTOR / TOOL / FEED SHED ROOF PLAN
SCALE: 1/4" = 1'-0"





1 A2.4 AG STORAGE SHED FLOOR PLAN (735 SF TOTAL)
SCALE: 1/4" = 1'-0"

WALL LEGEND

- 2x4 INSULATED
- 2x4 UNINSULATED
- 2x6 INSULATED
- 2x6 UNINSULATED

Revision Date	I.D.

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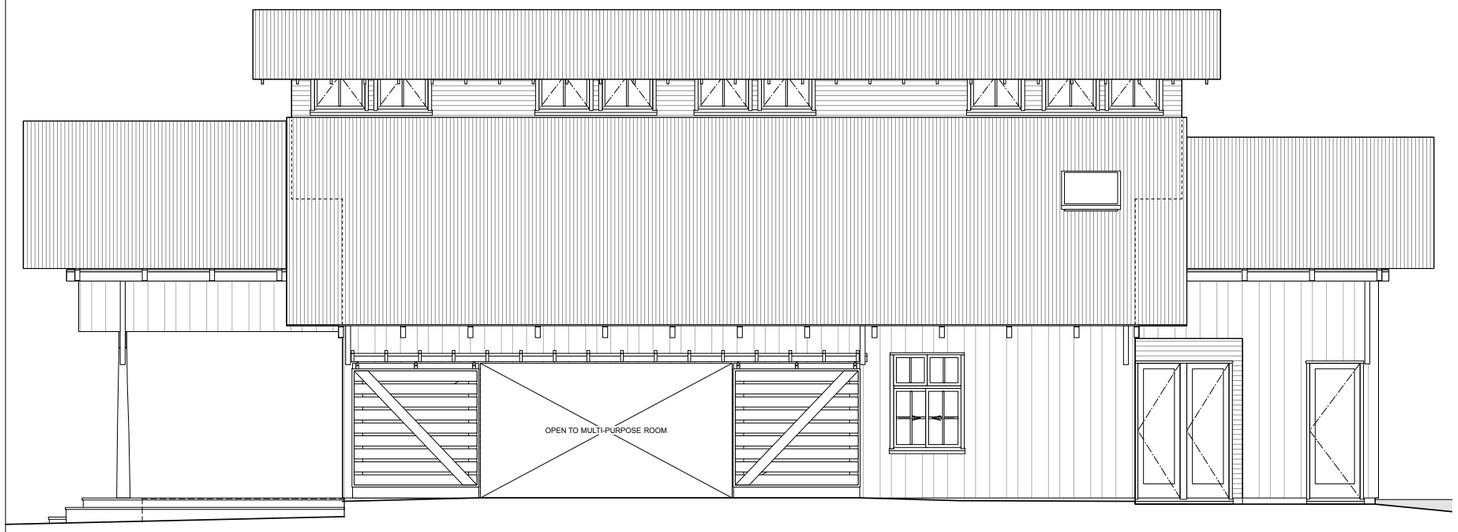
Vida Verde Outdoor Education
3540 La Honda Rd (Hwy 84)
San Gregorio, CA 94074
APN#: 081-320-060

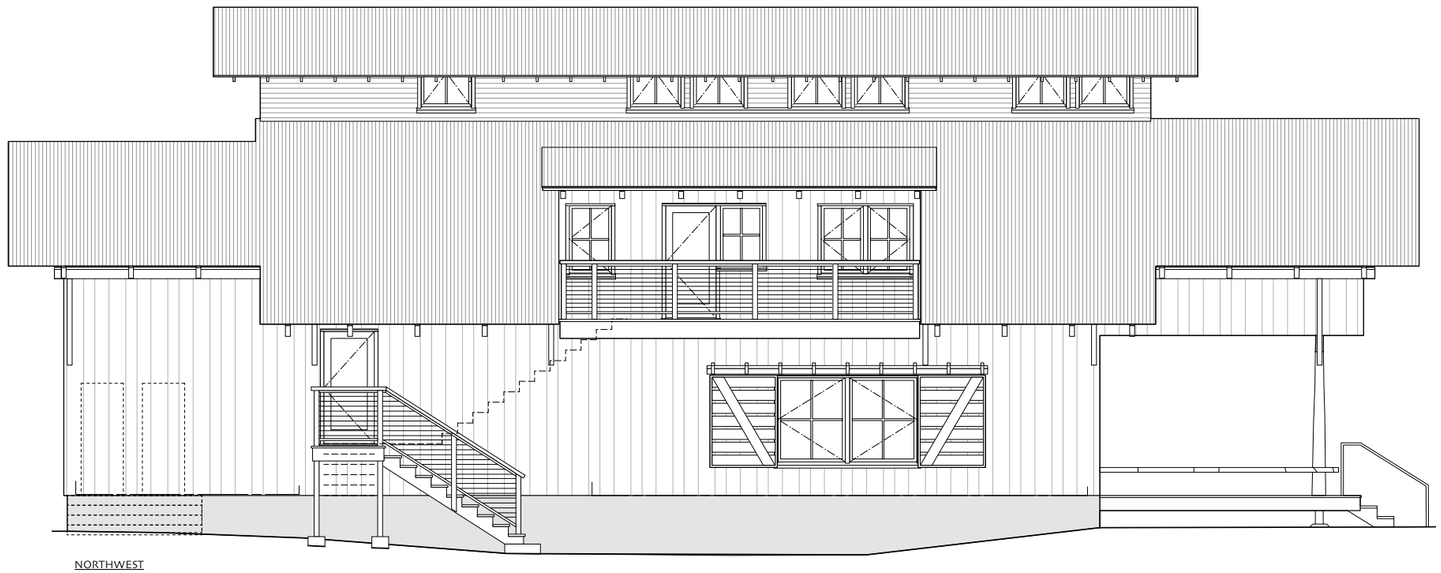
Storage Shed
Plans & Elevations

DATE:	12.20.2018
JOB:	VV
SCALE:	1/4" = 1'-0"
DRAWN:	ATA
SHEET:	A2.4



SOUTHEAST

NORTHEAST



NORTHWEST

SOUTHWEST

1 / A3.1 STAFF HOUSING EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

Revision Date	I.D.

ARKIN · TILT
ARCHITECTS
Ecological Planning & Design

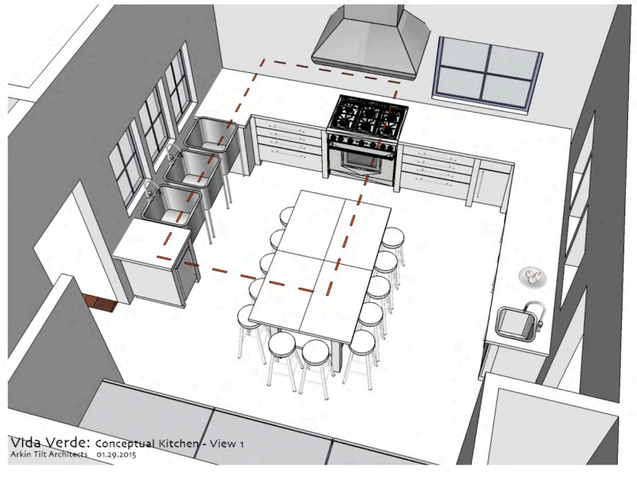
1101 8th Street, #180
Berkeley, CA 94710
phone 510.528.9830
fax 510.528.0206
info@arkintilt.com
www.arkintilt.com

New Barn Project for:
Vida Verde Outdoor Education
3540 La Honda Rd (Hwy 84)
San Gregorio, CA 94074
APN#: 081-320-060

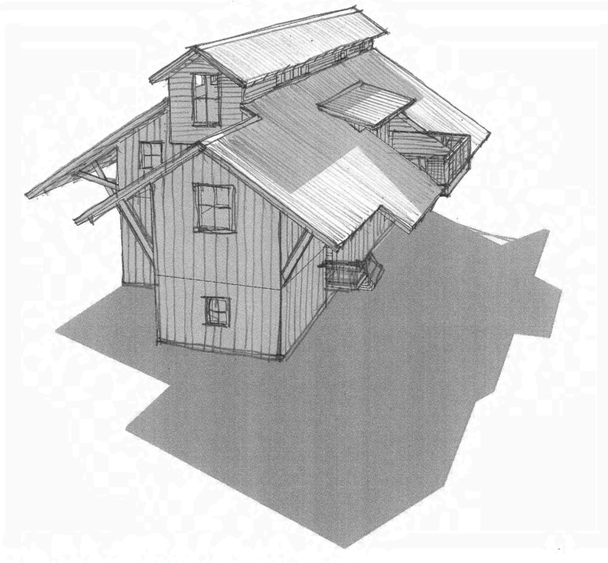
Exterior Elevations

DATE: 12.20.2018
JOB: VV
SCALE: 1/4" = 1'-0"
DRAWN: ATA
SHEET: A3.1

1 EXTERIOR RENDERING
SCALE: N.T.S.



2 COMMERCIAL KITCHEN INTERIOR VIEWS
SCALE: N.T.S.



3 3-D PERSPECTIVE AERIAL SKETCH FROM NORTH
SCALE: N.T.S.

Revision Date	I.D.

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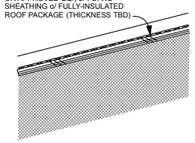
New Barn for:
Vida Verde Outdoor Education
3540 La Honda Rd (Hwy 84)
San Gregorio, CA 94074
APN#: 081-320-060

3D Views

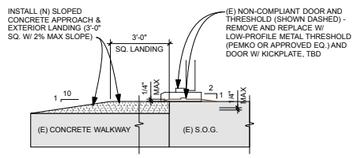
DATE: 12.20.2018
JOB: VV
SCALE: 1/4" = 1'-0"
DRAWN: ATA
SHEET: A3.2

1

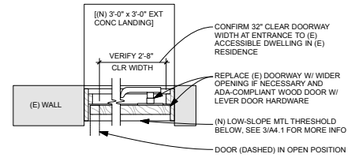
CLASS A ROOF: CORRUGATED METAL ROOF o/ FIRE-RESISTANT UNDERLAYMENT (VERSASHIELD OR APPROVED EQ.) o/ PLYWD SHEATHING o/ FULLY-INSULATED ROOF PACKAGE (THICKNESS TBD)



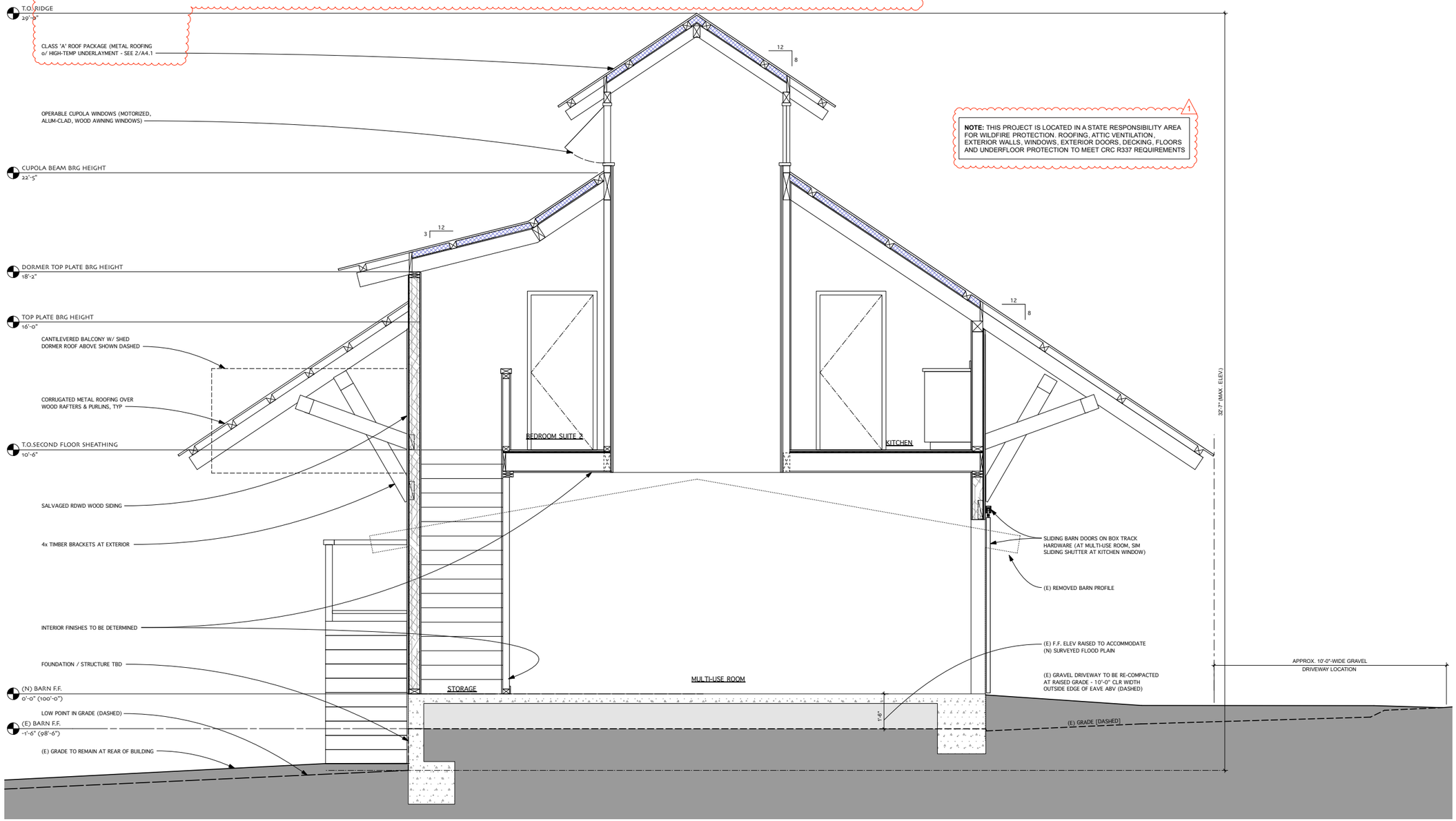
2 A4.1 CLASS A ROOF DETAIL
SCALE: 1 1/2" = 1'-0"



3 A4.1 ADA THRESHOLD AT ACCESSIBLE DWELLING
SCALE: 1 1/2" = 1'-0"



4 A4.1 CLEAR DOOR WIDTH AT ACCESSIBLE DWELLING
SCALE: 1 1/2" = 1'-0"



1 A4.1 CROSS SECTION THROUGH KITCHEN AND COMMON ROOM
SCALE: 1/2" = 1'-0"

1

NOTE: THIS PROJECT IS LOCATED IN A STATE RESPONSIBILITY AREA FOR WILDFIRE PROTECTION. ROOFING, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS, EXTERIOR DOORS, DECKING, FLOORS AND UNDERFLOOR PROTECTION TO MEET CRC R337 REQUIREMENTS

Revision Date	I.D.
10.17.2019	Ø
3.16.2020	1

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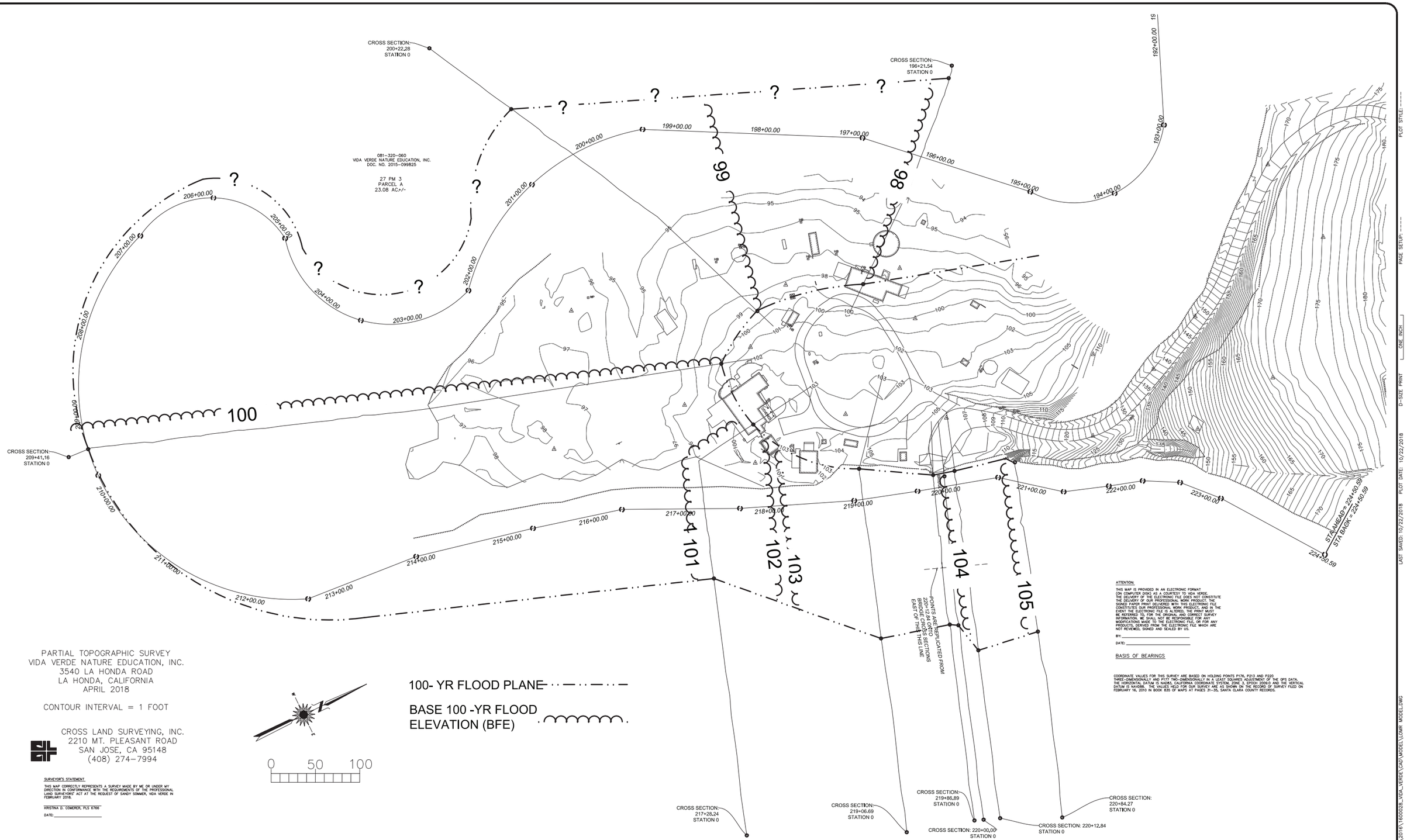
www.arkintilt.com

LICENSED ARCHITECT
Exp. 7.31.21
STATE OF CALIFORNIA

New Barn for:
Vida Verde Outdoor Education
3540 La Honda Rd (Hwy 84)
San Gregorio, CA 94074
APN#: 081-320-060

Cross Section

DATE: 3.16.2020
JOB: VV
SCALE: 1/2" = 1'-0"
DRAWN: ATA
SHEET: A4.1



ATTENTION:

THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO VIDA VERDE. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT, THE SIGNED PAPER PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO, FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE OR ANY PRODUCTS, DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BY: _____

DATE: _____

BASIS OF BEARINGS

COORDINATE VALUES FOR THIS SURVEY ARE BASED ON HOLDING POINTS P176, P213 AND P220 THREE-DIMENSIONALLY AND P177 TWO-DIMENSIONALLY IN A LEAST SQUARES ADJUSTMENT OF THE GPS DATA. THE HORIZONTAL DATUM IS NAD83, CALIFORNIA COORDINATE SYSTEM, ZONE 3, EPOCH 2009.0 AND THE VERTICAL DATUM IS NAVD88. THE VALUES HELD FOR OUR SURVEY ARE AS SHOWN ON THE RECORD OF SURVEY FILED ON FEBRUARY 14, 2010 IN BOOK 835 OF MAPS AT PAGES 31-35, SANTA CLARA COUNTY RECORDS.

PARTIAL TOPOGRAPHIC SURVEY
VIDA VERDE NATURE EDUCATION, INC.
3540 LA HONDA ROAD
LA HONDA, CALIFORNIA
APRIL 2018

CONTOUR INTERVAL = 1 FOOT

CROSS LAND SURVEYING, INC.
2210 MT. PLEASANT ROAD
SAN JOSE, CA 95148
(408) 274-7994

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SANDY SOMMER, VIDA VERDE IN FEBRUARY 2018.

KRISTINA D. COMERER, PLS 6766

DATE: _____

0 50 100

100- YR FLOOD PLANE

BASE 100 -YR FLOOD ELEVATION (BFE)

VIDA VERDE

VIDA VERDE NATURE EDUCATIONAL
3540 LA HONDA ROAD

QUESTA ENGINEERING CORP.
Civil Environmental & Water Resources
(510) 236-6114
FAX (510) 236-2423
questa@questaec.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

Sht:	Rev:	Date:	By:	Description:	App'd:

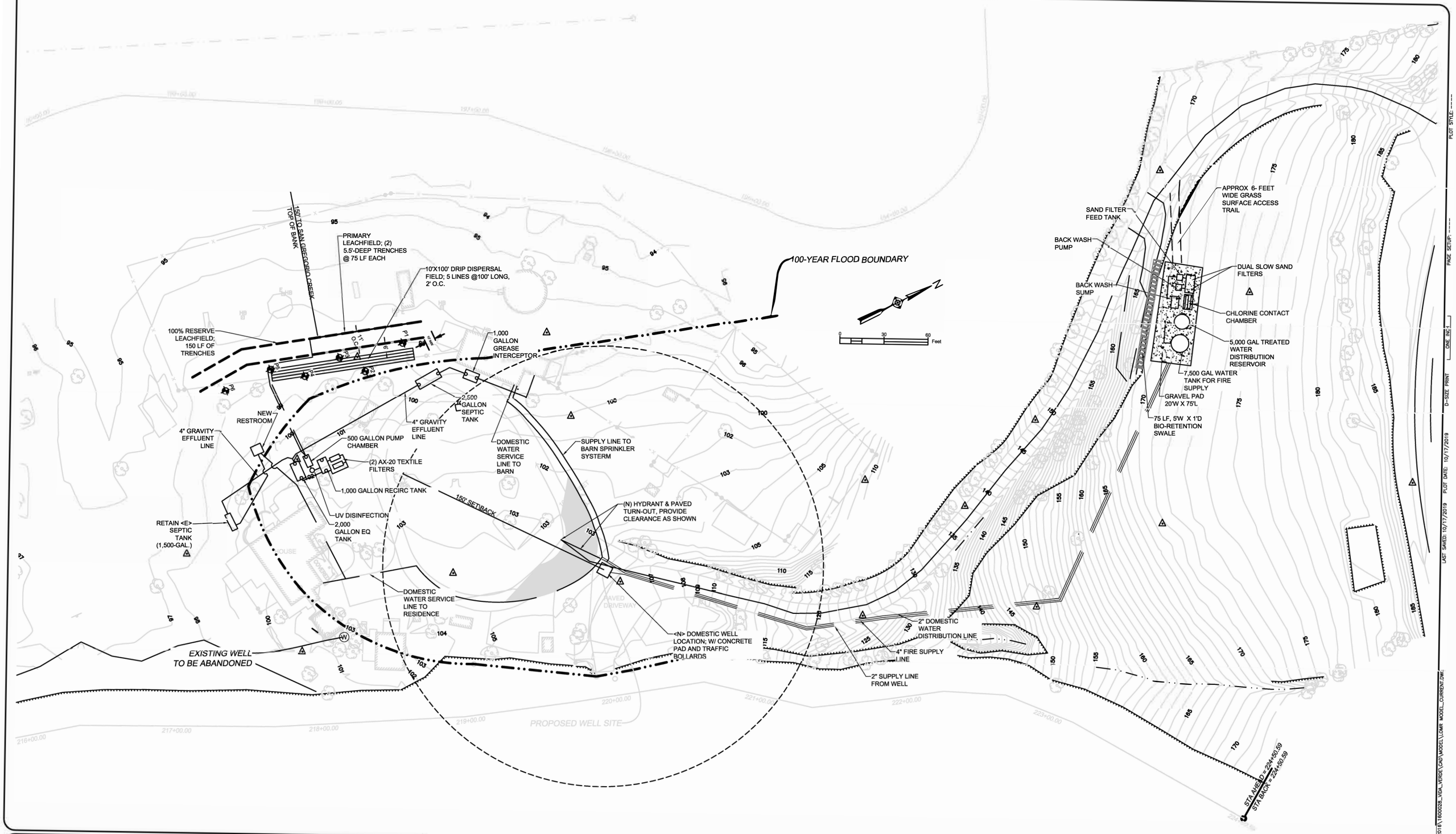
Design: ST
Drawn: FP
Checked: ST
Appr'd: ST

Vida Verde Base Flood Map
BASE FLOOD ELEVATIONS & CROSS SECTIONS

SAN GREGORIO, CA

Size: D | Project: 1600028
Scale: 1:50
Date: 10/22/2018
Sheet: **C.1**

P:\2018\1600028_VIDA_VERDE\CAD\MODEL\COMR_MODEL.DWG LAST SAVED: 10/22/2018 PLOT DATE: 10/22/2018 D-SIZE PRINT [ONE INCH] PAGE SETUP: ---- PLOT STYLE: ----



VIDA VERDE

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Sht:	Rev:	Date:	By:	Description:	App'd:

Design: NH
Drawn: FP
Checked: NH
Appr'd: NH

PROPOSED WATER AND WASTEWATER FACILITIES

VIDA VERDE NATURE EDUCATION

SAN GREGORIO, CA

Size: D | Project: 1600028
Scale: 1:30
Date: 10/17/2019
Sheet: C.2

LAST SAVED: 10/17/2019 PLOT DATE: 10/17/2019 PLOT STYLE: ---- PAGE SETUP: ---- ONE INCH D-SIZE PRINT
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

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: *Vida Verde Education Camp Facility*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2019-00429

OWNER: Vida Verde Nature Education, Inc.

APPLICANT: Vida Verde Nature Education, Inc.

ASSESSOR'S PARCEL NO.: 081-320-060

LOCATION: 3540 La Honda Road, San Gregorio

PROJECT DESCRIPTION

Coastal Development Permit, Planned Agricultural District Permit, and Farm Labor Housing Permit to establish a camp for low income, 4th-6th grade students through the Vida Verde Nature Education non-profit organization. The proposed overnight camping would accommodate up to 35 people, including 30 guests (students/chaperones) and 5 permanent staff housed in the existing residence. New proposed development includes a new 2,890 sq. ft. 2-story barn (for meeting, cooking and eating, plus restrooms on lower floor; restrooms and sleeping rooms upstairs for staff), outdoor camping for student and chaperones), three 400 sq. ft. and one 320 sq. ft. outdoor camping structures, a new 100 sq. ft. detached student restroom, a new 735 sq. ft. equipment storage building, minor remodel of the existing house to accommodate permanent operational/educational staff and provide an ADA-accessible unit, installation of a new septic system, improved water storage facilities, a 200-panel ground-mounted solar system, a fire hydrant, and new driveway turnouts to serve the development. The two-bedroom Farm Labor Housing unit is proposed to be located on the second floor of the proposed barn.

FINDINGS AND BASIS FOR A 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 insignificant.

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

Mitigation Measure 1: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigations Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

e. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 2: San Francisco Dusky-Footed Woodrat- A survey for San Francisco dusky-footed wood rat lodges within the development areas shall be conducted prior to any construction activities. California Department of Fish and Wildlife requires disturbance-free buffers of 50 feet around each lodge. Wood rat lodges that cannot be avoided shall be dismantled by a qualified biologist during the time of year that would least impact breeding wood rats (November-January). Dismantling shall be conducted slowly to avoid impacting neonate wood rats. If neonates are detected in the lodge, dismantling shall cease, and the lodge will be checked every 48 hours to determine if the neonates are still present. Dismantling can continue once the neonates are no longer present and have either been weaned from their mothers, or the mothers have moved them from the nest.

Mitigation Measure 3: Day Roosting Bats- Day roosting bats may occur in crevices of the barn roof. The roof and trim should be carefully removed with hand tools. Removal should be conducted towards the end of the day, when bats naturally emerge from their day roosts.

Mitigation Measure 4: Non-Native Plant Species Avoidance- All construction vehicles that may have been exposed to non-native, invasive plant species and may carry seeds shall be washed (tires and undercarriage) before entering the property. In the event that imported fill is needed, native soil shall be used. All rock, aggregate, fiber rolls, or other construction materials, if needed, shall be certified weed-free.

Mitigation Measure 5: Exclusion fencing shall be installed at the perimeter of the riparian buffer to delineate the area of work and protect sensitive habitats.

Mitigation Measure 6: Watershed Protection and Maintenance- Best Management Practices according to San Mateo County's Watershed Protection and Maintenance Standards shall be incorporated into the project design to protect the water quality of nearby San Gregorio Creek (https://publicworks.smcgov.org/watershed-protection-and-maintenance-standards).

Mitigation Measure 7: If possible, barn demolition, vegetation trimming/removal, and initial earth work should be conducted outside the breeding season (September 1-January 31). If these activities occur during the breeding season, a qualified biologist will need to conduct a survey for nesting birds within five days prior to the proposed start of construction. If an active nest is detected in the construction area, work will be delayed until the young fledge, and/or a disturbance-free buffer will need to be established around the nest. California Department of Fish and Wildlife usually accepts a 50-foot buffer for passerine nests, and a 250-foot buffer for most raptor nests. A qualified biologist shall monitor the behavior of the birds at the nest site to ensure that they are not disturbed by project related activities. Nest avoidance and/or monitoring shall continue during project-related construction work until the young have fledged, are no longer being fed by the parents, and have left the nest site. At that time the nest buffer may be removed, and work may commence.

Mitigation Measure 8: In the event that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash, etc.) are encountered, all construction activities within a fifty-meter radius of the find shall be stopped, the County Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations. All

contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Mitigation Measure 9: In the event that human skeletal remains are encountered, all work at the immediate location of the find must temporarily stop. Public Resource Code 5097 and local Health and Safety codes establish a procedure for notifying the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Mitigation Measure 10: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for project activities.

d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.

e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.

k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50 percent full (by volume).

l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.

n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

Mitigation Measure 11: The applicant shall implement the following basic construction measures at all times:

a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, 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.

RESPONSIBLE AGENCY CONSULTATION

State Water Resources Control Board Division of Drinking Water

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: June 23, 2021-July 29, 2021

All comments regarding the correctness, completeness, or adequacy of this 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., July 29, 2021**.

CONTACT PERSON

Angela Chavez
Project Planner, 650/599-7217
achavez@smcgov.org

Angela Chavez

Angela Chavez, Project Planner

ACC:cvmc – ACCFF0657_WCH.DOCX

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** Vida Verde Education Camp

2. **County File Number:** PLN 2019-00429

3. **Lead Agency Name and Address:** County of San Mateo 455 County Center, 2nd Floor Redwood City, CA 94063

4. **Contact Person and Phone Number:** Angela Chavez, Project Planner 650/ 599-7217

5. **Project Location:** 3540 La Honda Road, San Gregorio

6. **Assessor's Parcel Number and Size of Parcel:** 081-320-060 and 23.08 acres

7. **Project Sponsor's Name and Address:** Vida Verde Nature Education Inc., 3540 La Honda Road, San Gregorio, CA 94074

8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** Same as Project Sponsor

9. **General Plan Designation:** Agriculture

10. **Zoning:** PAD/CD (Planned Agricultural District/Coastal District)

11. **Description of the Project:** Coastal Development Permit, Planned Agricultural District Permit, and Farm Labor Housing Permit to establish a camp for low income, 4th-6th grade students through the Vida Verde Nature Education non-profit organization. The proposed overnight camping would accommodate up to 35 people, including 30 guests (students/chaperones) and 5 permanent staff housed in the existing residence. New proposed development includes a new 2,890 sq. ft. 2-story barn (for meeting, cooking and eating, plus restrooms on lower floor; restrooms and sleeping rooms upstairs for staff), outdoor camping for student and chaperones), three 400 sq. ft. and one 320 sq. ft. outdoor camping structures, a new 100 sq. ft. detached student restroom, a new 735 sq. ft. equipment storage building, minor remodel of the existing house to accommodate permanent operational/educational staff and provide an ADA-accessible unit, installation of a new septic system, improved water storage facilities, a 200-panel ground-mounted solar system, a fire hydrant, and new driveway turnouts to serve the development. The two-bedroom Farm Labor Housing unit is proposed to be located on the second floor of the proposed barn.

12. **Surrounding Land Uses and Setting:** The project parcel is accessed from La Honda Road via a private road easement shared by three other adjacent properties. The project parcel is developed with a single-family residence and several buildings that support the activities on the site. San Gregorio Creek runs through the parcel and around the developed areas in a U-shape. The subject 23-acre parcel is largely covered by native and non-native vegetation.

The surrounding parcels are made up of a mix of developed and undeveloped parcels. The developed parcels largely consist of low-density residential and/or agricultural development.

13. **Other Public Agencies Whose Approval is Required:**

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:** *(NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (see Public Resources Code Section 21080.3.2.). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality).*

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
X	Air Quality	X	Hydrology/Water Quality		Transportation
X	Biological Resources		Land Use/Planning		Tribal Cultural Resources
X	Climate Change		Mineral Resources		Utilities/Service Systems
X	Cultural Resources		Noise		Wildfire
X	Geology/Soils		Population/Housing		Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. **AESTHETICS**. Except as provided in Public Resources Code Section 21099, would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The project site is located within the La Honda Road County Scenic Corridor. The adjacent development is a mix of low-density residential and agricultural development. While the proposed development will be visible from adjacent developed parcels the project is not visible from public viewpoints due to the topography and presence of existing mature vegetation. The site is currently developed, and the proposed development is clustered amongst that development to minimize visual impacts to neighboring properties. **Source:** Project Plans; Project Location.				
1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: The project site is not located in a state scenic highway. The project also does not include the removal of significant trees, rock outcroppings, and/or historic buildings. **Source:** Project Location.				
1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
Discussion: The project site is located within a rural scenic area. However, the developed portion of the parcel is located down a steep driveway from La Honda Road. Due to the elevation difference from the roadway to the developed area (approximately 85 feet) the existing and proposed development will not be visible from public viewpoints. The project does not include a proposed change in topography as only minor grading activity is proposed. The project site is not located on a ridgeline. **Source:** Project Location; Project Plans.				

1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	
Discussion: The project proposes to construct a new two-story barn to replace the existing barn, a detached guest restroom, an agricultural storage shed, camping structures for overnight campers, and a ground-mounted solar system. As mentioned previously all the proposed development is clustered amongst existing development. The proposed development utilizes colors and materials to blend with the surrounding environment and does not incorporate materials that would result in daytime glare. The project does not include nighttime lighting that is inconsistent with the development pattern of the existing and surrounding development and is not expected to impact nighttime views in the area. **Source:** Project Plans; Project Location.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
Discussion: See discussion under 1.a. and 1.c., above. **Source:** Project Location; Project Plans.					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The project site is not located within a Design Review District. **Source:** Project Location.					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
Discussion: See discussion under 1.a. and 1.c., above. **Source:** Project Location; Project Plans.					

2.	**AGRICULTURAL AND FOREST RESOURCES**. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
Discussion: The project site is located within the Coastal Zone. **Source:** Project Location.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X	
Discussion: The project parcel is not part of an existing Open Space Easement or a Williamson Act Contract. The project parcel is zoned PAD/CD (Planned Agriculture District/Coastal District). The proposed project proposes the construction of structures which are consistent with an agricultural use. The project proposes to establish a permanent overnight outdoor recreational camp for public school elementary age school children. The camp would accommodate permanent staff members and up to 30 guests. Public Recreation is allowed in the PAD zoning regulations with the issuance of a Planned Agriculture Permit. **Source:** Project Location; San Mateo County Zoning Regulations.					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?			X	
Discussion: The proposed project includes the replacement of an existing barn (demolition of the existing barn); construction a detached guest restroom; construction of a detached agricultural shed; construction of four tent/yurt structures (four overnight campers/chaperones); legalization of the existing agricultural storage yurt; installation of a new wastewater treatment system; installation of a new water distribution, treatment, and storage infrastructure (potable water and fire suppression storage tanks); installation of a ground mounted solar panel system; new driveway turnouts for fire safety; and creation of twelve delineated staff and visitor parking spaces. While the majority of the development is proposed for lands identified as prime soils there is minimal impact as these areas have previously been disturbed and/or are adjacent to areas that have been previously disturbed. The existing agricultural activities are not impacted. The portions of the parcel outside of the areas that contain prime soils, are largely undevelopable due to the presence of sensitive habitats and the flood zone. The subject parcel does not contain forestland. **Source:** Project Location; Project Plans; United Sates Department of Agriculture-Natural Resources Conservation Service, Web Soil Survey.					

2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?			X	

Discussion: The subject parcel is largely made up of CsB (Corralitos Sandy Loam) and Ma (Mixed alluvial land) soils. CsB has a Class II classification when the soils are irrigated and Class III when non irrigated. Ma is not rated as suitable. The existing agricultural and non-agricultural development is largely located on the CsB soils. The developable portions of the parcel are heavily constrained due to the presence of sensitive habitats and a flood zone buffer zone. While the proposed project maintains the current agricultural development, the new structures are located on prime soils. Given the existing development pattern of the parcel and site development constraints the proposed project minimizes disturbances by clustering the proposed development and maintaining the existing agricultural areas/operations intact. The proposed development will not result in a subdivision.

Source: Project Location; Project Plans; United Sates Department of Agriculture-Natural Resources Conservation Service, Web Soil Survey.

2.e.	Result in damage to soil capability or loss of agricultural land?			X	

Discussion: The development area on the subject parcel is highly constrained due to the presence of the sensitive habitats, flood zone, and prime soils. Given this the existing development area of the parcel is located on prime soils. Conversion of additional prime soils is limited as the proposed barn is to be located in the footprint of the existing barn and the new storage building is ancillary to the existing agricultural production. The proposed development does not impact the existing approximately 1-acre agricultural area as the proposed development avoids this area. The existing agricultural areas include the area enclosed within the deer fence and in the orchard area (as shown on plans). The site's improvements are limited to the project site and no impacts to the productivity of any adjacent agricultural lands is expected.

Source: Project Plans; Project Location.

2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X

Discussion: The project site supports a significant amount of riparian vegetation but is not considered forestland or timberland. The project does not conflict with the existing zoning nor does it propose rezoning the parcel.

Source: Project Location; San Mateo County Zoning Regulations.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?		X		

Discussion: The project will not conflict with or obstruct the implementation of the Bay Area Air Quality Management District's (BAAQMD) 2017 Clean Air Plan (CAP), which is the regulating air quality plan for San Mateo County. The project site currently supports a residence and agricultural activities. During project construction, air emissions would be generated from site grading, equipment, and work vehicles. However, any such grading related emissions would be temporary and localized.

The current agricultural activities will continue as will the number of staff members. The camp function will operate from 30-35 during the standard school year and for a maximum of three weeks in the summer. The maximum number of visitors would be 30 people to be on site for three days and two nights permit. Furthermore, the project would not generate any long-term operational air quality emissions as the project proposes no new development or change in land use.

The BAAQMD provides preliminary screening criteria in their 2017 BAAQMD CEQA Guidelines to indicate whether a project would result in the generation of construction-related criteria air-pollutants and/or precursors that exceed defined thresholds of significance. The proposed project, with the basic construction mitigation control measures below, meets the screening criteria indicating a less than significant impact for construction-related activities as the project does not propose any applicable land use or development exceed such criteria.

Mitigation Measure 1: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigations Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

e. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne

Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Source: BAAQMD CEQA Guidelines, May 2017; BAAQMD 2017 Clean Air Plan; Project Plans.

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			X	

Discussion: The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (state status) and PM 2.5 (state status), including the 24-hour PM 2.5 national standard. Given the focused area of work, overall parcel size, and project scope the project would only generate minor temporary criteria pollutant emissions, which would be addressed with the implementation of Mitigation Measure 1. Therefore, construction related emissions would not result in a cumulatively considerable increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard.

Source: Project Plans; Project Location.

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?				X

Discussion: There are no sensitive receptors located in close proximity to the project site nor is the project expected to result in the release of substantial pollutants.

Source: BAAQMD CEQA Guidelines, May 2017; Project Plans; Project Location.

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X

Discussion: The project would result in short-term grading related emissions, such as fugitive dust and exhaust from construction vehicles. However, the project site is located in a remote, rural area where the closest residence is located over 500 feet away. Given the distance, topography of the site, and mature vegetation occurring between the two sites any impacts would be less than significant. The project does not include elements that would result in other emissions that would adversely affect a substantial number of people.

Source: Project Plans.

4. BIOLOGICAL RESOURCES. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
4.a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?		X		

Discussion: A biological assessment was completed for this project by Albion Environmental, Inc. dated June 2019. This assessment was an update for one which was completed by TRA Environmental Sciences in April 2014. Both assessments concluded that no rare or otherwise special-status plant species occur within the proposed development areas. The assessments acknowledge the presence of riparian and/or native grass lands on the property but conclude that no direct or indirect impacts are anticipated. However, the assessments identified five special status animal species that have the potential to occur within the project area: California red-legged frog (*Rana draytonii*), western pond turtle (*Actinemys marmorata*), San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), pallid bat (*Antrozous pallidus*), and San Francisco dusky-footed wood rat (*Neotoma fuscipes annectens*).

The California red-legged frog (CRLF) is a State of California Species of Special Concern (SSC) and a Threatened Species at the Federal level. The assessments note that California red-legged frogs are known to occur in San Gregorio Creek and may be found within the portions of the creek that transverse the property. While California red-legged frogs are also known to use upland habitat, the assessments note that the areas proposed for development provide limited suitable refugia (such as wet areas, logs, burrows, etc.). The assessments conclude that project activities are not expected to adversely impact the California red-legged frog.

The San Francisco garter snake (SFGS) is a both State of California and Federal endangered species. San Francisco garter snakes are known to occur along San Gregorio Creek and may occur near the creek within the property. However, the assessment notes that project activities are not expected to adversely impact the San Francisco garter snake because the areas proposed for development are already disturbed and that snakes avoid disturbed, open areas with human presence.

The Western pond turtle is a California SSC. The assessments note that the Western pond turtles are known to occur in San Gregorio Creek. However, the creek depth for the portion of San Gregorio creek that runs through the property is mostly shallow (2-12 inches) and does not provide preferred habitat for this species. The assessments conclude that project activities are not expected to adversely impact the western pond turtle.

The Pallid bat is a California SSC. The assessments note that Pallid bats are uncommon along the San Mateo coast and the species has a low likelihood to occur on the property. Given the amount of activity on the parcel it is unlikely that Pallid bats are roosting in the barn as they are sensitive to disturbance and unlikely to roost where human activity regularly occurs. The assessments note that project activities are not expected to adversely impact pallid bats.

The assessments do cite that other species of bats, protected by Fish and Game Code, may have day roosts in crevices under the roof of the barn. Demolition of the barn could impact day-roosting bats.

The San Francisco dusky-footed wood rat is a California Species of Special Concern and based on the assessments are known to occur on the project site. The assessments confirm that their lodges are well-established and occur near proposed development areas. Construction activities could adversely impact wood rats.

The assessments provided a number of avoidance and mitigation measures to ensure that in the event these resources are encountered that impacts would be less than significant.

Mitigation Measure 2: San Francisco Dusky-Footed Woodrat- A survey for San Francisco dusky-footed wood rat lodges within the development areas shall be conducted prior to any construction activities. California Department of Fish and Wildlife requires disturbance-free buffers of 50 feet around each lodge. Wood rat lodges that cannot be avoided shall be dismantled by a qualified biologist during the time of year that would least impact breeding wood rats (November-January). Dismantling shall be conducted slowly to avoid impacting neonate wood rats. If neonates are detected in the lodge, dismantling shall cease, and the lodge will be checked every 48 hours to determine if the neonates are still present. Dismantling can continue once the neonates are no longer present and have either been weaned from their mothers, or the mothers have moved them from the nest.

Mitigation Measure 3: Day Roosting Bats- Day roosting bats may occur in crevices of the barn roof. The roof and trim should be carefully removed with hand tools. Removal should be conducted towards the end of the day, when bats naturally emerge from their day roosts.

Mitigation Measure 4: Non-Native Plant Species Avoidance- All construction vehicles that may have been exposed to non-native, invasive plant species and may carry seeds shall be washed (tires and undercarriage) before entering the property. In the event that imported fill is needed, native soil shall be used. All rock, aggregate, fiber rolls, or other construction materials, if needed, shall be certified weed-free.

Mitigation Measure 5: Exclusion fencing shall be installed at the perimeter of the riparian buffer to delineate the area of work and protect sensitive habitats.

Mitigation Measure 6: Watershed Protection and Maintenance- Best Management Practices according to San Mateo County's Watershed Protection and Maintenance Standards shall be incorporated into the project design to protect the water quality of nearby San Gregorio Creek (https://publicworks.smcgov.org/watershed-protection-and-maintenance-standards).

Source: Biotic Assessment Report Update for Vida Verde ,3540 La Honda Road, San Gregorio, California (APN 081-320-060), Albion Environmental, Inc, June 2019 (Ablion 2019); Biotic Assessment for APN# 081-320-060 Vida Verde, San Gregorio, California, TRA Environmental Sciences, May 2014 (TRA 2014); Project Location; Project Plans.

4.b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?			X	

Discussion: San Gregorio Creek, a perennial blue line stream, flows along both sides and through the center of the property. Most of the parcel is vegetated with native and non-native trees, grasses, and riparian vegetation. The riparian corridor runs along each side of the creek and supports a dense cover of woody riparian species and herbaceous understory. The biotic assessments delineated the edge of the riparian corridor and a 50-ft buffer has been established. All of the proposed development is located outside of the buffer zone. The biotic assessments submitted for the project determined that no impacts are anticipated as part of the project. Further, compliance with Mitigation Measures 4-6 address any unforeseen impacts.

Source: Biotic Assessment Report Update for Vida Verde ,3540 La Honda Road, San Gregorio, California (APN 081-320-060), Albion Environmental, Inc, June 2019 (Ablion 2019); Biotic Assessment for APN# 081-320-060 Vida Verde, San Gregorio, California, TRA Environmental Sciences, May 2014 (TRA 2014); Project Location; Project Plans.

4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

Discussion: There are no wetlands present on the project site.

Source: Project Location; Project Plans.

4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		

Discussion: The biotic assessments note that the project has the potential to impact nesting birds during project construction activities. The following mitigation measure has been added to reduce those impacts to less than significant.

Mitigation Measure 7: If possible, barn demolition, vegetation trimming/removal, and initial earth work should be conducted outside the breeding season (September 1-January 31). If these activities occur during the breeding season, a qualified biologist will need to conduct a survey for nesting birds within five days prior to the proposed start of construction. If an active nest is detected in the construction area, work will be delayed until the young fledge, and/or a disturbance-free buffer will need to be established around the nest. California Department of Fish and Wildlife usually accepts a 50-foot buffer for passerine nests, and a 250-foot buffer for most raptor nests. A qualified biologist shall monitor the behavior of the birds at the nest site to ensure that they are not disturbed by project related activities. Nest avoidance and/or monitoring shall continue during project-related

construction work until the young have fledged, are no longer being fed by the parents, and have left the nest site. At that time the nest buffer may be removed, and work may commence. **Source:** Biotic Assessment Report Update for Vida Verde ,3540 La Honda Road, San Gregorio, California (APN 081-320-060), Albion Environmental, Inc, June 2019 (Ablion 2019); Biotic Assessment for APN# 081-320-060 Vida Verde, San Gregorio, California, TRA Environmental Sciences, May 2014 (TRA 2014); Project Location; Project Plans.				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
Discussion: The proposed project does not conflict with any local policies or ordinances protecting biological resources. The proposed project does not include the removal of trees. **Source:** Project Plans; San Mateo County Local Coastal Program; San Mateo County General Plan; San Mateo County Zoning Regulations.				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
Discussion: The project area is not subject to a Habitat Conservation Plan, Natural Conservation Community Plan, or other approved conservation plan. **Source:** Project Location.				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The project site is not located within 200 feet of a marine or wildlife reserve. **Source:** Project Location.				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: The proposed project site does not support oak woodlands or other non-timber woodland. The project site does support a riparian corridor which will not be impacted by the proposed project. The proposed project does not involve the removal of trees. **Source:** Project Location; Project Plans.				

5. CULTURAL RESOURCES. Would the project:					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		

Discussion: A project referral was sent to California Historical Resources Information System (CHRIS), File No: NWIC 20-2034. The CHRIS responses noted that a previous cultural resources study had been conducted on the property. This report, completed by Stella D'Oro, MA, RPA, of Albion Environmental, INC., dated November 2017 was also submitted as part of the permit application. The report did not identify the presence of any cultural resources (archaeological sites or historic buildings and/or structures) on the project site and did not recommend that additional studies be conducted. However, it was recommended that the Native American Heritage Commission be contacted regarding traditional, cultural, and religious heritage values.

A Native American Heritage Commission Sacred Lands search was completed, and the results were negative. The Commission also provided the contact information for five Native American tribes to contact who could have knowledge of cultural resources in the project area. Staff has reached out to these tribes but to date has received no response.

In order to address the possibility of encountering resources during project construction the following mitigation measures have been added:

Mitigation Measure 8: In the event that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash, etc.) are encountered, all construction activities within a fifty-meter radius of the find shall be stopped, the County Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Source: Project Location; California Historical Resource Information System (File No.: 20-2034); State of California Native American Heritage Commission; D'Oro.S (November 2017). Vida Verde Cultural Resources Assessment of Proposed Construction at 3540 State Highway 84, San Gregorio, California.

5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X

Discussion: See discussion of 5.a., above.

Source: Project Location; California Historical Resource Information System (File No.: 20-2034); State of California Native American Heritage Commission; D'Oro.S (November 2017). Vida Verde Cultural Resources Assessment of Proposed Construction at 3540 State Highway 84, San Gregorio, California.

5.c.	Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion: There are no known human remains located on the site. However, in the event human remains were encountered the following mitigation measure is included.

Mitigation Measure 9: In the event that human skeletal remains are encountered, all work at the immediate location of the find must temporarily stop. Public Resource Code 5097 and local Health and Safety codes establish a procedure for notifying the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Source: Project Location.

6. ENERGY. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
Discussion: The project does not involve development which would consume or result in wasteful, inefficient, or unnecessary consumption of energy resources. **Source:** Project Plans.				
6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
Discussion: The project does not involve elements which would conflict or obstruct a state or local plan for renewable energy or energy efficiency. **Source:** Project Plans.				

7. **GEOLOGY AND SOILS**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				x
Discussion: This parcel is not located in an area impacted by a known earthquake fault. The parcel is not located within a special study area for earthquakes. **Source:** San Mateo County Geotechnical Hazards Synthesis Map; State of California, Department of Conservation: EQ Zapp: California Earthquake Hazards Zone Online Application.				
ii. Strong seismic ground shaking?			X	
Discussion: The subject parcel is located in an area mapped for very strong shaking severity. The structures proposed for construction will be required to meet the applicable Building Code which includes construction methods that address seismic ground shaking. **Source:** Project Location; Association of Bay Area Governments Resilience Program- San Mateo County Earthquake Hazard Map.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: This parcel has not been identified as being susceptible to seismic-related ground failure, including liquefaction and differential settling. The parcel is not located within a study area for the State of California Geological Survey. **Source:** San Mateo County Geotechnical Hazards Synthesis Map; State of California, Department of Conservation: EQ Zapp: California Earthquake Hazards Zone Online Application.				

iv. Landslides?				X

Discussion: This parcel has not been identified as being susceptible to landslides. The parcel is located within a study area for the State of California Geological Survey.

Source: San Mateo County Geotechnical Hazards Synthesis Map; State of California, Department of Conservation: EQ Zapp: California Earthquake Hazards Zone Online Application.

v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X

Discussion: The subject parcel is located approximately 3 miles from the nearest coastal cliff/bluff and is not subject to cliff/bluff instability or erosion.

Source: Project Location.

7.b.	Result in substantial soil erosion or the loss of topsoil?		X		

Discussion: The project involves approximately 180 cubic yards of earthwork. While the proposed grading is relatively minor given the presence of sensitive habitats on the parcel, the following mitigation measure has been included to ensure that there are no significant impacts:

Mitigation Measure 10: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for project activities.

d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.

e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.

k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50 percent full (by volume).

l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.

n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

Source: Project Location; Project Plans.

7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				x

Discussion: The project site is not identified as having a geologic unit or soil that is unstable or would become unstable as a result of the project. The site is developed and has no evidence of a geologic unit or soils that are unstable.

Source: Project Location.

7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X
Discussion: The subject parcel is largely made up of CsB (Corralitos Sandy Loam) and Ma (Mixed alluvial land) soils. Neither of these soils is identified as expansive. **Source:** Project Location; Hydrology Report for Vida Verde, San Gregorio, CA, Questa Engineering Corporation (December 2018).					
7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: The subject parcel currently supports a septic system. The proposed project includes improvements to the septic system which have been reviewed and conditionally approved by the San Mateo County Division of Environmental Health Services, the agency responsible for review, approval, and monitoring of these systems for the County of San Mateo. **Source:** Project Location.					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Discussion: The subject property does not support a unique paleontological resource or site or unique geologic feature. **Source:** Project Location; Project Plans.					

8.	**CLIMATE CHANGE**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
Discussion: A minor temporary increase in greenhouse gasses may occur during the construction phase. Vehicles and equipment associated with the construction phase of the project are subject to California Air Resources Board emission standards. Although the project scope is not likely to significantly generate greenhouse gases, the following mitigation measure is recommended.					

Mitigation Measure 11: The applicant shall implement the following basic construction measures at all times:

a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, 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.

Source: California Air Resources Board, San Mateo County Energy Efficiency Climate Action Plan.

8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

Discussion: The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan provided that the mitigation measure outlined in Section 8.a, above is implemented.

Source: San Mateo County Energy Efficiency Climate Action Plan.

8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release signifi-cant amounts of GHG emissions, or significantly reduce GHG sequestering?				X

Discussion: The subject parcel is not considered forestland. There are no trees proposed for removal as part of the project.

Source: Project Location; Project Plans.

8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X

Discussion: The project site is not located on a coastal cliff or bluff.

Source: Project Location.

8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X

Discussion: The project is located approximately 3 miles from the ocean. Given the topography and distance sea level rise is not expected to impact this parcel. **Source:** Project Location.					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project parcel contains both portions of Zone X (areas of minimal flood hazard) and Zone A (special flood hazard area without an established base flood elevation). The proposed development is all located outside of the flood plain. **Source:** Project Location; Project Plans; Federal Emergency Management Agency, Panel No. 06081C-0380E, Effective Date: October 16, 2012.					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion under 8.f., above. **Source:** Project Location; Project Plans; Federal Emergency Management Agency, Panel No. 06081C-0380E, Effective Date: October 16, 2012.					

9.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: No transport of hazardous materials is associated with this project. **Source:** Project Plans.					
9.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X

Discussion: The project does not involve the use of hazardous materials which could create a significant hazard to the public or the environment. **Source:** Project Plans.					
9.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: The project site is not within one-quarter mile of an existing or proposed school. The project does not involve elements which would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. **Source:** Project Location.					
9.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: The project site is not located on a list of hazardous materials sites. **Source:** Project Location; California Department of Toxic Substances Control.					
9.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
Discussion: The project site is not located within an airport land use plan area or within 2 miles of a public airport or public use airport. **Source:** Project Location.					

9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The proposed project elements are to take place completely on a privately-owned parcel and entirely within the parcel boundaries. The project includes additional driveway turnouts and water storage tanks for fire suppression in order to improve emergency response to the site. Given this, there is no expected impact to any emergency response or evacuation plan. **Source:** Project Location; San Mateo County Office of Emergency Services.					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
Discussion: The subject parcel is located in a State Responsibility Area mapped as moderate risk for wildland fires. The proposed project includes improved emergency ingress/egress to the site with the addition of new turnouts. The project also includes water storage tanks for fire suppression. The parcel is currently developed, and all new structures will be constructed to the applicable fire code. A review of the project was completed by Cal-Fire, the San Mateo County Fire Authority, and was conditionally approved. **Source:** Project Location; Cal-Fire, California Fire Hazard Severity Zone Map.					
9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The proposed project includes the construction of a farm labor housing unit which is located outside of the 100-year flood hazard boundary. **Source:** Project Plans; Federal Emergency Management Agency, Panel No. 06081C-0380E, Effective Date: October 16, 2012.					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion under 8.f. and 9.h., above, **Source:** Project Location; San Mateo County Office of Emergency Services; Project Plans; Federal Emergency Management Agency, Panel No. 06081C-0380E, Effective Date: October 16, 2012.					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

Discussion: The project development is proposed to be located outside of the flood plain. The project site is not located in the vicinity of a levee or dam inundation area.

Source: Project Location; FEMA, Flood Map Service Center.

9.k.	Inundation by seiche, tsunami, or mudflow?				X

Discussion: The project site is not located in an area that is susceptible to inundation by seiche, or tsunami. Though San Gregorio Creek could potentially serve as a transportation medium for a mudflow event, the creek has several bends and is bounded by riparian vegetation which together would reduce the velocity of a mudflow event.

Source: Project Location.

10. HYDROLOGY AND WATER QUALITY. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		

Discussion: The project has the potential to generate polluted stormwater runoff during site grading and construction-related activities. However, these impacts would be reduced to a less than significant level with the implementation of Mitigation Measure 10 (see above).

The project will be required to comply with the County's Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. Additionally, the project must include Low Impact Development (LID) site design measures in compliance with Provision C.3.i. of the County's Municipal Regional Stormwater Permit as the project will introduce 9,979 sq. ft. of new impervious surface. These standards will ensure that post-construction water runoff does not violate any water quality standard as the project proposes to direct roof, driveway, and patio runoff to vegetated areas. The proposed project was reviewed and conditionally approved by the Building Inspection Section's Civil Section for compliance with County drainage standards. Furthermore, the proposed septic system has been preliminarily reviewed and conditionally approved by the County Environmental Health Services. As such, the project is not expected to violate any water quality standards or waste discharge requirements.

Source: Project Plans, C.3/C.6 Development Review Checklist; County of San Mateo Drainage Policy, County of San Mateo Environmental Health Services.

10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X

Discussion: A hydrology report was provided as part of the permit application. The report notes that the groundwater on the site occurs mainly within the areas of the parcel that support alluvial soils. The report notes that the alluvial groundwater is recharged by direct rainfall-recharge and lateral infiltration from San Gregorio Creek. An analysis of groundwater recharge was conducted utilizing an annual water balance analysis. The water balance analysis indicates the average annual replenishment of the onsite alluvial aquifer to be more than 10 times the estimated annual water demand for normal activities and operations. The analysis also determined that during extreme drought conditions, groundwater replenishment would drop considerably, but would still be 2 to 3 times the normal water demand. This analysis does not account for the contribution of groundwater recharge from the northern hillside portion of the site (approximately 2.5 acres) or lateral inflow from San Gregorio Creek alluvium, which are both hydraulically connected to and situated at higher elevations than the Vida Verde alluvial aquifer. The report also clarified that these two sources would contribute an undetermined additional amount of annual recharge to the alluvial aquifer, further enhancing the water supply reliability.

Source: Project Location; Project Plans; Water Supply Plan for Vida Verde San Gregorio, California (Questa Engineering Corporation, October 2019); Preliminary Technical Report Public Water System for Vida Verde Nature Education San Gregorio, California (Questa Engineering Corporation, March 1, 2021).

10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;				X

Discussion: The project does not involve the alteration of a course of a stream or river. The project does not involve the construction of new structures and site improvements. The most significant of the new buildings that are proposed is the replacement barn which is to be located in the same location as the existing barn. Minor changes to on-site drainage patterns resulting from the structures and site improvements will be reviewed and addressed at the building permit stage per the County's Stormwater Permit. No other changes to the site's existing drainage patterns are proposed.

Source: Project Plans.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X

Discussion: The project proposes to introduce 6,970 sq. ft. of new impervious surface to the project site. Given the overall parcel size the proposed additional impervious surface is minor. The project is subject to compliance with the County's Drainage Policy and Provision C.3.i. of the San Francisco Bay Region Municipal Regional Permit which requires that the design of a project include measures to maintain the surface runoff at its current levels. **Source:** Project Plans.				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
Discussion: See discussion under Question 10(c)(ii). **Source:** Project Plans.				
iv. Impede or redirect flood flows?				X
Discussion: See discussion under Question 10(c)(ii). **Source:** Project Plans.				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
Discussion: While the project parcel does have areas, which are located within the identified flood plain, the areas proposed for development are located outside of these areas. **Source:** Project Plans.				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
Discussion: The project site lies within the San Gregorio Valley groundwater basin. This basin has been designated by the State Department of Water Resources as a "very low" priority basin. As such, no groundwater management plan is required under the State's Sustainable Groundwater Management Act; nor has the County developed a groundwater management plan for this basin. With regard to water quality control plans, the project site lies within the San Mateo Coastal SubBasin as identified within the San Francisco Bay Basin Water Quality Control Plan (Basin Plan). As such, any potential discharge from a site must comply with the Basin Plan, as was discussed under Question 10(a). Compliance with the SWRCB waste discharge permit requirements will ensure that the project will not conflict with the adopted Basin Plan. **Source:** San Francisco Bay Basin (Region 2) Water Quality Control Plan (Basin Plan), California Regional Water Quality Control Board (San Francisco Bay Region); 2019 SGMA Basin Prioritization Map, California Department of Water Resources.				

10.f. Significantly degrade surface or ground-water water quality?				X
Discussion: See discussion under 10.a. and 10.b., above. **Source:** Project Plans, C.3/C.6 Development Review Checklist; County of San Mateo Drainage Policy, County of San Mateo Environmental Health Services; : Project Location; Water Supply Plan for Vida Verde San Gregorio, California (Questa Engineering Corporation, October 2019); Preliminary Technical Report Public Water System for Vida Verde Nature Education San Gregorio, California (Questa Engineering Corporation, March 1, 2021).				
10.g. Result in increased impervious surfaces and associated increased runoff?			X	
Discussion: See discussion under Question 10(c)(ii) **Source:** Project Plans.				

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Physically divide an established community?				X
Discussion: The project development is contained entirely on the project parcel. The project does not involve elements that would result in the physical division of an established community. **Source:** Project Location; Project Plans.				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: The proposed project does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. **Source:** Project Plans; Project Location; San Mateo County Zoning Regulations; San Mateo County General Plan, San Mateo County Local Coastal Program.				

11.c.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X

Discussion: While the proposed project does include a recreation component, the program is for educational purposes and all visits are pre-arranged. The improvements associated with the project are limited to the project site and are limited to those necessary to serve the educational program and agricultural activities.

Source: Project Plans; Project Location.

12. MINERAL RESOURCES. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
12.a.	Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X

Discussion: There are no known mineral resources that would be of value to the region or the residents of the state on the subject parcel.

Source: Project Location; San Mateo County General Plan, Mineral Resource Map.

12.b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion: There are no locally important mineral resource recovery site(s) delineated on the County's General Plan, any specific plan, or any other land use plan for the project site.

Source: Project Location; San Mateo County General Plan; San Mateo County Zoning Regulations; San Mateo County Local Coastal Program.

13.	**NOISE**. Would the project result in:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a.	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
Discussion: During project construction, excessive noise could be generated, particularly during grading and excavation activities. However, the project is subject to the County's Noise Ordinance which limits the days and hours of construction related activities. Once construction is complete, the project site is not expected to generate noise which would violate the San Mateo County Noise Ordinance. **Source:** Project Plans, San Mateo County Noise Ordinance.					
13.b.	Generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: There are no aspects of the project that would include generation of excessive ground-borne vibration or ground-borne noise levels. **Source:** Project Plans.					
13.c.	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project site is not located within the vicinity of a private airstrip, an airport land use plan area, or within 2 miles of a public airport or public use airport. **Source:** Project Location.					

14. POPULATION AND HOUSING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The development proposed as part of this project is limited to the project parcel and in order to serve the project. The project includes one farm labor housing unit. No additional homes or businesses are proposed as part of the project. **Source:** Project Plans; Project Location.				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The proposed project does not include the displacement of any people or housing. **Source:** Project Plans.				

15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: There are no anticipated impacts to public services as the property is developed and proposed development is limited to the project site. The project scope includes modifications to the site but is not of significant scope to trigger increased fire protection, police protection, schools, parks, and/or other public facilities.

Source: Project Plans; Project Location.

16. RECREATION. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
16.a.	Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

Discussion: All of the proposed improvements are to occur completely on the subject privately owned parcel. Given that the parcel is already developed and that visitors to the site will be limited to school groups that have pre-arranged their visits, there is no expected significant increase in the use of existing neighborhood or regional parks or other recreational facilities that would result in physical deterioration of any such facility as a result of completion of the project.

Source: Project Plans, Project Location.

16.b.	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion: The project includes the construction of camp facilities to serve the Vida Verde Educational Camp. The project site is currently developed, and the improvements associated with the project are limited to the site. The project does not result in the need to expand or construct any facilities off-site. As proposed and mitigated the project will result in adverse physical effect on the environment.

Source: Project Plans; Project Location.

17. **TRANSPORTATION**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X
Discussion: As mentioned previously, the proposed project elements are limited to the subject parcel. Therefore, there are no conflicts with a program plan, ordinance, or policy which involves transit, roadways, parking, or bicycle and pedestrian facilities. **Source:** Project Plans; Project Location.				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*? *Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*				X
Discussion: California Environmental Quality Act Guidelines Section 15064.3 establishes a new method for analyzing certain transportation impacts created by a proposed project. Under the new requirements, circulation impacts must be analyzed based on vehicle miles traveled (VMT). For a land use project, if the estimated VMT exceeds an established threshold of significance, then it could be a significant impact. Each Lead Agency is responsible for establishing their own thresholds of significance and has until July 1, 2020 to do so. At this time, San Mateo County has not adopted VMT thresholds of significance, but the responsible County departments (Public Works and Planning) are working on this threshold with the aim of adopting a threshold by the required deadline. Until such time as the required threshold is established, the County's existing standard of analysis (Level of Service) is the applicable standard of review. Given the small number of students that the site can accommodate and the location along La Honda Road (Highway 84) the project is not expected to result in significant levels of traffic. **Source:** Staff Analysis.				
17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: There are no such features included in the project scope. **Source:** Project Plans.				

17.d. Result in inadequate emergency access?				X
Discussion: The project including access to the site has been reviewed by and received conditional approval from Cal-Fire, the County's Fire Authority. **Source:** Project Plans				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
Discussion: See discussion under question 5.a., above. **Source:** Project Location.				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)				X

Discussion: See discussion under question 5.a., above.

Source: Project Location.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	

Discussion: The project includes repairs and modifications to the existing wastewater treatment system. The existing 2,000-gallon septic tank which serves the existing residence/office and will serve the proposed detached restroom will remain but will undergo testing and improvements (i.e., upgrading risers and adding an effluent filter. A second septic tank (2,500 gallon) will be added in order serve the barn. The effluent from the septic tanks serving the existing residence and the proposed barn will be gravity collected into a single 2,000-gallon flow equalization tank. Secondary treatment of the wastewater consists of an AdvanTex textile filter a recirculation/blend tank. After secondary treatment, the treated water will be processed through a UV disinfection unit, collected dosing tank, and finally directed to the dispersal system. This additional treatment is required due to the project/parcel's proximity to San Gregorio Creek. Given that San Gregorio Creek is listed as "impaired" due to pathogens this additional treatment will ensure that no additional pathogens from wastewater make their way into the creek.

The project also includes upgrades to the existing domestic water system. The well, which currently provides the domestic service will be abandoned and a second (previously approved) well will be energized. The new service will also include treatment and storage facilities. Given the proposed project scope the service is determined to be a "State Small Water System" and is regulated by the State of California Division of Drinking Water (DDW). Review and certification of the system will require final approval by DDW. The applicant has submitted their preliminary application to DDW which includes a technical report and water supply plan both of which have been completed by Questa Engineering Corporation dated March 1, 2021 and October 2019 (respectively) which is currently under review. Based on these assessments there is no expectation that the improved water system will result in significant environmental effects.

Source: Project Location; Project Plans; Water Supply Plan for Vida Verde San Gregorio, California (Questa Engineering Corporation, October 2019); Preliminary Technical Report Public Water System for Vida Verde Nature Education San Gregorio, California (Questa Engineering Corporation, March 1, 2021).

19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	

Discussion: The submitted preliminary technical report provides analysis for the availability of water in both standard and dry years. The report noted that the source of groundwater on the site is made up of primarily direct rainfall-recharge (percolation) along with the possibility of some lateral infiltration from San Gregorio Creek. The report included estimates of groundwater recharge from onsite rainfall percolation by utilizing an annual water balance analysis for an average year and for back-to-back drought year conditions. The report determined that the average annual replenishment of the onsite aquifer to be more than 10 times the estimated annual water demand for normal activities and operations. In the event of extreme drought conditions (back-to-back years) the report determined that while groundwater replenishment would drop considerably, there would still be 2 to 3 times the normal water demand available to serve the site.

Source: Project Location; Project Plans; Water Supply Plan for Vida Verde San Gregorio, California (Questa Engineering Corporation, October 2019); Preliminary Technical Report Public Water System for Vida Verde Nature Education San Gregorio, California (Questa Engineering Corporation, March 1, 2021).

19.c.	Result in a determination by the waste-water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X

Discussion: The project site is not served by a municipal wastewater treatment provider. The site is developed with on onsite wastewater treatment system. The project includes proposed improvements which have been reviewed by and granted conditional approval by the County of San Mateo's Environmental Health Services.

Source: Project Plans; Project Location.

19.d.	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X

Discussion: The project as proposed does not include a use that would result in solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure.

Source: Project Plans.

19.e.	Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X

Discussion: See discussion under 19.a.-19.d., above.

Source: Project Location; Project Plans; Water Supply Plan for Vida Verde San Gregorio, California (Questa Engineering Corporation, October 2019); Preliminary Technical Report Public Water System for Vida Verde Nature Education San Gregorio, California (Questa Engineering Corporation, March 1, 2021).

20.	**WILDFIRE**. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project site is located in an area designated as a "Moderate Fire Hazard Risk" on the State's Fire Hazard Severity Zone Maps. The project site is accessed via existing roadways. The project includes improvements to the driveway, adding water storage for fire suppression, and a new hydrant. All new structures will utilize the appropriate fire rated materials and the replacement barn will be fire-sprinklered. The project scope is limited to the project parcel and does not require the closure of any public roads which could impact an emergency response or evacuation plan. **Source:** Project Plans, Project Location.					
20.b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
Discussion: The project site is in an area defined as being at moderate risk for fire danger. As discussed, the project site was previously developed, and the proposed project includes elements to improve fire safety. In the event there was a wildfire in the area the occupants would likely be exposed to pollutant concentrations and/or uncontrolled spread. **Source:** Project Location.					
20.c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
Discussion: See discussion under 20.a., above. **Source:** Project Plans, Project Location.					
20.d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion: While downslope or downstream flooding could be possible the proposed development is located outside of the delineated flood plain. The immediate area around the parcel is not mapped for landslides. The proposed on-site drainage facilities have been sized and located to retain stormwater on-site and allow for percolation into the ground. As the project would not increase the risk of or severity of wildfires the project would not expose these structures to significant risk from flooding, as a result of runoff, post-fire instability, or drainage changes.

Source: Project Location; San Mateo County General Plan-Hazards Mapping.

21. MANDATORY FINDINGS OF SIGNIFICANCE.

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
21.a.	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		

Discussion: While the project could result in significant impacts to special status species and potentially sensitive habitats, mitigation measures have been included to reduce those impacts to less than significant levels.

Source: Project Location; Project Plans.

21.b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X

Discussion: The proposed project results in improvements to the existing development on the parcel. The proposed development avoids sensitive habitats and flood hazard areas. The camp operation will result in minimal outward changes to the property. The camp will host one camp group a week for 30-35 weeks of the school year and a limited summer camp of 2-3 weeks. The existing agricultural activities will continue.

Source: Project Plans.

21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X
Discussion: See discussion of 21.a. and 21.b. **Source:** Project Plans; Project Location.				

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	
City		X	
California Coastal Commission	X		Associated Coastal Development Permit is Appealable to them.
County Airport Land Use Commission (ALUC)		X	
Other: _____		X	
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:		X	
State Department of Fish and Wildlife		X	
State Department of Public Health		X	
State Water Resources Control Board	X		State Small Water System
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

MITIGATION MEASURES

	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.		X

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigations Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

e. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 2: San Francisco Dusky-Footed Woodrat- A survey for San Francisco dusky-footed wood rat lodges within the development areas shall be conducted prior to any construction activities. California Department of Fish and Wildlife requires disturbance-free buffers of 50 feet around each lodge. Wood rat lodges that cannot be avoided shall be dismantled by a qualified biologist during the time of year that would least impact breeding wood rats (November-January). Dismantling shall be conducted slowly to avoid impacting neonate wood rats. If neonates are detected in the lodge, dismantling shall cease, and the lodge will be checked every 48 hours to determine if the neonates are still present. Dismantling can continue once the neonates are no

longer present and have either been weaned from their mothers, or the mothers have moved them from the nest.

Mitigation Measure 3: Day Roosting Bats- Day roosting bats may occur in crevices of the barn roof. The roof and trim should be carefully removed with hand tools. Removal should be conducted towards the end of the day, when bats naturally emerge from their day roosts.

Mitigation Measure 4: Non-Native Plant Species Avoidance- All construction vehicles that may have been exposed to non-native, invasive plant species and may carry seeds shall be washed (tires and undercarriage) before entering the property. In the event that imported fill is needed, native soil shall be used. All rock, aggregate, fiber rolls, or other construction materials, if needed, shall be certified weed-free.

Mitigation Measure 5: Exclusion fencing shall be installed at the perimeter of the riparian buffer to delineate the area of work and protect sensitive habitats.

Mitigation Measure 6: Watershed Protection and Maintenance- Best Management Practices according to San Mateo County's Watershed Protection and Maintenance Standards shall be incorporated into the project design to protect the water quality of nearby San Gregorio Creek (https://publicworks.smcgov.org/watershed-protection-and-maintenance-standards).

Mitigation Measure 7: If possible, barn demolition, vegetation trimming/removal, and initial earth work should be conducted outside the breeding season (September 1-January 31). If these activities occur during the breeding season, a qualified biologist will need to conduct a survey for nesting birds within five days prior to the proposed start of construction. If an active nest is detected in the construction area, work will be delayed until the young fledge, and/or a disturbance-free buffer will need to be established around the nest. California Department of Fish and Wildlife usually accepts a 50-foot buffer for passerine nests, and a 250-foot buffer for most raptor nests. A qualified biologist shall monitor the behavior of the birds at the nest site to ensure that they are not disturbed by project related activities. Nest avoidance and/or monitoring shall continue during project-related construction work until the young have fledged, are no longer being fed by the parents, and have left the nest site. At that time the nest buffer may be removed, and work may commence.

Mitigation Measure 8: In the event that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash, etc.) are encountered, all construction activities within a fifty-meter radius of the find shall be stopped, the County Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Mitigation Measure 9: In the event that human skeletal remains are encountered, all work at the immediate location of the find must temporarily stop. Public Resource Code 5097 and local Health and Safety codes establish a procedure for notifying the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most

Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Mitigation Measure 10: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for project activities.

d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.

e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.

k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50 percent full (by volume).

l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.

m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.

n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

Mitigation Measure 11: The applicant shall implement the following basic construction measures at all times:

a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, 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.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

_____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

X I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Angela Chavez

(Signature)

June 23, 2021

Date

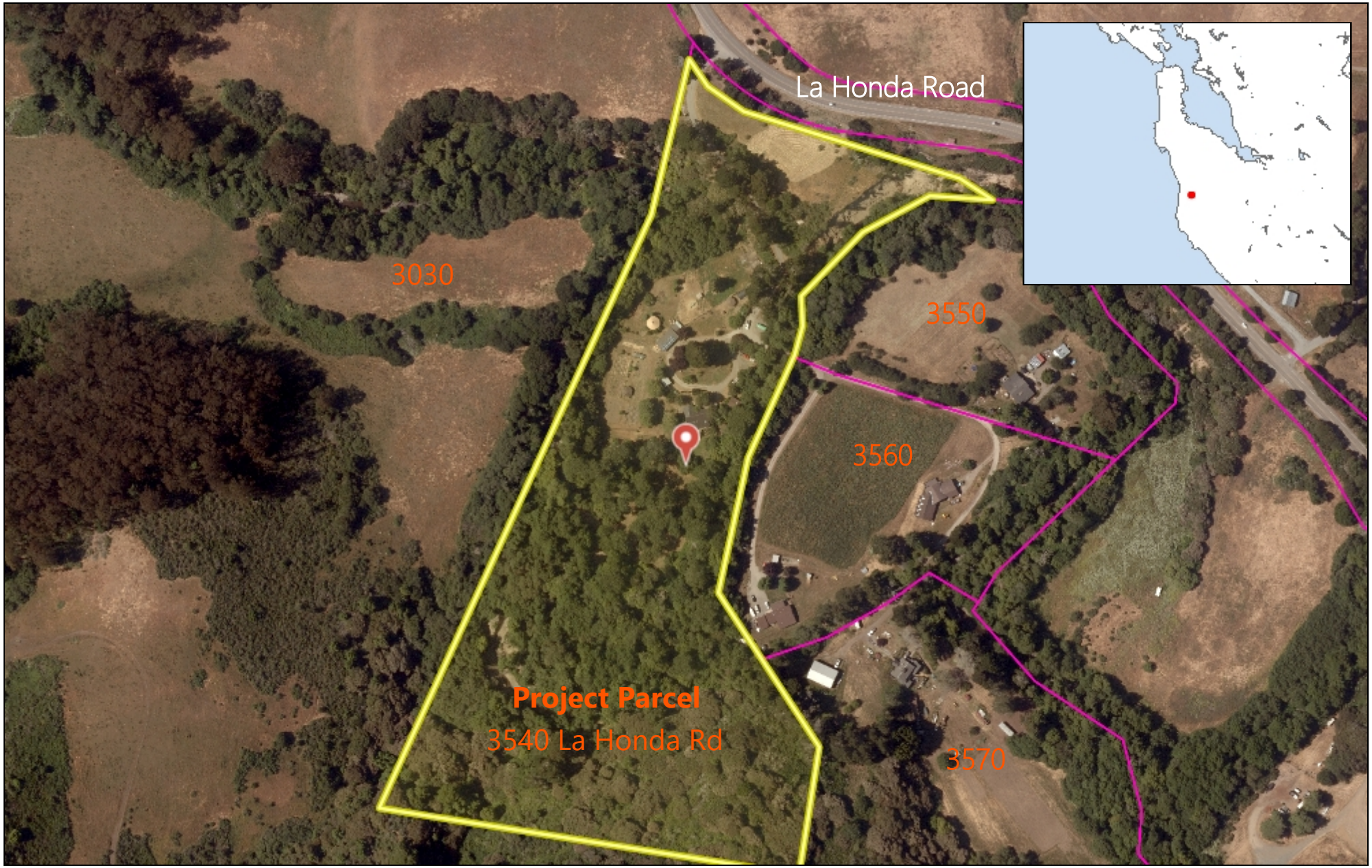
Planner III

(Title)

ACC:cmc – ACCFF0657_WCH.DOCX

San Mateo County

Location Map



0.14 0 0.07 0.14 Miles

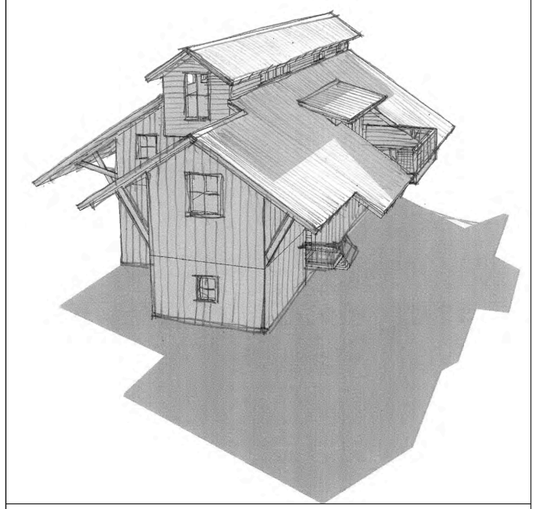
WGS_1984_Web_Mercator_Auxiliary_Sphere

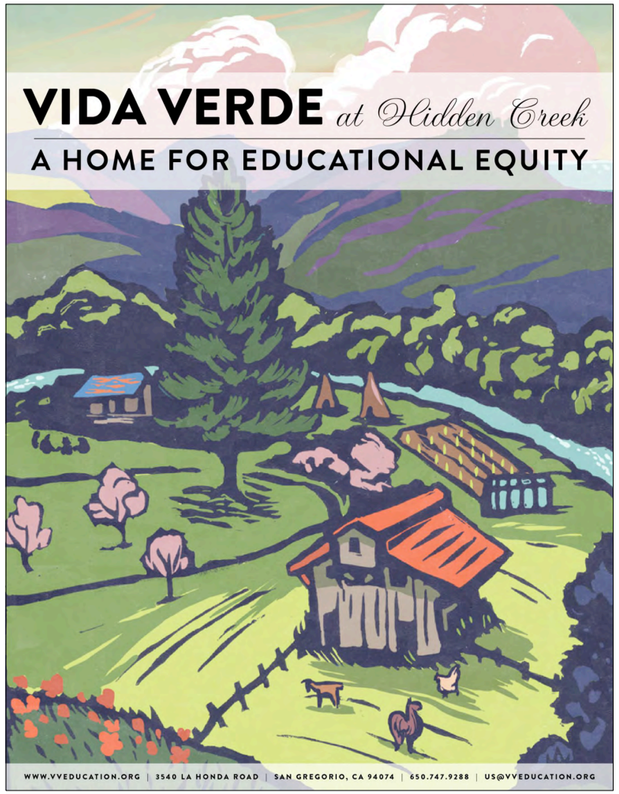
1: 4,514

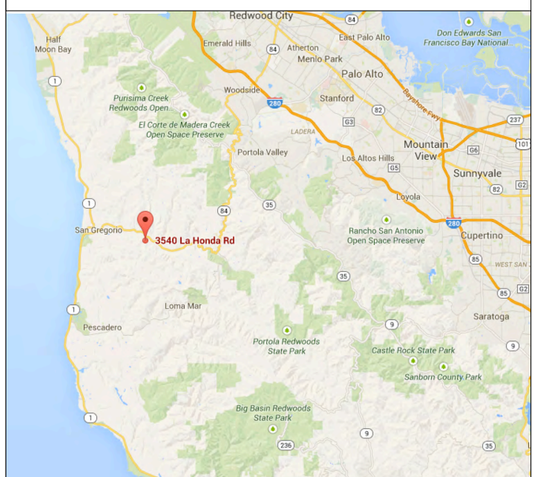
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

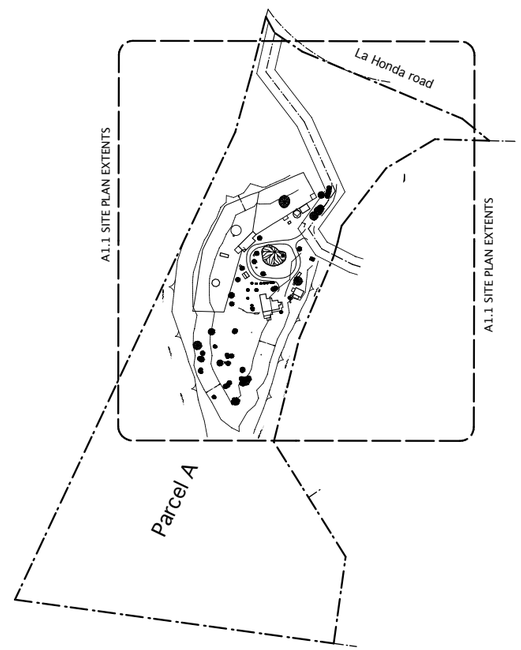
3-D PERSPECTIVE OF BARN - AERIAL VIEW FROM NORTH







NORTH 1 A0.1 VICINITY MAP
SCALE: N.T.S.



NORTH 2 A0.1 PARCEL MAP
SCALE: 1" = 200'-0"

TOPO INFORMATION PREPARED BY R&R LAND SURVEYING JAN 27, 2013 (JOB # J201LH) - SEE SITE SURVEY FOR ZONING OVERLAY MAP
PROPERTY BOUNDARY INFO TAKEN FROM PARCEL MAP VOL. 27, PG 3

0 100 200

PROGRAMMATIC BREAKDOWN

Vida Verde Outdoor Education
Site Development Matrix

12/18/18

Structures	*Existing SF*	*Proposed SF*	*function*	*Housing (residents)* *permanent camp staff*	*Housing (residents)* *temporary (part-time)*	*Septic*	*remarks*
Existing to Remain							
House / Office	3225	3225	housing/office	3-5		Existing (upgrade as required by County ordinances)	(N) Accessible Dwelling Unit
Accessory Structure	530	530	office / meeting			NA	
Misc. Storage Sheds	320	320	ag			NA	
Chicken Coop	50	50	ag			NA	
Goatzebo Milking Shelter	400	400	ag			NA	Open-air roofed structure
Ag Storage Structure (temporary)	460	460	ag			NA	
Garden Gazebo	400	400	ag/instruction			NA	Open-air roofed structure
Greenhouse	200	200	ag			NA	
Ag Storage Yurt (temporary)	705	705	ag			NA	
Proposed Permanent							
"Barn" Facility	1350 (to be replaced)	2890 (on (e) footprint)	instruction / kitchen / farm worker housing	2 farmworkers (plus family)		proposed new system	restrooms for staff & visitor use
Tractor Storage Shed		735	ag storage			NA	
Toilet Enclosure		100					Accessible flush toilet / sink by guest sleeping accomodations
Proposed Temporary							
Yurt		320	staff / chaperone lounge		2-3	NA	chaperone sleeping
Camping Tent 1		400	sleeping tent		8-10	NA	student/chaperone sleeping
Camping Tent 1		400	sleeping tent		8-10	NA	student/chaperone sleeping
Camping Tent 1		400	sleeping tent		8-10	NA	student/chaperone sleeping
Area Totals	7640 SF	11535 SF		5 Permanent Staff & Family	30 Temporary Residents		

PROJECT DATA

LOCATION:	3540 LA HONDA RD SAN GREGORIO, CA 94074
ASSESSOR PARCEL NUMBER:	081-320-060
ZONING:	PAD / CD
OVERLAY DISTRICTS:	PRIME SOILS FLOOD PLAIN RIPARIAN ZONE
OCCUPANCY:	R-3 / E (BARN) U (SHED / PUMP HOUSE)
CONSTRUCTION TYPE:	VB
SEISMIC DESIGN CATEGORY:	D
PARCEL A AREA:	23.08 ACRES
EXISTING LOT COVERAGE:	0.8% (7,640 / 1,005,411)
PROPOSED LOT COVERAGE:	1.1% (11,535 / 1,005,411)
(N) BUILDING MAX HEIGHT:	32'-7"
EXISTING PARKING SPACES:	APPROX. 12
PROPOSED PARKING SPACES:	12 (W/ 1 ACCESSIBLE)

PROJECT DESCRIPTION

A PROPOSED 2-STORY BUILDING ON THE FOOTPRINT OF AN EXISTING BARN. FIRST FLOOR INCLUDES A MULTI-PURPOSE ROOM FOR EDUCATING CAMPERS AS WELL AS A COMMERCIAL KITCHEN. THE SECOND FLOOR INCLUDES RESIDENCES FOR FARMWORKERS, AN OFFICE SPACE AND LAUNDRY FACILITIES.

A TRACTOR AND FEED STORAGE SHED IS ALSO PLANNED TO SERVE THE GARDEN AND LIVESTOCK.

PROJECT DIRECTORY

VIDA VERDE NATURE EDUCATION
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www.vveducation.org

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sandysommer@dslextreme.com

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F: 510.528.0206

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BOUNDARY SURVEYOR
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T: 650.580.4050

DRAWING INDEX

Revision Date	I.D.
10.17.2019	Ø
3.16.2020	1

ARKIN · TILT ARCHITECTS
Ecological Planning & Design

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LICENSED ARCHITECT
DAVID ARKIN
Reg. C-25439
2-31-21
STATE OF CALIFORNIA

Coastal Development Permit for:
Shawn & Laura Sears
3540 La Honda Rd (Hwy. 84)
San Gregorio, CA 94074
APN#: 081-320-060

Coversheet & Project Information

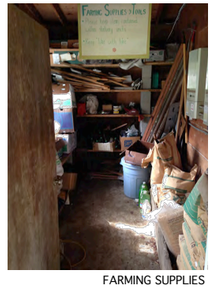
DATE: 3.16.2020
JOB: VV
SCALE: N.T.S.
DRAWN: ATA
SHEET: A0.0

(E) BARN -
(TO BE REPLACED W/ (N) BARN ON (E) FOOTPRINT)

BARN FRONT

BARN BACK

SUPPLIES / MAINTENANCE EQUIPMENT



FARMING SUPPLIES

TRACTOR / EQUIPMENT STORAGE

TOOLS / MATERIAL STORAGE

TOOL STORAGE

FEED (HAY) STORAGE

BARN USES

(E) BUILDINGS TO REMAIN

(E) SHEDS & PARKING LOT

(E) BIKE STORAGE SHED

(E) HOUSE & OFFICE FRONT

(E) HOUSE & OFFICE BACK

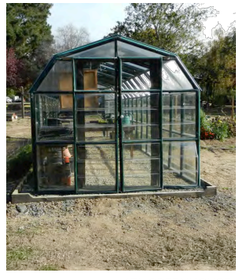
(E) MEETING SPACE - TO BE MADE ACCESSIBLE

(E) AG USES / BUILDINGS TO REMAIN

(E) GOAT MILKING PARLOR

(E) GARDEN & GAZEBO

(E) CHICKEN COOP & GOATS



(E) GREENHOUSE

(E) GARDEN SHED

(E) AG USES / BUILDINGS TO REMAIN

EXISTING AGRICULTURAL STORAGE YURT
(30'-0" diameter Pacific Yurt from yurts.com)

(E) ANIMAL SHELTER IN PASTURE

PROPOSED BUILDINGS

NEW TEMPORARY SLEEPING TENTS
(20'-0" diameter Pacific Yurt with fire-resistant fabric,
similar to existing from yurts.com or equivalent)

EXAMPLE OF ACCESSORY STRUCTURES
(SIMILAR TOILET ENCLOSURE DESIGN TBD)
(FINAL DESIGN TO INCLUDE CBC, CHAPTER 7-COMPLIANT MATERIALS AND DETAILING)

PROPOSED NEW BARN, STAFF HOUSING & TRACTOR / TOOL SHED

SEE A2.1-A3.2 FOR PLANS & ELEVATIONS

Revision Date	I.D.
10.17.2019	Ø
3.16.2020	1

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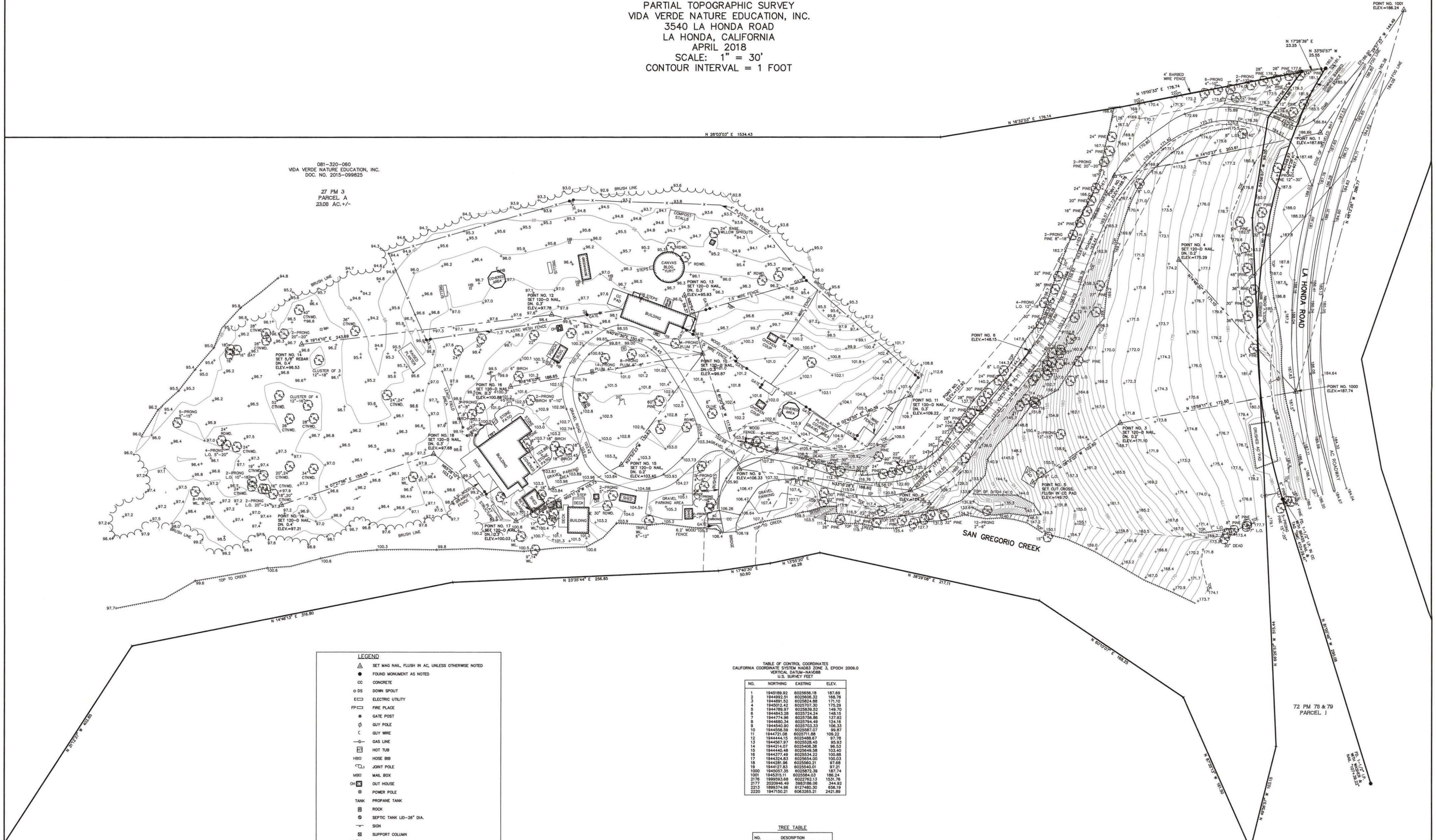
LICENSED ARCHITECT — Exp. 9.30.21 — STATE OF CALIFORNIA

Coastal Development Permit for:
Shawn & Laura Sears
3540 La Honda Rd (Hwy 84)
San Gregorio, CA 94074
APN#: 081-320-060

Reference Photos

DATE:	3.16.2020
JOB:	VV
SCALE:	N.T.S.
DRAWN:	ATA
SHEET:	A0.1

PARTIAL TOPOGRAPHIC SURVEY
VIDA VERDE NATURE EDUCATION, INC.
3540 LA HONDA ROAD
LA HONDA, CALIFORNIA
APRIL 2018
SCALE: 1" = 30'
CONTOUR INTERVAL = 1 FOOT



LEGEND

- △ SET MAG NAIL, FLUSH IN AC, UNLESS OTHERWISE NOTED
- ● FOUND MONUMENT AS NOTED
- CC CONCRETE
- o DS DOWN SPOUT
- E ELECTRIC UTILITY
- FP FIRE PLACE
- GATE POST
- GUY POLE
- GUY WIRE
- —G— GAS LINE
- HT HOT TUB
- HB HOSE BIB
- JOINT POLE
- MB MAIL BOX
- OH OUT HOUSE
- POWER POLE
- TANK PROPANE TANK
- R ROCK
- SEPTIC TANK LID–26" DIA.
- SIGN
- SUPPORT COLUMN
- 22" STUMP AS NOTED
- TELEPHONE POLE
- 10" TREE WITH TRUNK SIZE NOTED–DOES NOT INDICATE DRIP LINE
- CTNWD. COTTONWOOD TREE AS NOTED
- L.O. LIVE OAK TREE AS NOTED
- RDWD. REDWOOD TREE AS NOTED
- WILLOW WILLOW TREE AS NOTED
- T1 TREE NUMBER IN TREE TABLE
- WT WATER TANK
- WB WOOD BOX
- WP WOOD POST
- HP WOOD HITCHING POST
- SURVEY CONTROL LINE
- EXISTING EASEMENT LINE
- BUILDING LINE
- —X— FENCE LINE AS NOTED
- TOE OS SLOPE
- TOP OF SLOPE/BANK

TABLE OF CONTROL COORDINATES
CALIFORNIA COORDINATE SYSTEM NAD83 ZONE 3, EPOCH 2009.0
VERTICAL DATUM–NAVD88
U.S. SURVEY FEET

NO.	NORTHING	EASTING	ELEV.
1	1945189.92	6025656.18	187.69
2	1944992.51	6025606.32	168.76
3	1944891.52	6025824.88	171.10
4	1945012.42	6025707.30	175.29
5	1944789.97	6025839.52	149.70
6	1944843.28	6025724.24	148.15
7	1944774.96	6025756.86	137.92
8	1944680.34	6025794.49	124.16
9	1944540.90	6025703.33	106.33
10	1944558.59	6025587.07	99.87
11	1944721.08	6025711.88	109.22
12	1944444.15	6025488.67	97.78
13	1944567.97	6025528.45	95.93
14	1944214.07	6025408.38	96.53
15	1944440.48	6025649.58	103.40
16	1944377.49	6025534.22	100.88
17	1944324.83	6025654.00	100.03
18	1944281.96	6025560.21	97.68
19	1944127.83	6025540.01	97.21
1000	1945057.35	6025872.39	187.74
1001	1945315.11	6025584.03	186.24
2176	1999593.68	6022762.13	1531.76
2177	2020946.49	5983186.06	344.92
2213	1899374.96	6127480.30	656.19
2220	1947150.21	6063265.21	2421.89

TREE TABLE

NO.	DESCRIPTION
T1	36" PINE
T2	2–PRONG L.O. 5"–6"
T3	2–PRONG L.O. 6"–7"
T4	6" L.O.
T5	2–PRONG L.O. 5"–6"
T6	6" L.O.
T7	8" L.O.
T8	10" L.O.
T9	2–PRONG L.O. 5"–6"
T10	7" L.O.
T11	6" L.O.
T12	8" L.O.
T13	2–PRONG L.O. 7"–7"
T14	7" L.O.
T15	8" L.O.
T16	TRIPLE TREE 10"–16"
T17	2–PRONG L.O. 5"–12"
T18	CLUSTER OF 3 WILLOW 8"–10"

ATTENTION:

THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO VIDA VERDE. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO, FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS, DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BY: Kristina D. Comerer

DATE: Dec. 19, 2018

BASIS OF BEARINGS

COORDINATE VALUES FOR THIS SURVEY ARE BASED ON HOLDING POINTS P176, P213 AND P220 THREE-DIMENSIONALLY AND P177 TWO-DIMENSIONALLY IN A LEAST SQUARES ADJUSTMENT OF THE GPS DATA. THE HORIZONTAL DATUM IS NAD83, CALIFORNIA COORDINATE SYSTEM, ZONE 3, EPOCH 2009.0 AND THE VERTICAL DATUM IS NAVD88. THE VALUES HELD FOR OUR SURVEY ARE AS SHOWN ON THE RECORD OF SURVEY FILED ON FEBRUARY 16, 2010 IN BOOK 835 OF MAPS AT PAGES 31–35, SANTA CLARA COUNTY RECORDS.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SANDY SOMMER, VIDA VERDE IN FEBRUARY 2018.

Kristina D. Comerer
KRISTINA D. COMERER, PLS 6766

DATE: Dec. 19, 2018

LICENSED LAND SURVEYOR KRISTINA D. COMERER LS 6766 Exp. 9/30/20 STATE OF CALIFORNIA

CROSS LAND SURVEYING, INC.
2210 MT. PLEASANT ROAD
SAN JOSE, CA 95148
(408) 274–7994

PROJECT NO. 17–65

LEGEND

- PROPERTY LINE
- FRONT & SIDE YARD SETBACKS
- SEPTIC SETBACK (100' FROM TOP OF BANK & (E) WELL, 50' P.L.)
- FENCE LINE
- OVERHEAD POWER LINES
- ROAD EASMENT
- EXISTING DRIVEWAY / PARKING
- FLOOD ZONE A (RESTRICTED)
- PRIME SOILS (RESTRICTED)
- (E) GARDEN & PASTURE TO REMAIN
- CREEK CENTERLINE & APPROX BANK
- RIPERIAN SETBACK (RESTRICTED)
- PERMENANT STRUCTURES ALLOWED
- TEMPORARY STRUCTURES ALLOWED

(E) ABANDONED TANK AND PAD REMNANTS

(E) ELEC SERVICE AND POWER LINES TO REMAIN (APPROX LOC'N SHOWN)

(E) 12' - 16' DRIVEWAY TO REMAIN, PREP FOR PATCHING, WIDENING & TURNOUTS

(E) WELL & PAD UNDER PREVIOUSLY-SUBMITTED PERMIT (#PLN2018-0457)

(E) ANIMAL SHELTER TO REMAIN

(E) HOOP AG STORAGE STRUCTURE TO REMAIN

(E) GOAT MILKING SHED TO REMAIN

ANIMAL ENCLOSURE FENCE TO MAINTAIN CLEARANCE FROM WELL (EXACT WELL LOC'N TBD IN FIELD)

REMOVE (E) 6" OLIVE TREE TO PREPARE FOR FIRE HYDRANT & TURNOUT

(E) CHICKEN COOP TO REMAIN

(E) BARN AND S.O.G. TO BE REMOVED - (E) GRADE TO REMAIN

(E) PASTURES & (E) ROW CROPS TO REMAIN

(E) AG-STORAGE YURT

(E) GREENHOUSE TO REMAIN

(E) UNMARKED GRAVEL PARKING AREAS TO REMAIN (APPROX. 12 SPACES)

(E) PUMPABLE OUT-HOUSE TO BE REMOVED

(E) SHEDS TO REMAIN

(E) MTG SPACE TO REMAIN & (E) ABANDONED WELL AND PUMP HOUSE TO REMAIN

(E) ORCHARD TO REMAIN

(E) BARN

(E) GARDEN SHED TO REMAIN

(E) PUMPABLE OUT-HOUSE TO BE REMOVED

(E) PREVIOUSLY-DEMOLISHED RAISED GARDEN BED (SHOWN DASHED)

(E) VINE TRELLISES TO REMAIN

(E) SHADE STRUCTURE TO REMAIN

(E) BIKE STORAGE SHED TO REMAIN

(E) MTG SPACE

(E) MAIN HOUSE, OFFICE, DECKS TO REMAIN

(E) SEPTIC TANK TO REMAIN & BE REUSED (VERIFY CONDITION) - (E) LEACH FIELD TO BE DECOMISSIONED

TOE IN 1' WATER 89.68

TOP C 90.34

BRIDGE C 107.48

BRIDGE C 88.16

TOP C 99.72

TOE C 89.84

TOP C 92.1

TOE C 84.66

FL CREEK C 82.66

TOP C 99.89

TOE C 84.66

A1.0 - EXISTING SURVEY

SCALE: 1" = 30'-0"

NORTH

GRAPHIC SCALE: 60 30 12 0

[RIPARIAN LIMIT BASED ON SURVEY BY R&R LAND SURVEYING (JAN 27, 2013); BOUNDARY, TOPOGRAPHIC DATA AND FLOOD PLAIN UPDATED PER CROSS LAND SURVEYING (APRIL, 2018) AND QUESTA CIVIL ENGINEERS (NOV. 2018)

Revision Date	I.D.
10.17.2019	Ø
3.16.2020	1

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LICENSED ARCHITECT — Exp. 7.31.21 — STATE OF CALIFORNIA

DATE:	3.16.2020
JOB:	VV
SCALE:	1" = 30'-0"
DRAWN:	ATA
SHEET:	A1.0

NOTE: VERIFY THE ABSENCE OF ALL 'RED-LIST' CHEMICALS. LIVING BUILDING CHALLENGE WEBSITE / REFERENCE: living-future.org/declare/declare-about/red-list.

NO PVC MATERIALS SHALL BE USED AS PART OF THE CONSTRUCTION, INSTALLATION OR FUTURE OPERATION OF THE WELL. WHERE USED, ABS PIPING SHALL BE INSTALLED IN SUB-GRADE LOCATIONS ONLY AND PROTECTED FROM EXPOSURE TO SUNLIGHT WHILE ON-SITE.

1 THIS PROJECT IS LOCATED IN A STATE RESPONSIBILITY AREA FOR WILDFIRE PROTECTION. ROOFING, GUTTERS, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS, EXTERIOR DOORS, DECKING, FLOORS AND UNDERFLOOR PROTECTION TO MEET CRC R337 REQUIREMENTS. REDUCED FUEL DEFENSIBLE SPACE TO BE PROVIDED WITHIN 100'-0" OF ALL NEW AND EXISTING STRUCTURES

LEGEND

- PROPERTY LINE
- FRONT & SIDE YARD SETBACKS
- SEPTIC SETBACK (100' FROM TOP OF BANK & (E) WELL, 50' P.L.)
- FENCE LINE
- OVERHEAD POWER LINES
- ROAD EASMENT
- EXISTING TO REMAIN
- NEW BUILDINGS / PAVING
- FLOOD ZONE A (RESTRICTED)
- PRIME SOILS (RESTRICTED)
- (E) GARDEN & PASTURE TO REMAIN
- EXTENT OF GRADING
- CREEK CENTERLINE & APPROX BANK
- RIPERIAN SETBACK (RESTRICTED)
- PERMENANT STRUCTURES ALLOWED
- TEMPORARY STRUCTURES ALLOWED

(N) PV ARRAY (200-PANELS / 30kW SHOWN FOR REF) TO SUPPLY 100% OF SITE ELECTRICAL NEEDS - EXACT SIZE / LOCATION TBD

GRAVEL-LINED BIO SWALES, S.C.D. 1 FOR SITE DRAINAGE INFO, TYP.

(N) CONC RET WALL AND COMPACTED GRAVEL TURN-OUT - REMOVE (E) TREE & FLAMMABLE UNDERSTORY WITHIN 10'-0" AS NECESSARY

(N) WATER TREATMENT EQUIPMENT AND FIRE SUPPLY TANKS ON (N) GRAVEL PAD PER SHEET C2 - RET WALL, SCREENING & DRAINAGE / EROSION CONTROL DETAILS TBD, S.C.D.

(E) ADDRESS SIGNAGE TO REMAIN - UPDATE AT DRIVE ENTRY AND FORK AT BOTTOM OF DRIVE AS NECESSARY W/ MIN 4" REFLECTIVE NUMBERS VISIBLE FROM BOTH DIRECTIONS TO MEET CAL FIRE ADDRESSING STANDARDS

WIDEN UPPER PORTION OF (E) DRIVEWAY TO CREATE 20'-0" PAVED WIDTH - REPAIR REMAINING DRIVEWAY SURFACE AS REQ'D TO MEET FIRE DEPT STANDARDS

(E) REMAINING 12'-16' WIDE DRIVEWAY WIDTH TO REMAIN DUE TO TOPOGRAPHIC CONSTRAINTS. PROVIDE (N) TURNOUT LOCATED AT APPROX. MID-WAY POINT

(N) & (E) PAVED DRIVEWAY DRAINAGE DIRECTED TO UPGRADED SITE SWALE FOR INFILTRATION PER CIVIL DWGS

(N) CONCRETE RET WALL

(N) GRAVEL STALL ADDED TO MAINTAIN (E) PARKING SPACE COUNT

(E) PARKING PAVED & STRIPED TO CREATE ACCESSIBLE SPACE, W/ ACCESSIBLE PATH OF TRAVEL TO UNIT

SEE A1.0 EXISTING SITE PLAN AND A0.1 EXISTING SITE PHOTOS FOR COMPLETE (E) BUILDING IDENTIFICATION, TYP.

SEE A1.1 FOR ACCESSIBLE UPGRADE DETAILS (ENTRY DOOR CLR WIDTH & THRESHOLD REQUIREMENTS)

(E) WELL. CONC. PAD AND BOLLARDS (PERMIT #PLN2018-0457)

(N) COMPACTED-GRAVEL TURN-OUT AT (N) HYDRANT CLASS 2 BASE, ALL-WEATHER SURFACE PER CAL FIRE CFS-004 - SCD). PROVIDE CLEARANCES AS SHOWN

(N) HYDRANT. NO CLOSER THAN 50'-0" FROM ALL (N) OR PERMANENT STRUCTURES ON SITE (150' RADIUS SHOWN DASHED) - SUPPLY PIPE ROUTE & SIZE PER CIVIL

(E) GRAVEL CIRCLE DRIVE - ADD MATERIAL AND COMPACT AS REQ'D TO PROVIDE CLASS 2, ALL-WEATHER BASE PER CIVIL W/ CONTINUOUS 10'-0" CLR WIDTH & 15'-0" CLR HEIGHT. ADD 'NO PARKING' SIGNAGE AT (N) HYDRANT AND CIRCLE DRIVE

(N) AG STORAGE SHED - SEE A2.4

SLOPE (N) GRADE TO MEET F.F. ELEVATION AT FRONT OF (N) BARN (APPROX EXTENTS SHOWN HATCHED) - SEE CIVIL DRAWINGS FOR GRADING / F.F. ELEVATIONS

RETAINING WALL AT CORNERS TO MAINTAIN (E) GRADE IN MAPPED FLOOD PLAIN, S.C.D.

GRADING WORK FOR DECK PIERS ONLY IN FLOOD PLAIN AT REAR OF (N) BARN BUILDING

(N) BARN ON (E) FOOTPRINT - GRAVITY-FED 13R SPRINKLER SYSTEM TO BE DESIGNED / APPROVED PRIOR TO ISSUANCE OF BLDG PERMIT

ROOF GUTTERS / DIVERTERS DRAIN TO (N) SITE SWALE FOR INFILTRATION - SEE CIVIL DRAWINGS FOR MORE INFO, TYP.

(N) INVERTER & SUBPANEL FOR BARN IN APPROX (E) ELEC LOC'N (COORD TO BE OUTSIDE PAVED TURNOUT) - PROVIDE BOLLARDS TO PROTECT FROM TRAFFIC

(N) WC BLDG (~7' x 10') W/ FIRE- RESISTANT FINISHES (PER CBC CHAP 7)

(E) SEPTIC TANK TO SERVE (N) RESTROOM BLDG

(N) WASTE TREATMENT EQUIPMENT, SEPTIC SYSTEM AND EXPANSION AREA PER CIVIL (APPROX. DRIP LINE LOC'N SHOWN DASHED)

(N) ACCESSIBLE PATH OF TRAVEL TO TEMPORARY SLEEPING STRUCTURES (GRASSPAVE OR OWNER-APPROVED EQ.)

BARN FIRST FLOOR SHOWN DASHED

TEMPORARY SLEEPING TENTS (YURTS) W/ FIRE RETARDANT FABRIC FOR CAMP VISITORS. OPERATIONAL PROCEDURE IN EVENT OF FLOOD PER CAMP MANUAL

TOE IN 1' WATER 89.68

TOP C 90.34

BRIDGE C 107.48

BRIDGE C 106.16

TOP C 99.72

TOE C 89.84

TOP C 92.1

TOE C 84.66

FL CREEK C 82.66

TOE C 84.66

TOP C

A1.1 - PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

NORTH GRAPHIC SCALE: 60 30 12 0

[RIPARIAN LIMIT BASED ON SURVEY BY R&R LAND SURVEYING (JAN 27, 2013); BOUNDARY, TOPOGRAPHIC DATA AND FLOOD PLAIN UPDATED PER CROSS LAND SURVEYING (APRIL, 2018) AND QUESTA CIVIL ENGINEERS (NOV. 2018)

Revision Date	I.D.
10.17.2019	Ø
3.16.2020	1

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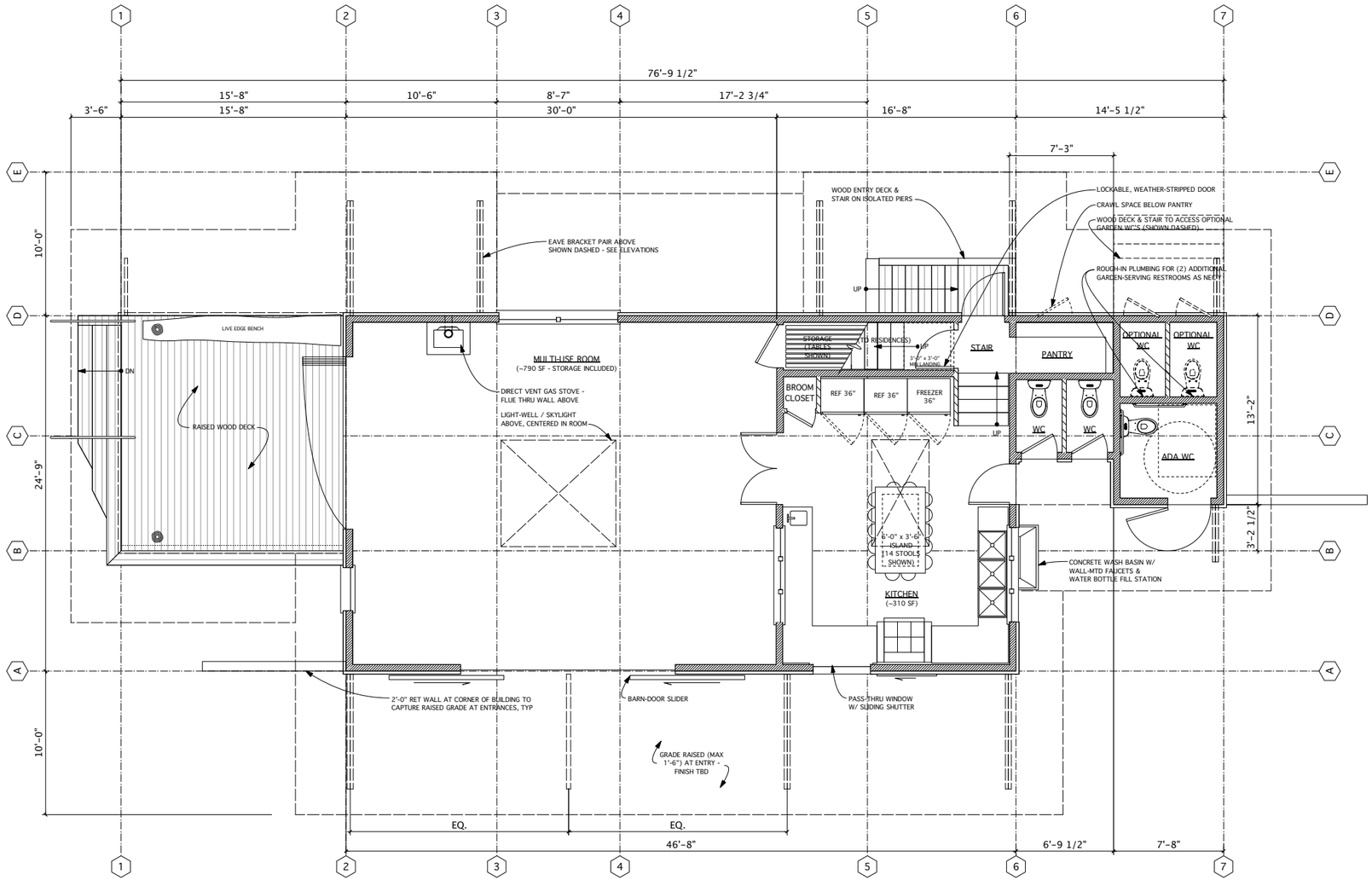
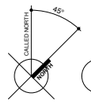
LICENSED ARCHITECT — Exp. 7.31.21 — STATE OF CALIFORNIA

DATE:	3.16.2020
JOB:	VV
SCALE:	1" = 30'-0"
DRAWN:	ATA
SHEET:	A1.1

WALL LEGEND

- 2x4 INSULATED
- 2x4 UNINSULATED
- 2x6 INSULATED
- 2x6 UNINSULATED





1 FIRST FLOOR PLAN (1320 SF FIRST FLOOR TOTAL)
SCALE: 1/4" = 1'-0"

Revision Date	I.D.

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New Barn for:
Vida Verde Outdoor Education
3540 La Honda Rd (Hwy 84)
San Gregorio, CA 94074
APN#: 081-320-060

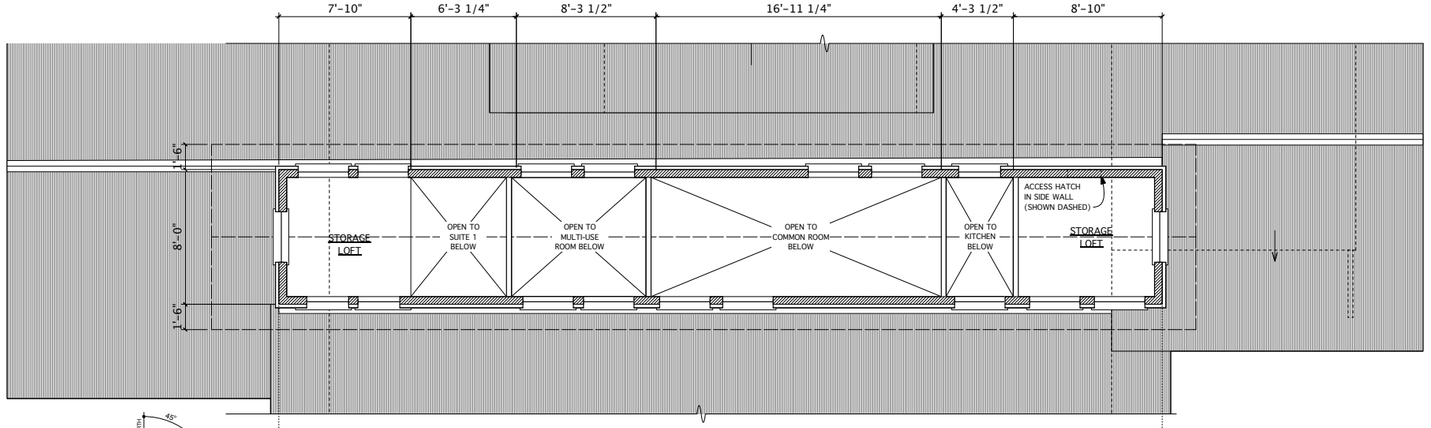
First Floor &
Pantry Level Plans

DATE:	12.20.2018
JOB:	VV
SCALE:	1/4" = 1'-0"
DRAWN:	ATA
SHEET:	A2.1

WALL LEGEND

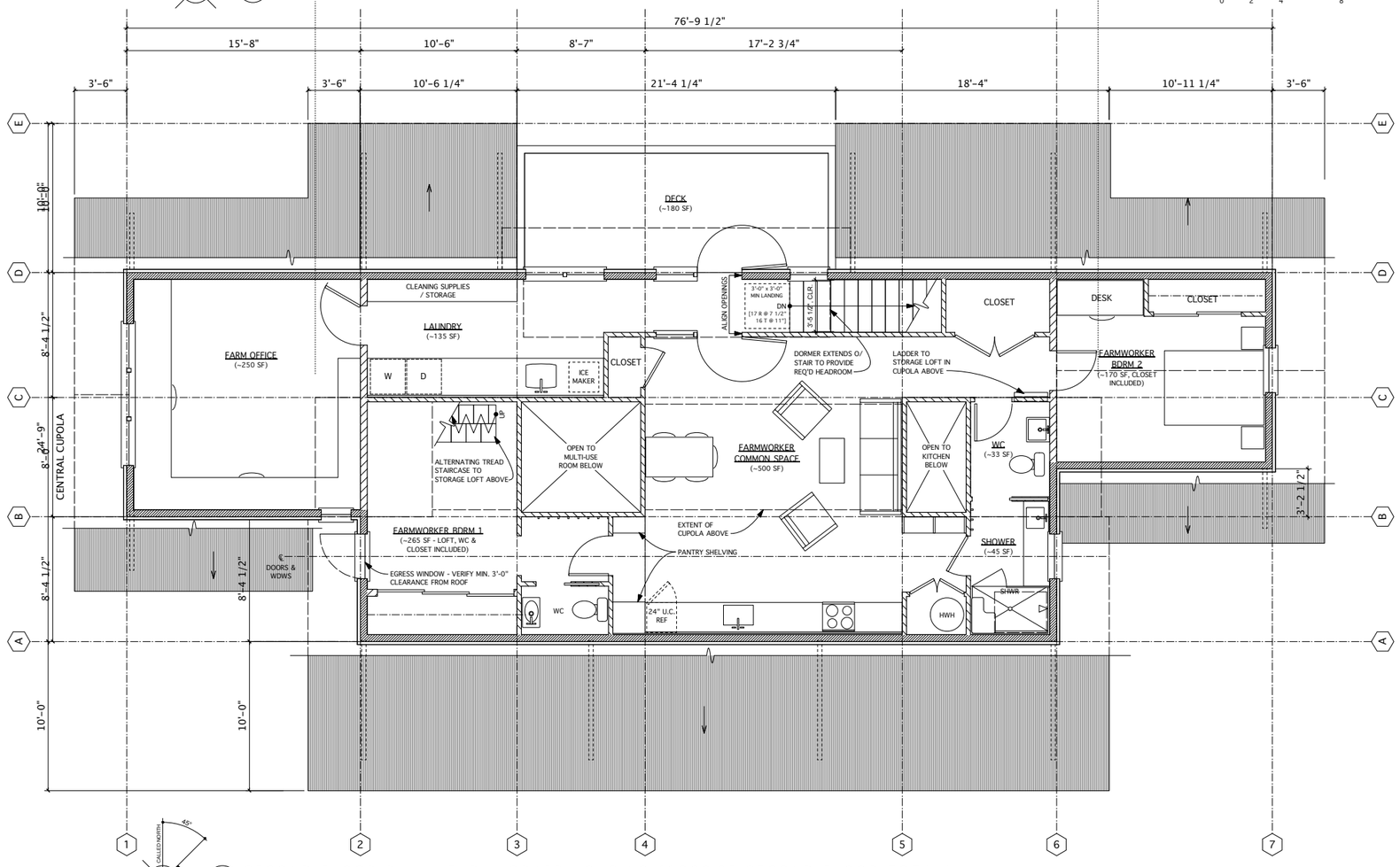
- 2x4 INSULATED
- 2x4 UNINSULATED
- 2x6 INSULATED
- 2x6 UNINSULATED

Revision Date	I.D.



2 CUPOLA / LOFT PLAN
SCALE: 1/4" = 1'-0"

0 2 4 8



1 SECOND FLOOR PLAN - FARMWORKER HOUSING (1200 SF SECOND FLOOR TOTAL)
SCALE: 1/4" = 1'-0"

0 2 4 8

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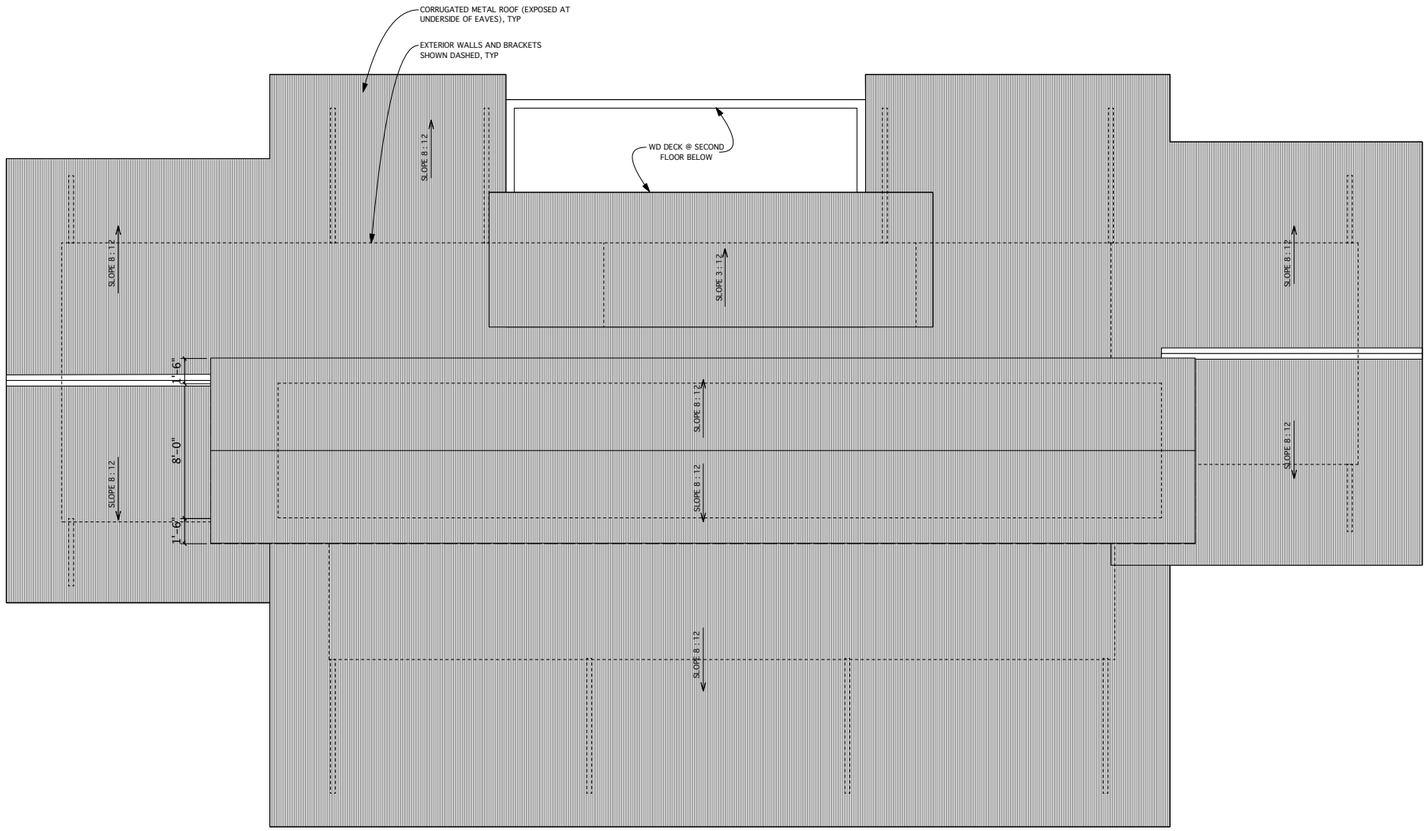
3540 La Honda Rd (Hwy 84)
San Gregorio, CA 94074
APN#: 081-320-060

Second Floor &
Loft Floor Plans

DATE:	12.20.2018
JOB:	VV
SCALE:	1/4" = 1'-0"
DRAWN:	ATA
SHEET:	A2.2



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

0 2 4 8

Revision Date	I.D.

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New Barn for:
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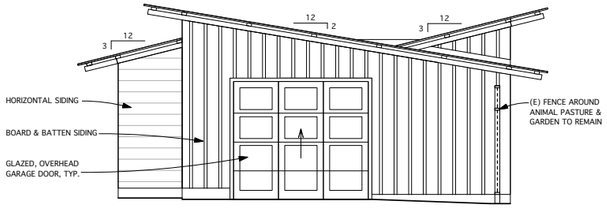
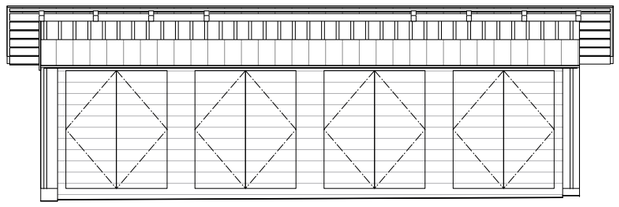
San Gregorio, CA 94074
APN#: 081-320-060

Roof Plan

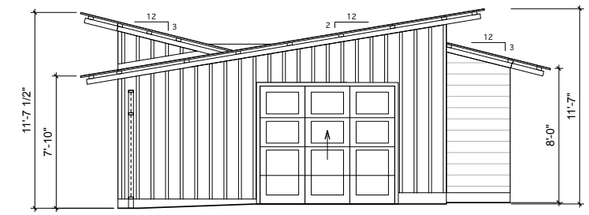
DATE: 12.20.2018
JOB: VV
SCALE: 1/4" = 1'-0"
DRAWN: ATA
SHEET: A2.3



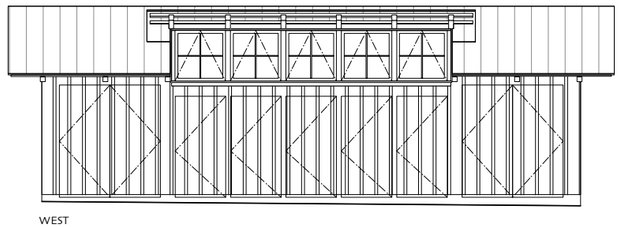
NORTH



EAST

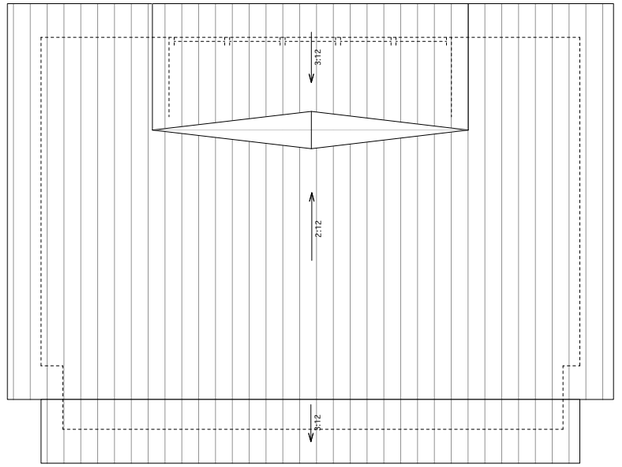


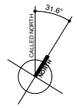
SOUTH



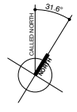
WEST

3 A2.4 AG STORAGE SHED EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"





2 A2.4 TRACTOR / TOOL / FEED SHED ROOF PLAN
SCALE: 1/4" = 1'-0"



1 A2.4 AG STORAGE SHED FLOOR PLAN (735 SF TOTAL)
SCALE: 1/4" = 1'-0"

WALL LEGEND

- 2x4 INSULATED
- 2x4 UNINSULATED
- 2x6 INSULATED
- 2x6 UNINSULATED

Revision Date	I.D.

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New Barn for:
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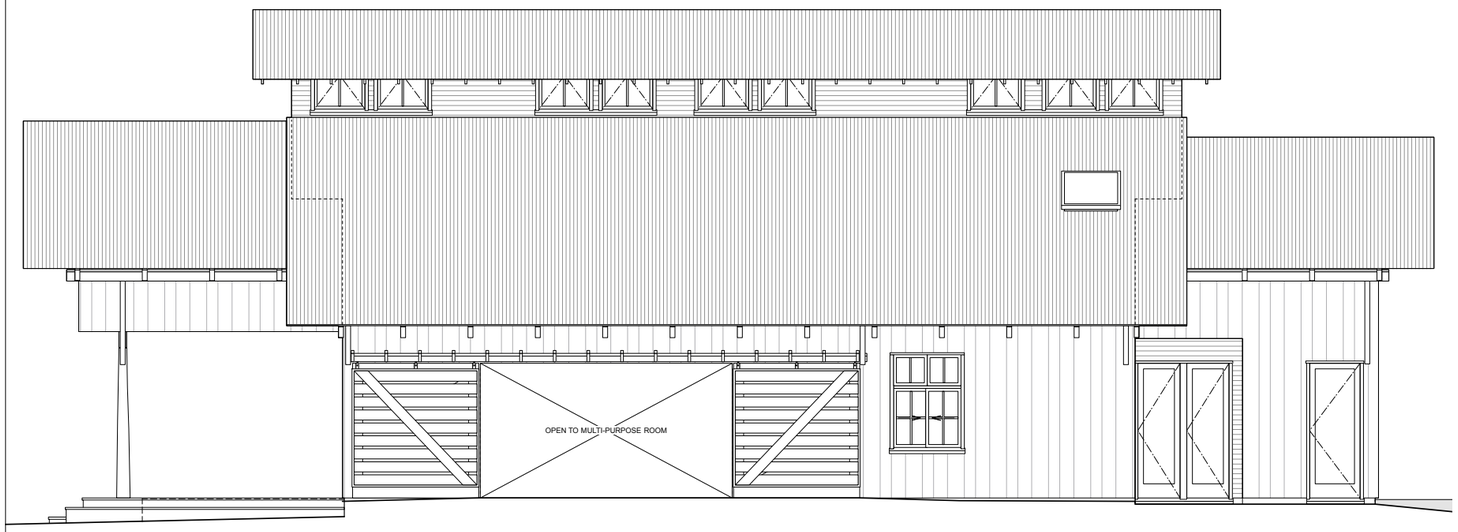
3540 La Honda Rd (Hwy 84)
San Gregorio, CA 94074
APN#: 081-320-060

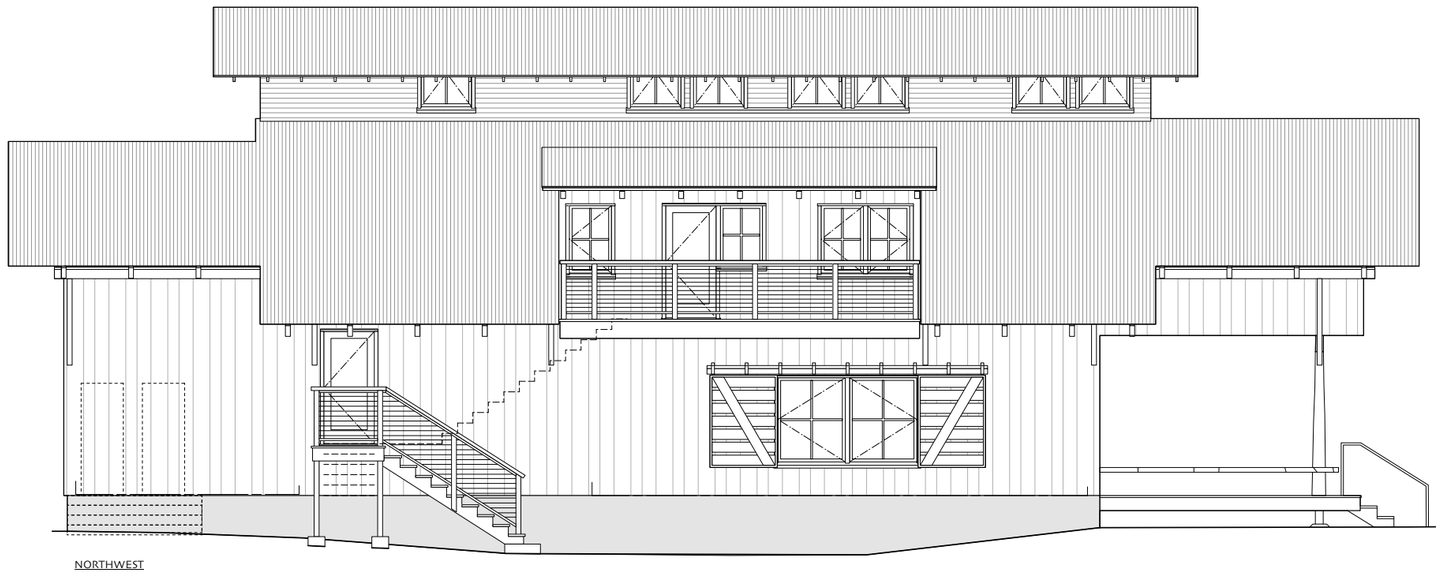
Storage Shed
Plans & Elevations

DATE: 12.20.2018
JOB: VV
SCALE: 1/4" = 1'-0"
DRAWN: ATA
SHEET: A2.4



SOUTHEAST

NORTHEAST



NORTHWEST

SOUTHWEST

1 / A3.1 STAFF HOUSING EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

Revision Date	I.D.

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New Barn Project for:
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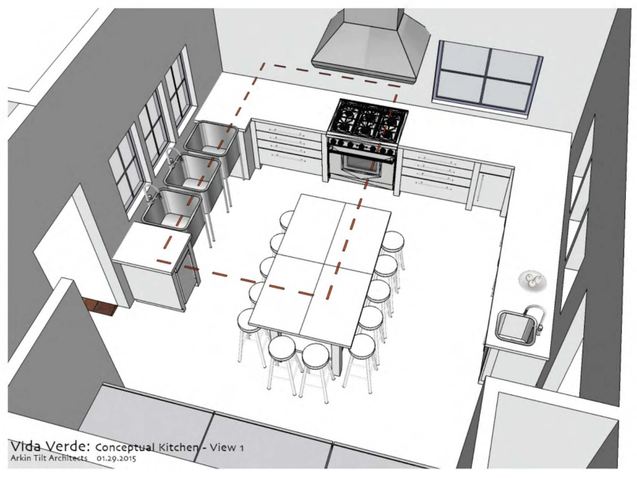
3540 La Honda Rd (Hwy 84)
San Gregorio, CA 94074
APN#: 081-320-060

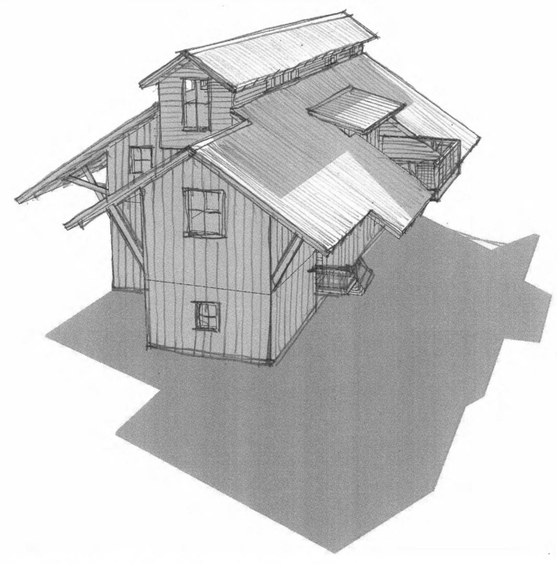
Exterior Elevations

DATE: 12.20.2018
JOB: VV
SCALE: 1/4" = 1'-0"
DRAWN: ATA
SHEET: A3.1

1 EXTERIOR RENDERING
SCALE: N.T.S.



2 COMMERCIAL KITCHEN INTERIOR VIEWS
SCALE: N.T.S.



3 3-D PERSPECTIVE AERIAL SKETCH FROM NORTH
SCALE: N.T.S.

Revision Date	I.D.

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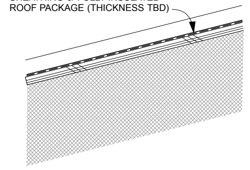
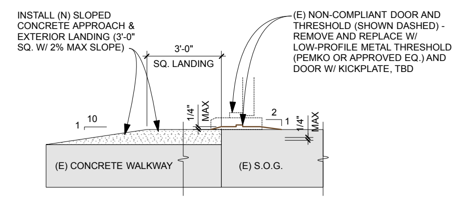
San Gregorio, CA 94074
APN#: 081-320-060

3D Views

DATE: 12.20.2018
JOB: VV
SCALE: 1/4" = 1'-0"
DRAWN: ATA
SHEET: A3.2



2 / A4.1 CLASS A ROOF DETAIL
SCALE: 1 1/2" = 1'-0"



3 / A4.1 ADA THRESHOLD AT ACCESSIBLE DWELLING
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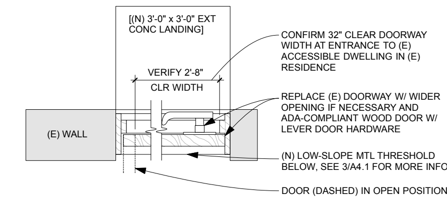
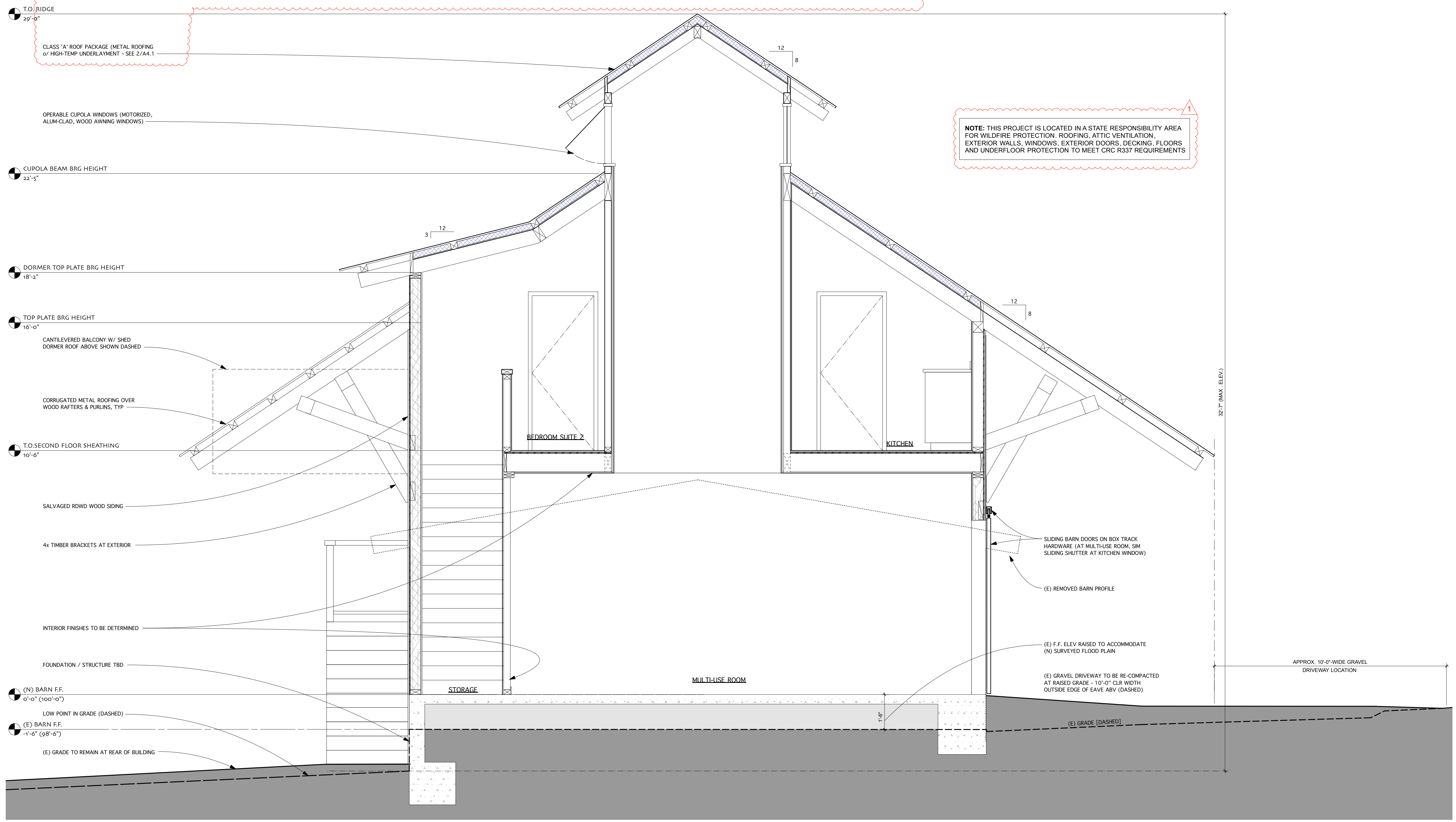


4 / A4.1 CLEAR DOOR WIDTH AT ACCESSIBLE DWELLING
SCALE: 1 1/2" = 1'-0"



NOTE: THIS PROJECT IS LOCATED IN A STATE RESPONSIBILITY AREA FOR WILDFIRE PROTECTION. ROOFING, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS, EXTERIOR DOORS, DECKING, FLOORS AND UNDERFLOOR PROTECTION TO MEET CRC R337 REQUIREMENTS

1 / A4.1 CROSS SECTION THROUGH KITCHEN AND COMMON ROOM
SCALE: 1/2" = 1'-0"

Revision Date	I.D.
10.17.2019	Ø
3.16.2020	1

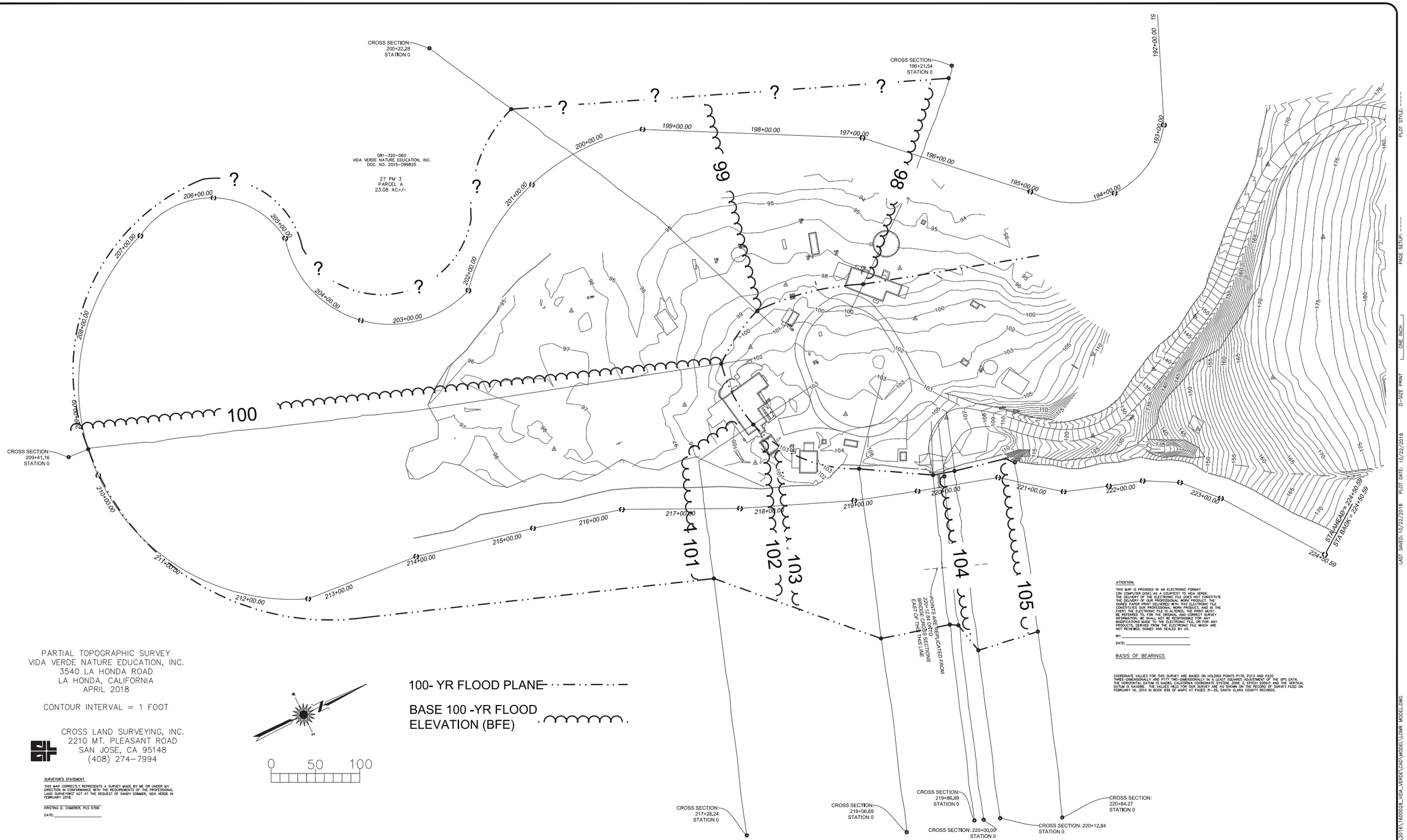
ARKIN · TILT ARCHITECTS
Ecological Planning & Design

1101 8th Street, #180
Berkeley, CA 94710
phone 510.528.9830
fax 510.528.0206
info@arkintilt.com
www.arkintilt.com

New Barn for:
Vida Verde Outdoor Education
3540 La Honda Rd (Hwy 84)
San Gregorio, CA 94074
APN#: 081-320-060

Cross Section

DATE: 3.16.2020
JOB: VV
SCALE: 1/2" = 1'-0"
DRAWN: ATA
SHEET: A4.1



ATTENTION:

THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO VIDA VERDE. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT, THE SIGNED PAPER PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO, FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE OR ANY PRODUCTS, DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BY: _____

DATE: _____

BASIS OF BEARINGS

COORDINATE VALUES FOR THIS SURVEY ARE BASED ON HOLDING POINTS P176, P213 AND P220 THREE-DIMENSIONALLY AND P177 TWO-DIMENSIONALLY IN A LEAST SQUARES ADJUSTMENT OF THE GPS DATA. THE HORIZONTAL DATUM IS NAD83, CALIFORNIA COORDINATE SYSTEM, ZONE 3, EPOCH 2009.0 AND THE VERTICAL DATUM IS NAVD88. THE VALUES HELD FOR OUR SURVEY ARE AS SHOWN ON THE RECORD OF SURVEY FILED ON FEBRUARY 14, 2010 IN BOOK 835 OF MAPS AT PAGES 31-35, SANTA CLARA COUNTY RECORDS.

PARTIAL TOPOGRAPHIC SURVEY
VIDA VERDE NATURE EDUCATION, INC.
3540 LA HONDA ROAD
LA HONDA, CALIFORNIA
APRIL 2018

CONTOUR INTERVAL = 1 FOOT

CROSS LAND SURVEYING, INC.
2210 MT. PLEASANT ROAD
SAN JOSE, CA 95148
(408) 274-7994

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SANDY SOMMER, VIDA VERDE IN FEBRUARY 2018.

KRISTINA D. COMERER, PLS 6766

DATE: _____

0 50 100

100- YR FLOOD PLANE

BASE 100 -YR FLOOD ELEVATION (BFE)

VIDA VERDE

VIDA VERDE NATURE EDUCATIONAL
3540 LA HONDA ROAD

QUESTA ENGINEERING CORP.
Civil Environmental & Water Resources
(510) 236-6114
FAX (510) 236-2423
questa@questaec.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

Sht:	Rev:	Date:	By:	Description:	App'd:

Design: ST
Drawn: FP
Checked: ST
Appr'd: ST

Vida Verde Base Flood Map
BASE FLOOD ELEVATIONS & CROSS SECTIONS

SAN GREGORIO, CA

Size: D | Project: 1600028
Scale: 1:50
Date: 10/22/2018
Sheet: **C.1**

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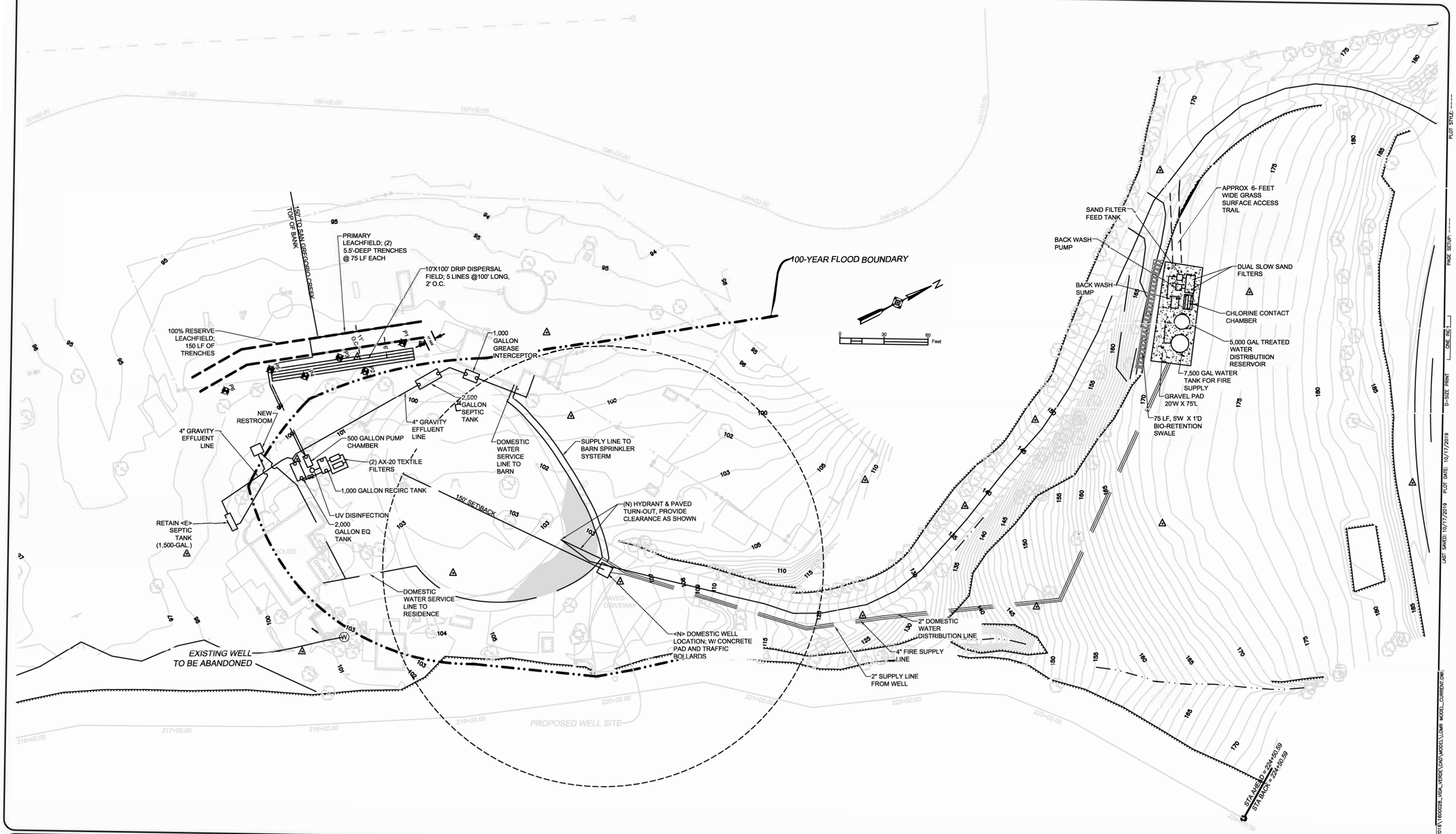

VIDA VERDE

VIDA VERDE NATURE EDUCATIONAL
3540 LA HONDA ROAD

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P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

Sht:	Rev:	Date:	By:	Description:	App'd:

Design: NH
Drawn: FP
Checked: NH
Appr'd: NH

PROPOSED WATER AND WASTEWATER FACILITIES

VIDA VERDE NATURE EDUCATION

SAN GREGORIO, CA

Size: D | Project: 1600028
Scale: 1:30
Date: 10/17/2019
Sheet: C.2

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Biotic Assessment Report Update

for Vida Verde, 3540 La Honda Road, San Gregorio, California (APN 081-320-060)

Prepared for Shawn Sears

ALBION

JUNE 2019

Biotic Assessment Report Update for Vida Verde, 3540 La Honda Road, San Gregorio, California (APN 081-320-060)

June 2019
J2019-026.01
Photo Credit: Stella D'Oro

Prepared for

Shawn Sears
Vida Verde
5360 La Honda Road
San Gregorio, California 94074

Prepared by

Sandra Menzel, MS
Albion Environmental, Inc.
1414 Soquel Avenue, Suite 205
Santa Cruz, California 95062

Executive Summary

In May 2019, Vida Verde contracted with Albion Environmental, Inc. (Albion) to conduct a Biotic Resources Assessment Update for APN 081-320-060, 3540 La Honda Road in San Gregorio, California for compliance with San Mateo County Local Coastal Program. This report is an update for the assessment conducted in April 2014 by TRA Environmental Sciences, 545 Middlefield Road, Suite 200 Menlo Park, California.

Vida Verde is proposing to modify and improve the property to better accommodate their overnight outdoor recreational camp for low-income, public elementary school students, and to provide improved housing for their staff. Improvements include replacing a single-story barn with a two-story barn within the existing footprint, installing a septic field, building staff housing, a solar array, and potentially placing one or two water storage tanks to meet fire suppression requirements.

This assessment confirms TRA Environmental Sciences (2014) findings that no rare or otherwise special-status plant species occur in the proposed development areas. Proposed new development will occur on mowed, non-native grassland within an already disturbed and developed area, and no direct or indirect impact to riparian or native grassland habitat is anticipated.

Five special-status animal species have potential to occur within the proposed development areas: California red-legged frog (*Rana draytonii*), western pond turtle (*Actinemys marmorata*), San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), pallid bat (*Antrozous pallidus*), and San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens).* Of these five species, woodrats could potentially be adversely impacted by construction activities. Demolition of the barn could potentially impact bat species other than pallid bats, and demolition as well as any new construction could potentially impact nesting birds if work is conducted during the breeding season (February 1–August 31).

Implementation of the avoidance and minimization measures included in this assessment will protect biological resources during demolition and construction at this property.

Contents

List of Figures

Introduction

1

On 3 June 2019, Albion Environmental, Inc.'s (Albion) senior biologist, Sandra Menzel, assessed biotic resources that could potentially be impacted during proposed construction activities at the Vida Verde property (APN 081-320-060), 3540 La Honda Road in San Gregorio, San Mateo County, California (Figure 1). This report is intended as an abbreviated update for the comprehensive assessment conducted in April 2014 by TRA Environmental Sciences, 545 Middlefield Road, Suite 200 Menlo Park, California.

Figure 1. Location of the Vida Verde property in San Gregorio, San Mateo County, California.

Proposed Action

2

Vida Verde's proposal, as detailed in their submittal from December 2018, includes the following uses/development components:

1. A new two-story barn to replace the existing barn/garage, with a kitchen, agricultural processing / student common area, five student restrooms, and farmworker housing on the second floor for Vida Verde's permanent farm manager (and family).
2. Repair or alteration to the existing single-family residence to accommodate permanent operational/educational staff, and provide an ADA-accessible unit.
3. A new standalone guest restroom near the camping area.
4. A new agricultural storage shed
5. Erection of primitive temporary camping teepees for overnight use by students and their adult chaperones.
6. Additional storage facilities to support the agricultural operation.
7. A new wastewater treatment system, including repair of the existing septic tank and abandonment of the existing leach field.
8. Abandonment of the old well (following completion of the new well under Permit PLN2018-00457 and the construction of the water system herein).
9. Water distribution, treatment, and storage infrastructure.
10. Ground-mounted solar panels.
11. Driveway turnouts for fire safety.
12. Staff parking, including a designated accessible paved parking space.
13. Visitor parking spaces.
14. Use of the existing yurt for agricultural storage.

Habitat and Protected Species Considerations

3

This report update summarizes considerations of potential impacts to biological resources within the proposed development areas at the Vida Verde property. Approximately six acres of the 23-acre property are currently used for Vida Verde's operations. The majority of the property is undeveloped. Existing structures include a single family home, a small cottage, a barn, and several outbuildings.

All proposed new development components will be sited outside of the creek floodplain, riparian setback, prime agricultural soils, and outside of the 50-foot setback from the edge of riparian vegetation. The new barn is proposed to be built within the existing 1,341 ft^2-footprint of the current barn. Proposed new development will occur on mowed, non-native grassland within an already disturbed and developed area. No direct or indirect impact to riparian or native grassland habitat is anticipated. The septic field is proposed to be installed in a flat, grassy area between the house and the vegetable garden. The staff housing and solar array are proposed to be built in a grassy, flat area near the property entrance at La Honda Road. One or two water tanks are proposed to be placed alongside the asphalt driveway. Although a variety of ornamental trees and shrubs, fruit trees, as well as native tree species, such as coast live oak (*Quercus agrifolia*), occur within the development areas, limited tree or shrub removal and/or trimming is anticipated.

This assessment confirms TRA Environmental Sciences (2014) findings that no rare or otherwise special-status plant species occur in the proposed development areas. Five special-status animal species have potential to occur within the proposed development areas: California red-legged frog (*Rana draytonii*), western pond turtle (*Actinemys marmorata*), San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), pallid bat (*Antrozous pallidus*), and San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens).* Demolition of the barn and any new construction could impact nesting birds if work is conducted during the breeding season (February 1–August 31). We discuss potential impacts for each of these five species and nesting birds in Section 4 below.

Potential Effects on Biological Resources

4

Proposed development will occur in already disturbed, mowed, non-native grassland which affords minimal suitability to four of the special-status wildlife species listed below. Also, Vida Verde staff and school groups constantly frequent these areas and likely deter presence of sensitive species. For more detailed species accounts please see the 2014 TRA Environmental Sciences report. Habitat conditions described in their report are still valid.

CALIFORNIA RED-LEGGED FROG

California red-legged frogs are known to occur in San Gregorio Creek and may be found within the creek at the property. California red-legged frogs also use upland habitat; however, the areas proposed for development provide limited suitable refugia (such as wet areas, logs, burrows, etc.). Project activities are not expected to adversely impact the California red-legged frog.

WESTERN POND TURTLE

Western pond turtles are known to occur in San Gregorio Creek; however the reach of creek within the property is mostly shallow (2-12 inches) and does not provide preferred habitat for this species. Project activities are not expected to adversely impact the western pond turtle.

SAN FRANCISCO GARTER SNAKE

San Francisco garter snakes are known to occur along San Gregorio Creek and may occur near the creek within the property. Project activities are not expected to adversely impact the San Francisco garter snake because these snakes avoid disturbed, open areas with human presence.

PALLID BAT

Pallid bats are uncommon along the San Mateo coast and the species has a low likelihood to occur on the property. Pallid bats are sensitive to disturbance and are therefore unlikely to roost in the barn where human activity regularly occurs. Project activities are not expected to adversely impact pallid bats.

Other species of bats, protected by Fish and Game Code, may have day roosts in crevices under the roof of the barn. Demolition of the barn could impact day-roosting bats.

SAN FRANCISCO DUSKY-FOOTED WOODRAT

San Francisco dusky-footed woodrats are a California Species of Special Concern (https://www.wildlife.ca.gov/Conservation/SSC/Mammals) and occur on site. Their well-established lodges occur near proposed development areas. Construction activities could adversely impact woodrats.

NESTING BIRDS

Nesting birds are protected by California Fish and Game Code and under the federal Migratory Bird Treaty Act. Suitable nesting habitat occurs throughout the proposed development areas. Nest substrates may include trees, shrubs, grasses, buildings, the creek bank, and bare ground. Construction activities could adversely impact nesting birds during the breeding season (February 1–August 31).

Avoidance and Minimization Measures

5

The following measures are recommended prior to and/or during construction to avoid or minimize potential effects to biological resources:

SAN FRANCISCO DUSKY-FOOTED WOODRAT

We recommend a survey for San Francisco dusky-footed woodrat lodges within the development areas prior to construction activities. California Department of Fish and Wildlife requires disturbance-free buffers of 50 feet around each lodge. Woodrat lodges that cannot be avoided shall be dismantled by a qualified biologist during the time of year that would least impact breeding woodrats (November–January). Dismantling shall be conducted slowly to avoid impacting neonate woodrats. If neonates are detected in the lodge, dismantling shall cease and the lodge will be checked every 48 hours to determine if the neonates are still present. Dismantling can continue once the neonates are no longer present and have either been weaned from their mothers, or the mothers have moved them from the nest.

NESTING BIRDS

If possible, barn demolition, vegetation trimming/removal, and initial earth work should be conducted outside the breeding season (September 1–January 31). If these activities occur during the breeding season, a qualified biologist will need to conduct a survey for nesting birds within five days prior to the proposed start of construction. If an active nest is detected in the construction area, work will be delayed until the young fledge, and/or a disturbance-free buffer will need to be established around the nest. California Department of Fish and Wildlife usually accepts a 50-foot buffer for passerine nests, and a 250-foot buffer for most raptor nests. A qualified biologist shall monitor the behavior of the birds at the nest site to ensure that they are not disturbed by project-related activities. Nest avoidance and/or monitoring shall continue during project-related construction work until the young have fledged, are no longer being fed by the parents, and have left the nest site. At that time the nest buffer may be removed and work may commence.

DAY-ROOSTING BATS

Day roosting bats may occur in crevices of the barn roof. The roof and trim should be carefully removed with hand tools. Removal should be conducted towards the end of the day, when bats naturally emerge from their day roosts.

NON-NATIVE PLANT SPECIES AVOIDANCE

All construction vehicles that may have been exposed to non-native, invasive plant species and may carry seeds shall be washed (tires and undercarriage) before entering the property. If fill is needed, native soil shall be used. All rock, aggregate, fiber rolls, or other construction materials, if needed, shall be certified weed-free.

WATERSHED PROTECTION AND MAINTENANCE

Best Management Practices according to San Mateo County's Watershed Protection and Maintenance Standards shall be incorporated into the project design to protect the water quality of nearby San Gregorio Creek (https://publicworks.smcgov.org/watershed-protection-and-maintenance-standards). Project activities are not expected to adversely impact the watershed.

Biotic Assessment Report
for
APN # 081-320-060
Vida Verde, San Gregorio, California

For compliance with
San Mateo County
Local Coastal Program

Prepared for:

Vida Verde
Shawn Sears
3540 La Honda Road
San Gregorio, CA 94074

Prepared by:

TRA Environmental Sciences
545 Middlefield Road, Suite 200
Menlo Park, CA 94025
(650) 327-0429

May 2014

Biotic Assessment Report
for APN # 081-320-060
Vida Verde, San Gregorio, California

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1. Project location (include USGS Township, Range and Section)

The project site is located at 3540 La Honda Road, San Gregorio, approximately 3 miles east of the Pacific Ocean. The project site is located in the San Gregorio USGS quad in Township 01N and Range 01E (Figures 1 and 2).

2. Assessor's Parcel Number and any applicable Planning Permit numbers

APN: 081-320-060

3. Owner/Applicant: Shawn Sears

Address: 3540 La Honda Road, San Gregorio, CA 94074
Phone: (650) 747-9288

4. Principal Investigators (attach a qualification summary to the report).

This report was prepared by Autumn Meisel, Senior Biologist, TRA Environmental Sciences, Inc. (TRA). Graphics were prepared by Sarah Daniels, Biologist III and GIS Analyst, TRA. See Appendix A for qualification summaries.

5. Report summary (briefly state the results of the report, habitat type, rare, endangered, or unique species present, anticipated impacts, and proposed mitigation measures.)

This report documents the existing biological resources at APN #081-320-060 in San Gregorio, unincorporated San Mateo County. The project site was surveyed for biological resources on April 14, 2014. San Gregorio Creek flows in an oxbow through the property. San Gregorio Creek is a perennial, blue line stream that flows from the Santa Cruz Mountains to its mouth at the Pacific Ocean at San Gregorio State Beach.

The project site is privately owned and is home to Vida Verde, a non-profit organization that provides environmental education to underserved grade school children. The majority of the project site is earthen, either undeveloped or farmed (vegetable garden and goat and chicken pasture). Structures that have been developed on site include a single family home, a small cottage, a barn, and several outbuildings. Approximately 6 acres of the 23-acre Vide Verde property are actively used for Vida Verde's operations.

Vida Verde has proposed a site plan that would expand the existing, single-level barn to a two-level barn within the existing footprint and construct a septic field, ag storage building, solar array, and potentially one or two water storage tanks to meet fire suppression requirements. Other than the barn, which is existing, these features have yet to be fully designed and their precise location and size had not been finalized at the time this report was prepared. Development on the property is constrained by several factors, including the creek flood zone, riparian set back, and prime agricultural soil.

The majority of the property is well vegetated with native and non-native trees, grasses, and riparian vegetation. The riparian corridor is continuous on both sides of the creek and supports a

dense cover of woody riparian species with an herbaceous understory. All proposed development would be outside of the 50-foot setback from the edge of riparian vegetation.

Based on the habitat observed on the property and a careful study of rare plants with potential to occur in the region, it was determined that no rare or otherwise special-status plants have potential to occur on the property. Seven special-status animal species were found to have potential to occur in the project area, including steelhead (*Oncorhynchus mykiss irideus*), coho salmon (*Oncorhynchus kisutch*), California red-legged frog (*Rana draytonii*), western pond turtle (*Actinemys marmorata*), San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), pallid bat (*Antrozous pallidus*), and San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*).

No impacts to special-status species are anticipated to result from implementation of the proposed project because all of the proposed development is located in areas that do not contain suitable habitat for the species. Barn construction could impact nesting birds if work is conducted during the bird nesting season. Measures are proposed to avoid impact to nesting birds, including timing work outside of the nesting season, or if unavoidable, conducting a pre-construction survey for nesting birds. Construction of the barn could negatively impact day roosting bats that may be present in crevices under the roof. An avoidance measure is proposed to significantly reduce potential impact to roosting bats.

It is recommended that Best Management Practices from San Mateo County's Watershed Protection and Maintenance Standards be incorporated into the project design to protect the water quality of nearby San Gregorio Creek.

This project would not contribute to any negative cumulative impacts on environmental resources.

6. Project and property description (describe the proposed project and property, including the size, topographic characteristics, water resources, soil types, and land uses on the property and in the vicinity up to a radius of one-quarter mile. Include a map of the area from the USGS 7.5-minute quadrangle series.)

The property is approximately 23 acres in size and is home to Vida Verde, a non-profit organization that provides environmental education for underserved grade school children. The property is located in a rural setting just south of La Honda Road and within an oxbow of San Gregorio Creek, approximately 3.3 miles east of the Pacific Ocean (Figures 1 and 2). The project site is accessed via an asphalt driveway that drops down from La Honda Road. The elevation at La Honda Road is 186 feet, and the developed property sits at 98 feet. Thus the driveway drops down a slope approximately 88 feet to the flat, developed portion of the property. The bed of the creek sits at an average elevation of 90 feet along the oxbow.

San Gregorio is a small community in unincorporated San Mateo County that supports low population density and primarily agricultural and rural development. The area surrounding the property up to and beyond a one-quarter mile radius is a mix of rural-residential and undeveloped open space.

Approximately 6 acres of the 23-acre Vide Verde property are actively used for Vida Verde's operations. Structures on site include a single-family home, small cottage, single-story barn, yurt, and several outbuildings. An asphalt drive leads onto the property from La Honda Road, and parking areas on site are on permeable gravel. Agricultural development on site includes a vegetable garden, fruit trees, and a pasture for goats and chickens. The property is well vegetated with native and non-native trees, non-native grassland, and riparian vegetation along the creek. A portion of the property is located within the flood zone of the creek and some soils on site are mapped as prime agricultural soils, limiting development potential (Figure 3).

San Gregorio Creek is a perennial, blue-line creek that originates on the western ridges of the Santa Cruz Mountains where it courses southwest through steep forested canyons. The San Gregorio Creek main stem begins at the confluence of Alpine and La Honda Creeks, from where it flows 12 miles through rolling grasslands and pasturelands where it ends in a lagoon at San Gregorio State Beach. The lagoon at its seasonal largest, is about five acres and six feet deep, and serves as habitat for tidewater goby (*Eucyclogobius newberryi*) and rearing steelhead. Coho salmon do not rear in the lagoon but outgoing smolts use it to physiologically prepare for migration to saltwater.

With approximately 45 miles of blue line streams, San Gregorio is one of nine priority creeks slated by California Department of Fish and Wildlife (CDFW) for coho reintroduction (Natural Heritage Institute 2010). In addition, San Gregorio Creek is considered a Critical Coastal Area (CCA) by the California Coastal Commission. Of the 101 CCAs in California, San Gregorio Creek is one of the ten highest priority watersheds based on existing water quality conditions, value and sensitivity of coastal resources, new or expanding threats to beneficial uses, and degree of local support for watershed-based planning efforts (Natural Heritage Institute 2010).

Several soil types are present on site, with the majority of soil being *Corralitos sandy loam, gently sloping*, which is typically found in flood plains, *Gazos loam, very steep, eroded*, found where the creek bank is steep and eroded, and *Mixed alluvial land*, also typical of flood plains and classed as excessively drained (NRCS 2014).

The owners of Vida Verde propose to increase the value of the barn for environmental education and outreach by adding a second story, working within the barn's existing footprint (1,341 square feet in size). Other modifications proposed for the property include a septic field, a building for ag storage, a solar array, and potentially one or two water tanks to meet fire suppression requirements (Figure 3a). An alternative site plan has been developed (Figure 3b) that would relocate the barn. Both alternatives are discussed under impacts, below. All new features have been located in the few areas that meet all requirements of being outside of the creek floodplain, riparian setback, and prime agricultural soils. The septic field is proposed in a flat grassy area between the house and vegetable garden. The solar array is proposed in a grassy flat area near the property entrance at La Honda Road. Locations for the water tank(s) have not yet been determined, but are likely to be staged somewhere alongside the asphalt driveway.

All proposed development would be outside of the 50-foot setback from the edge of riparian vegetation. No tree or shrub removal or trimming is anticipated at this time. A schedule for this project has not yet been determined.

7. Methodology (briefly describe the survey methods used in preparing the report and show on an appropriately scaled map the location of sample points, transects, and any additional areas surveyed in the vicinity of the project.)

The site was surveyed for biological resources by TRA Senior Biologist Autumn Meisel on April 14, 2014. Prior to the site visit, the California Natural Diversity Database (2014) was consulted for records of special-status species occurrences in the project area. The property and San Gregorio Creek were visually inspected, and areas where property modifications are proposed were evaluated and photographed. The edge of riparian vegetation and 50-foot setback had already been mapped over most of the property by another biologist prior to TRA's site visit. TRA completed the riparian mapping using an aerial image and ground truthing, and submitted these data to the applicant's architect for incorporation into the project plans.

8. Results (at length, describe the botanical and zoological resources of the project site. To the extent possible, describe the food chain of the habitat and how the proposed project will impact those resources. Use both common and scientific names and please indicate references used.)

The property outside of the riparian corridor is primarily non-native grassland. Dominant grass species include wild oat (*Avena fatua*), soft chess (*Bromus hordeaceus*), and rip-gut brome (*Bromus diandrus*). Grassland around the farm and residential facilities where project activities are kept mowed. Within the grassland is a variety of trees, both ornamental species that have been planted, such as fruit trees and Monterey pine (*Pinus radiata*), as well as native species such as coast live oak (*Quercus agrifolia*), red alder (*Alnus rubra*) and Fremont cottonwood (*Populus fremontii*). Photos of the property are provided in Appendix B.

The riparian corridor is continuous on both sides of the creek and supports a dense cover of woody riparian species with an herbaceous understory. Dominant woody species include willow (*Salix*) species, box elder (*Acer negundo*), red alder, and blue elderberry (*Sambucus cerulea*). Common riparian herbaceous species observed include stinging nettle (*Urtica dioica*), thimbleberry (*Rubus parviflorus*), and non-native poison hemlock (*Conium maculatum*).

Avian species observed during the site visit include house finch (*Carpodacus mexicanus*), lesser goldfinch (*Carduelis psaltria*), American robin (*Turdus migratorius*), yellow-rumped warbler (*Dendroica coronata*), and Anna's hummingbird (*Calypte anna*). A wide variety of passerine and birds of prey are expected to occur in the project region and may nest or forage on site. Nesting substrate varies among species of birds, but can include trees and shrubs, buildings, cliff faces, and on the ground.

Common reptile and amphibian species that are expected to be found in the project region include coast garter snake (*Thamnophis elegans terrestris*), Santa Cruz garter snake (*Thamnophis atratus atratus*), western fence lizard (*Sceloporus occidentalis*), arboreal salamander (*Aneides lugubris*), California slender salamander (*Batrachoseps attenuates*), and Pacific treefrog

(*Pseudacris regilla*). Mammals that may move through and forage on site include black-tailed (mule) deer (*Odocoileus hemionus*), gray fox (*Urocyon cinereoargenteus*), deer mouse (*Peromyscus maniculatus*), California vole (*Microtus californicus*), and raccoon (*Procyon lotor*), among others.

The scientific names used for plant species for this report are based on The Jepson Manual (Baldwin et al 2012). The scientific names used for animal species are based on Sibley (2003), Reid (2006), McGinnis (2006), and Stebbins (2003).

Food Chain Resources

With perennial San Gregorio Creek winding through the property, the site provides high quality foraging habitat for a variety of wildlife. The creek and adjacent riparian corridor provide a food chain resource for insects, fish, amphibians, birds, reptiles and mammals. Vegetation found around the developed farm and residential facilities of the property also offer foraging habitat for wildlife. The proposed project would not negatively impact food chain resources of the site because the project is restricted to the existing barn footprint and an area of non-native grassland that do not provide high quality foraging or nesting habitat for biological resources, and the project includes best management practices to protect the water quality in the creek. Neither the creek nor riparian habitat will be directly impacted because project activities are restricted to the existing barn footprint and to limited areas of non-native grassland adjacent to existing facilities.

9. List all direct and indirect impacts of the proposed project on the habitat. Include within the discussion an evaluation of the perceived cumulative biological impacts associated with the project.

All of the proposed project activities occur outside of the 50-foot riparian buffer and would be conducted within the existing footprint of the 1,341 square foot barn or within mowed, non-native grassland that occurs among the developed farm and facilities. There would be no direct or indirect impacts on riparian habitat. A loss of non-native grassland habitat would occur where the solar array, water tanks, and staff housing is built, and a temporary impact would occur where the septic field is installed. No indirect impacts to grassland habitat are anticipated.

An alternative site design had been proposed that would relocate the barn to a grassland area near the existing garden, rather than modify the barn on its existing footprint. From a biological perspective, the proposed design that would work within the barn's existing footprint is preferred. The existing barn is located directly adjacent to the animal pasture, gravel driveway, and in front of the yurt. This is an area already receiving higher human use and therefore provides less value for wildlife. The alternative location was set further away from existing facilities and is closer to the riparian corridor and the wildlife resources there.

Project activities are located away from San Gregorio Creek and are not expected to negatively impact creek water quality. However, it is still prudent to incorporate water quality protection measures into the project in order to reduce impacts to aquatic species habitat. It is recommended that Best Management Practices (BMPs) in San Mateo County's Watershed Maintenance and Protection Plan (2004) be incorporated into the project design.

This project would not contribute to any negative cumulative impacts on environmental resources. Only minor site modifications and development are proposed. There are several issues that may be impairing ecological conditions in the watershed, including water quantity, fine sediment sources and effects on the riparian ecosystem, stream temperature, turbidity, and bacteria levels, and non-native invasive species. Projects that contribute to these issues may have a negative cumulative impact on the environment. The proposed project at Vida Verde would not impact water quality or riparian vegetation, release sediment into the creek, nor change the stream temperature, turbidity or bacteria levels. A measure to minimize the potential that non-native plant species are introduced to the site during site construction is described under question 11, below.

10. List and discuss all probable impacts to threatened, rare, endangered or unique species either listed or proposed by the Local Coastal Program, a Federal or State agency, or the California Native Plant Society, both on-site and within an area of one-quarter mile radius from the project location.

Based on the habitat observed on the property and a careful study of rare plants with potential to occur in the region (CNDDB 2014 and CNPS 2010), it was determined that no rare or otherwise special-status plants have potential to occur within the project area because areas where ground disturbance will occur are already disturbed and mowed and support only non-native grassland. No rare plants were observed within the project area during the site survey.

From the CNDDB database (2014) and the preparer's knowledge of special-status wildlife species and their habitat requirements, a list was created of special-status species with potential to occur in the region. A total of 15 special-status animal species were considered for their potential to occur on site, and these species are listed in Table 1. The habitat requirements for most of these species are not met on site (Table 1). Seven species could occur in the habitats found on the site, including steelhead, coho salmon, California red-legged frog, western pond turtle, San Francisco garter snake, pallid bat, and San Francisco dusky-footed woodrat.

Table 1. Special status animal species that were considered for their potential to occur onsite.

Species Name	Status	Habitat Present or Absent	Potential to Occur Onsite	Rationale
Myrtle's silverspot (*Speyeria zerene myrtleae*)	FE	A	No	No suitable habitat (sand dune and coastal prairie) present.
Tidewater goby (*Eucyclogobius newberryi*) and Critical Habitat	FE, SSC	A	No	No suitable habitat present in project area (restricted to San Gregorio estuary). San Gregorio Creek and estuary mapped as Critical Habitat.
Coho salmon (*Oncorhynchus kisutch*) and Critical Habitat	FE, SE	P	Low	Known historically in San Gregorio Creek. The creek is mapped as Critical Habitat and National Marine Fisheries Service identifies the Watershed as one of

Species Name	Status	Habitat Present or Absent	Potential to Occur Onsite	Rationale
				the 28 focus watersheds for recovery of Coho (Natural Heritage Institute 2010).
Steelhead-Central California Coast ESU (*Oncorhynchus mykiss irideus*) and Critical Habitat	FT	P	Yes	Species occurs in San Gregorio Creek.
Longfin smelt (*Spirinchus thaleichthys*)	FC, ST, SCC	A	No	No suitable habitat present (pelagic species).
Western snowy plover (*Charadrius alexandrinus nivosus*)	FT, SSC	A	No	No suitable habitat (beach or sand dune) present.
Saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*)	SSC	A	No	No suitable habitat (saltmarsh) present.
Marbled murrelet *(Brachyramphus marmoratus)*	FT, SE	A	No	No old growth trees to provide nesting habitat present on site.
Bank swallow (*Riparia riparia*)	ST	P	Low	Suitable habitat present along eroding creek bank, but no evidence of the species or nests observed.
California clapper rail (*Rallus longirostris obsoletus*)	FE, ST	A	No	No suitable habitat (tidal mudflat) present.
California red-legged frog *(Ranadraytonii)* and Critical Habitat.	FT, SSC	P	Yes	Species may be present in San Gregorio Creek.
Western pond turtle (*Actinemys marmorata*)	SSC	P	Moderate	Species may be present in San Gregorio Creek.
San Francisco garter snake (*Thamnophis sirtalis tetrataenia*)	FE, SE, SFP	P	Low	Species may be present in San Gregorio Creek, although preferred marsh habitat not found on site.
Pallid bat (*Antrozous pallidus*)	SSC	P	Moderate	Moderately suitable habitat present, although species uncommon in region.
San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*)	SSC	P	Yes	Woodrats houses present on site.

Notes: FE – Federal endangered; FT – Federal threatened; FC- Federal Candidate; SE – State endangered; ST – State threatened; SSC – California species of special concern; SFP – State Fully Protected.

Steelhead

Steelhead is the anadromous form of *O. mykiss*, spending a portion of its life cycle in fresh water and a portion in salt water. The older juvenile and adult life stages occur in the ocean, until the adults ascend freshwater streams to spawn. Unlike Pacific salmon, steelhead are iteroparous, or capable of spawning more than once before death. Although one-time spawners are the great majority, repeat spawners are relatively numerous in California streams. Eggs (laid in gravel nests called redds), alevins (gravel dwelling hatchlings), fry (juveniles newly emerged from stream gravels) and young juveniles all rear in freshwater until they become large enough to migrate to the ocean to finish rearing and maturing to adults. Although variation occurs, coastal California steelhead usually live in freshwater for 2 years, then spend 1 or 2 years in the ocean before returning to their natal stream to spawn. Adult steelhead typically immigrate to tributaries of San Francisco Bay between November and April, peaking in January and February. Adult steelhead are generally not present in streams between May and October.

Steelhead are known to occur in San Gregorio Creek (Natural Heritage Institute 2010 and CNDDB 2014) and may spawn within the stretch of creek that winds around the property. Proposed project activities would not result in adverse impacts to steelhead because no project activities would occur within or cause impact to the creek bed, banks, or riparian corridor. Recommendations for protection of water quality are provided under question 11, below.

Coho Salmon

Like steelhead, coho salmon are anadromous and adults migrate from a marine environment into freshwater streams and rivers of their birth in order to mate. Coho spend approximately the first half of their life cycle rearing and feeding in streams and small freshwater tributaries. Spawning habitat is small streams with stable gravel substrates. . As the time for migration to the sea approaches, juvenile coho salmon lose their parr marks, a pattern of vertical bars and spots useful for camouflage, and gain the dark back and light belly coloration used by fish living in open water. Their gills and kidneys also begin to change at this time so that they can process salt water. In their freshwater stages, coho feed on plankton and insects, and switch to a diet of small fishes as adults in the ocean. Adults return to their stream of origin to spawn usually at around three years old. Some precocious males known as "jacks" return as two-year-old spawners. Coho salmon spawn only once and then die (semelparity). Spawning males develop a strongly hooked snout and large teeth. Females prepare several redds where the eggs will remain for 6-7 weeks until they hatch.

Coho salmon are known to occur historically in San Gregorio Creek. According to the San Gregorio Creek Watershed Management Plan, small numbers of coho salmon are observed in San Gregorio Creek, although detailed information on their life history in the watershed is not available (Natural Heritage Institute 2010). The creek is mapped as Critical Habitat and the National Marine Fisheries Service identifies the Watershed as one of the 28 focus watersheds for recovery of Coho. It is unlikely that coho salmon are present in San Gregorio Creek within the project area given the rarity of this species in the watershed. Proposed project activities would not result in adverse impact to coho salmon because no project activities would occur within or

cause impact to the creek bed, banks, or riparian corridor. Recommendations for protection of water quality are provided under question 11, below.

Bank Swallow

The Bank Swallow is rarely found far from water. Social and always active, this small brown and white bird nests in colonies sometimes numbering in the thousands. Bank Swallows nest exclusively in the fresh banks or earthen walls cut by moving water, usually at lower elevations. They prefer meandering streams and rivers. Artificial banks created incidentally by mining are also used. Foraging and migrating occur over fields, streams, wetlands, farmlands, and still water. The bank swallow feeds and drinks almost exclusively on the wing. They consume bees, wasps, ants, beetles, and flies primarily from the air, but occasionally from the water surface. They eat no plant material. Arriving before the females, male bank swallows select a colony, then a nest site 3 to 12 feet above the base of a bank or cliff. With his beak, the male begins to dig a hole, which the pair will finish together. The swallows use their bills, wings, and feet to excavate. Breeding appears to be synchronized within the colony.

An eroded stream bank present at the north end of the property near La Honda Road provides suitable nesting habitat for bank swallow. However, no swallows or nests were observed during the site survey. No project activities would occur along the stream bank, and proposed project activities would not result in adverse impact to bank swallow.

California Red-legged Frog

The California red-legged frog uses a variety of habitat types, including various aquatic, riparian, and upland habitats. California red-legged frogs can use many aquatic systems, provided a permanent water source, ideally free of nonnative predators, is nearby. However, individual frogs may complete their entire life cycle in a pond or other aquatic site that is suitable for all life stages. California red-legged frogs breed in aquatic habitats such as marshes, ponds, deep pools and backwaters in streams and creeks, lagoons, and estuaries. Breeding adults are often associated with dense, shrubby riparian or emergent vegetation and areas with deep (greater than 27 inches) still or slow-moving water. However, the frog often successfully breeds in artificial ponds with little or no emergent vegetation and has been observed in stream reaches that are not covered in riparian vegetation. California red-legged frogs spend a substantial amount of time resting and feeding in riparian and emergent vegetation. The moisture and camouflage provided by the riparian plant community may provide good foraging habitat and may facilitate dispersal in addition to providing pools and backwater aquatic areas for breeding.

California red-legged frog is known from San Gregorio Creek (Natural Heritage Institute 2010 and CNDDB 2014) and may be found within the stretch of creek that winds around the property. Project activities are proposed on an existing structure (barn) and on non-native grassland that is mowed and within the developed portion of the site. California red-legged frogs use upland habitat, however the areas proposed for development do not provide refugia (such as wetted areas, logs, burrows, etc.) for the species. The species is unlikely to move through the developed portion of the property as San Gregorio Creek is wetted year round and thus provides a much more suitable movement corridor for the frog than the developed, upland habitat found within

the creek's oxbow. In addition, the species is nocturnal and migration typically occurs at night. Project activities are not expected to adversely impact California red-legged frog.

Western Pond Turtle

The western pond turtle is a small to medium-sized turtle growing to approximately 8 inches in carapace length. It is limited to the west coast of the United States and Mexico. Western pond turtles occur in both permanent and intermittent waters, including marshes, streams, rivers, ponds, and lakes. They favor habitats with large numbers of emergent logs or boulders, where they aggregate to bask. They also bask on top of aquatic vegetation or position themselves just below the surface where water temperatures are elevated. Western pond turtles seek refuge in deep water, under submerged logs and rocks, in beaver burrows and lodges, and by "swimming" into deep silt. Western pond turtles are omnivorous and most of their animal diet includes insects, crayfish and other aquatic invertebrates. Females produce 5-13 eggs per clutch. They deposit eggs either once or twice a year. They may travel some distance from water for egg-laying, moving as much as 1/2 mile away from and up to 300 feet above the nearest source of water, but most nests are with 300 feet of water. The female usually leaves the water in the evening and may wander far before selecting a nest site, often in an open area of sand or hardpan that is facing southwards.

Western pond turtle has been recorded in San Gregorio Creek (Natural Heritage Institute 2010), although the reach of creek within the project area is typically too shallow (2-12 inches) to provide preferred habitat for this species. Project activities are proposed on an existing structure (barn) and on non-native grassland that is mowed and within the developed portion of the site. Project activities are not expected to adversely impact western pond turtle.

San Francisco Garter Snake

The preferred habitat for San Francisco garter snake (SFGS) is a densely vegetated pond near an open hillside where it can sun, feed, and find cover in rodent burrows; however, markedly less suitable habitat can be successfully used. Temporary ponds and other seasonal freshwater bodies are also appropriate. Emergent and bankside vegetation such as cattails, bulrushes, and spike rushes apparently are preferred and used for cover. The zone between stream and pond habitats and grasslands or bank sides is characteristically utilized for basking, while nearby dense vegetation or water often provide escape cover. San Francisco garter snakes forage extensively in aquatic habitats. Adult snakes feed primarily on California red-legged frogs. They may also feed on juvenile bullfrogs (*Rana catesbeiana*), but they are unable to consume adults; in fact, adult bullfrogs prey on juvenile garter snakes. Newborn and juvenile SFGS depend heavily upon Pacific treefrogs as prey. On the coast, SFGS hibernates in the winter. Although mating can occur in the fall, the first warm days of March encourage encounters as SFGS emerge from their hibernacula and concentrate in nearby aquatic habitat.

San Francisco garter snake is known from San Gregorio Creek (Natural Heritage Institute 2010 and CNDDB 2014) and may be found within the stretch of creek that winds around the property. Project activities are not expected to adversely impact San Francisco garter snake because ground-disturbing activities are confined to non-native grassland areas within the developed

portion of the property. There is regular human presence here, including school groups, and the grass is kept mowed. SFGS avoids disturbed, open areas with human presence. The solar array and staff housing will be built in grassland adjacent to La Honda Road.

Pallid Bat

The pallid bat can be found in arid regions with rocky outcroppings, to open, sparsely vegetated grasslands. Water must be available close by to all sites. They typically will use three different types of roosts. A day roost which can be a warm, horizontal opening such as in attics, shutters or crevices; the night roost is in the open, but with foliage nearby; and a hibernation roost, which is often in buildings, caves, or cracks in rocks. Pallid bats are susceptible to mild disturbance which cause them to abandon their roost. Pallid bats will eat a variety of prey items. These can include crickets, scorpions, centipedes, ground beetles, grasshoppers, cicadas, praying mantis and long-horned beetles. They have been known to eat lizards and rodents. What is unique to the pallid bat is that it catches its food almost exclusively on the ground as opposed to while in flight. Maternity colonies are rather small in size, ranging from 20-100 animals. Mating takes place in the fall resulting in usually two babies being born in the late spring.

Pallid bat has been recorded in the project area (CNDDB 2014), however the species is uncommon on the San Mateo coast and has only a low likelihood to occur on site. Pallid bats are sensitive to disturbance and are therefore unlikely to roost in a small barn where there is regular human activity, including school group activity. There is no suitable pallid bat roosting habitat that would be impacted by proposed construction activities.

San Francisco Dusky-footed Woodrat

The San Francisco dusky-footed woodrat occurs from the Golden Gate Bridge to just inside the Santa Cruz County line and also in the East Bay. It is associated with riparian, oak woodland and redwood forest. San Francisco dusky-footed woodrat is a medium-sized rodent with a body around 7 inches long, nose to rump, and a furred tail. Dusky-footed woodrats are relatively common and widespread in California, but their complex social structure makes them particularly vulnerable to disturbance. San Francisco dusky-footed woodrat build mounded stick houses that may range in size from 3 to 8 feet across at the base and as much as 6 feet tall, and they tend to live in colonies of 3 to 15 or more houses. The houses can be quite complex inside, with multiple chambers for general living, nesting, latrine use, food storage, and other activities. The availability of suitably-sized sticks may limit the number of woodrat houses. Each house is occupied by a single adult; adult females share the house with their litters for a few months until the young disperse to nearby nests. Adult females live in the same house until they die, when the house is taken over by one of the female offspring. In this manner houses may be occupied and maintained by the same family for decades. Individual houses may persist for 20 to 30 years.

San Francisco dusky-footed woodrats occur on site, with houses found only within the woody riparian corridor. No woodrat houses occur or would occur in the non-native grassland areas where construction activities are proposed and no adverse impact to San Francisco dusky-footed woodrat is anticipated.

Nesting Birds

Nesting birds, including raptors, are protected by State Fish and Game code Section 3503, which reads, "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." Passerines and non-passerine land birds are further protected under the federal Migratory Bird Treaty Act (MBTA). The avian nesting season is from February 1 to August 15.

With the project site's close proximity to San Gregorio Creek, trees and shrubs found on the property offer attractive nesting habitat for a variety of birds. Some birds such as house finch may also nest on buildings found on site, including the barn. Some species of birds nest on the ground, however ground-nesting birds are unlikely to utilize the mowed, non-native grassland that surrounds the farm and residential facilities where the project is proposed. Construction of the barn could impact nesting birds if conducted during the nesting season. If vegetation is trimmed or removed as part of project activities, this could also impact nesting birds.

Roosting Bats

Although pallid bat is unlikely to roost in the barn, other species of bats that are not special-status but that are still protected by Fish and Game Code may roost in the barn. No evidence of roosting bats was observed during the site visit, but bats may escape detection and could be present. Bats may have day roosts in crevices under the roof. Construction of the second level of the barn could impact day roosting bats. Bats disturbed from their day roost get disoriented and may be unable to locate a new roost or suffer predation.

11. Tabulate by significant impact all feasible mitigation measures proposed to reduce the level of impact and explain how such measures will be successful.

Impact	Mitigation Measure	Impact after Mitigation	Implementation
Earthwork could negatively impact creek water quality if dirt or contaminants are allowed to enter the stream.	Best Management Practices (BMPs) described in San Mateo County's Watershed Protection and Maintenance Standards will be incorporated into project design (San Mateo County 2004). These may include BMPs for containment, equipment fueling, and timing of work, among others. How construction will proceed will determine what BMPs are relevant to the project. BMPs can be found on the County's website at https://publicworks.smcgov.org/watershed-protection-and-maintenance-standards.	None. Water quality within San Gregorio Creek will not be negatively impacted by project activities.	Project construction contractor, with oversight from Vida Verde.
If conducted during the avian nesting season, barn modification and removal or	To avoid impacts to nesting birds, barn construction and vegetation trimming or removal shall be scheduled to take place outside of the breeding season (February 1 to August 15). However, if these activities will occur during the breeding season, a qualified biologist shall	None. Nesting birds protected by the Migratory Bird Treaty Act and Fish	Vida Verde, coordinating with the construction contractor and biological

Impact	Mitigation Measure	Impact after Mitigation	Implementation
trimming of vegetation may negatively impact nesting birds.	conduct a survey for nesting birds within five days prior to the proposed start of construction. An active nest is defined as a nest having eggs or chicks present, or a nest that adult birds have staked a territory and are displaying, constructing a nest, or are repairing an old nest. If active nests are not present, construction can take place as scheduled. If more than 5 days elapses between the initial nest search and the start of vegetation removal or barn construction, it is possible for new birds to move onto the barn or into vegetation and begin building a nest. If there is such a delay, another nest survey shall be conducted. If an active nest(s) is detected on the barn, barn construction shall be delayed until the young have fully fledged, are no longer being fed by the parents, and have left the nest site, as determined by a qualified biologist. If an active nest(s) is detected, work will be delayed and a buffer will be established around the nest. California Department of Fish and Wildlife usually accepts a 250-foot radius buffer around passerine and small raptor nests, and up to a 1,000-foot radius for large raptors. A qualified biologist shall monitor the behavior of the birds (adults and young, when present) at the nest site to ensure that they are not disturbed by project-related activities. Nest monitoring shall continue during project-related construction work until the young have fully fledged, are no longer being fed by the parents and have left the nest site. The nest buffer may be removed and work may commence.	and Game Code will be protected from adverse impact.	monitor.
Construction of the barn could negatively impact day roosting bats that may be present in crevices under the roof.	The roof and trim should be carefully removed with hand tools, with particular care taken around cracks and crevices. Removal should be conducted at dusk, which is close to the time bats naturally emerge from day roosts.	The potential of impact to day-roosting bats will be significantly reduced.	Project construction contractor, with oversight from Vida Verde.
Heavy equipment and other machinery and construction materials can be	All construction vehicles entering the site that may have entered weed-infested areas (such as at other construction sites) prior to arriving at Vida Verde shall first wash the tires and undercarriage of the vehicles before entering the project site. If fill is	The potential for non-native plant introduction will be	Project construction contractor, with oversight from Vida Verde.

Impact	Mitigation Measure	Impact after Mitigation	Implementation
a source of non-native plant introduction to the site.	needed, native soil will be used. All rock, aggregate, fiber rolls, or other construction material, if needed, will be certified weed-free.	significantly reduced.	

12. <u>Certification</u>. I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

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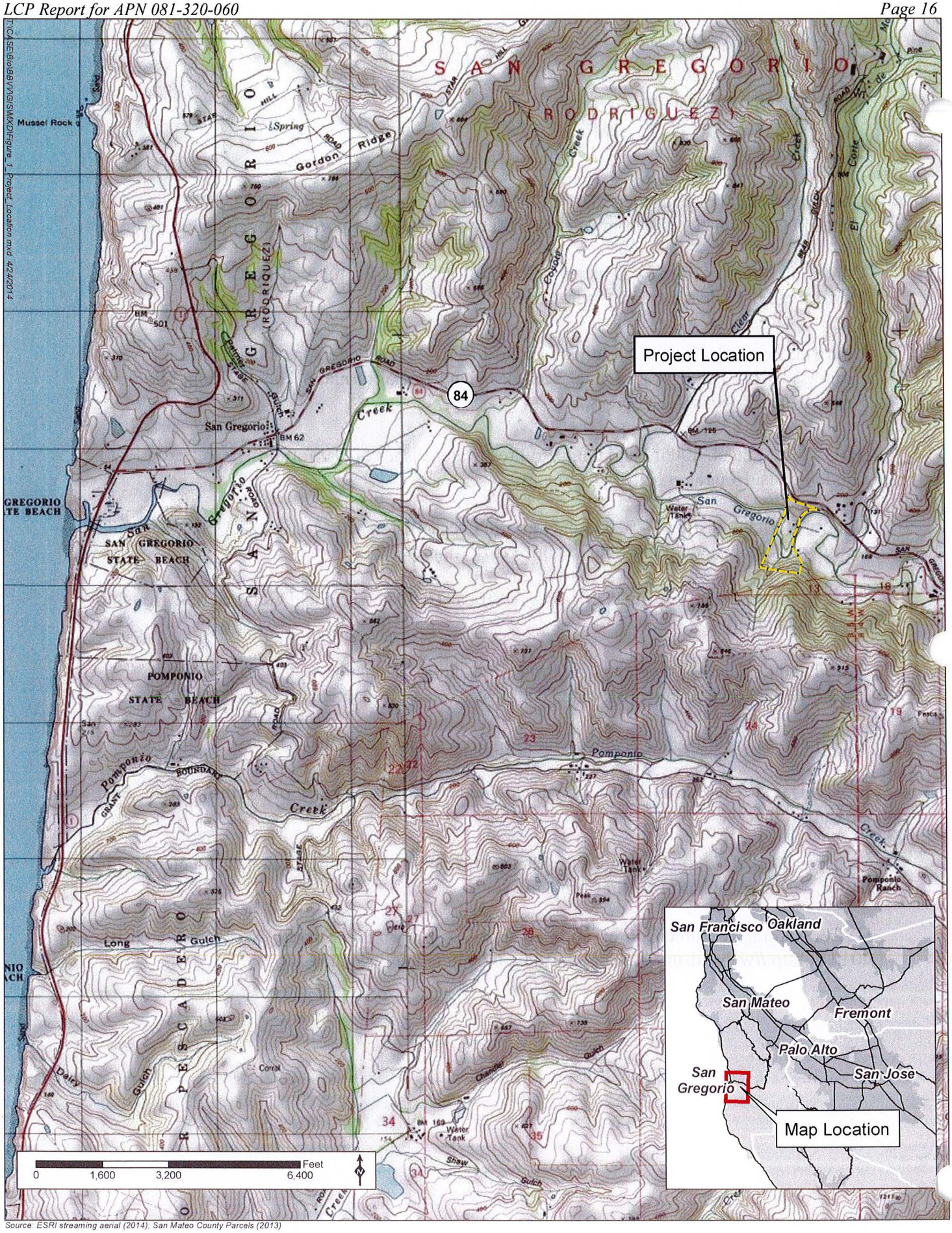


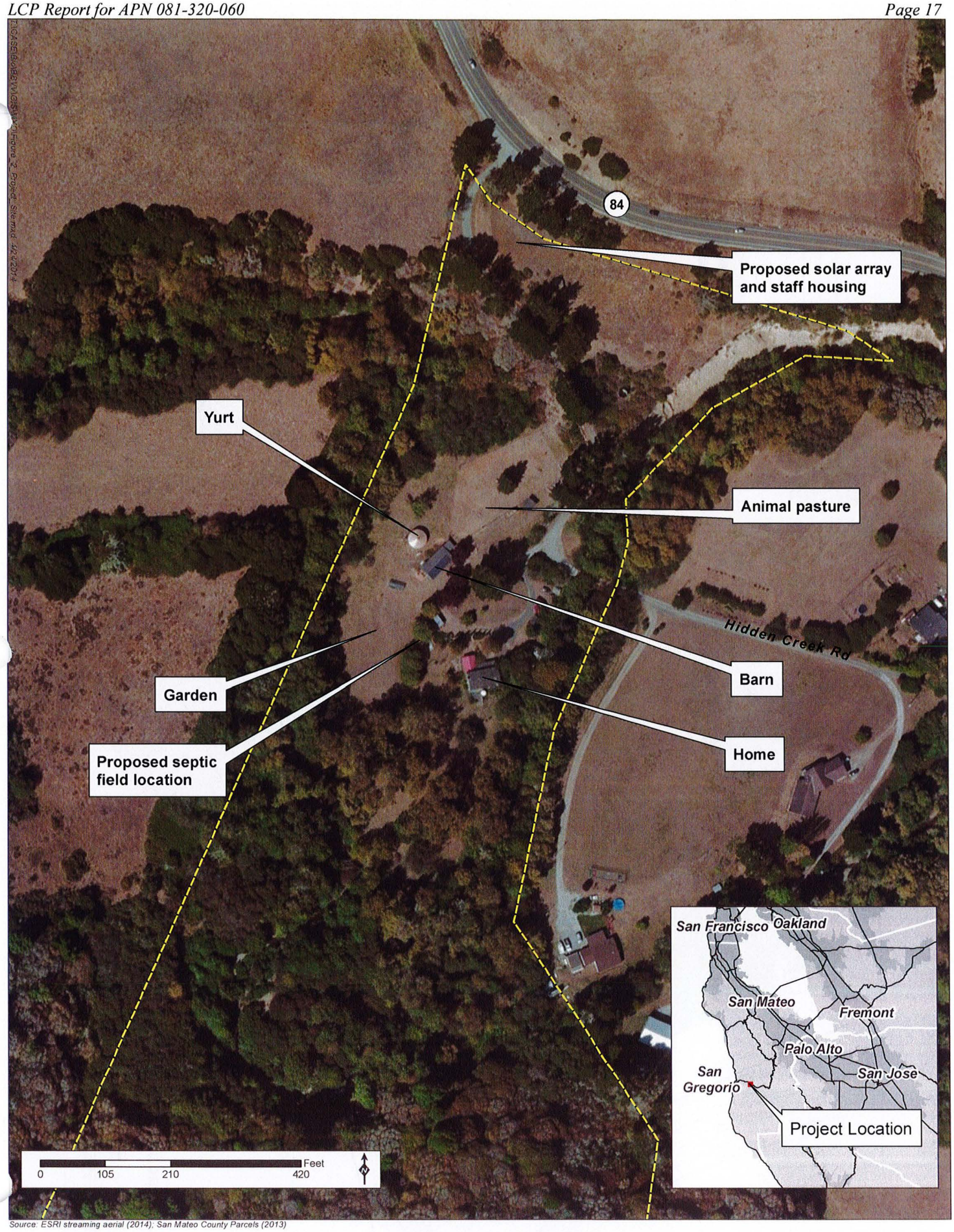
Source: ESRI streaming aerial (2014); San Mateo County Parcels (2013)

Study Area

Figure 1 Project Location

3540 La Honda Rd, San Gregorio, CA

TRA ENVIRONMENTAL SCIENCES, Inc.

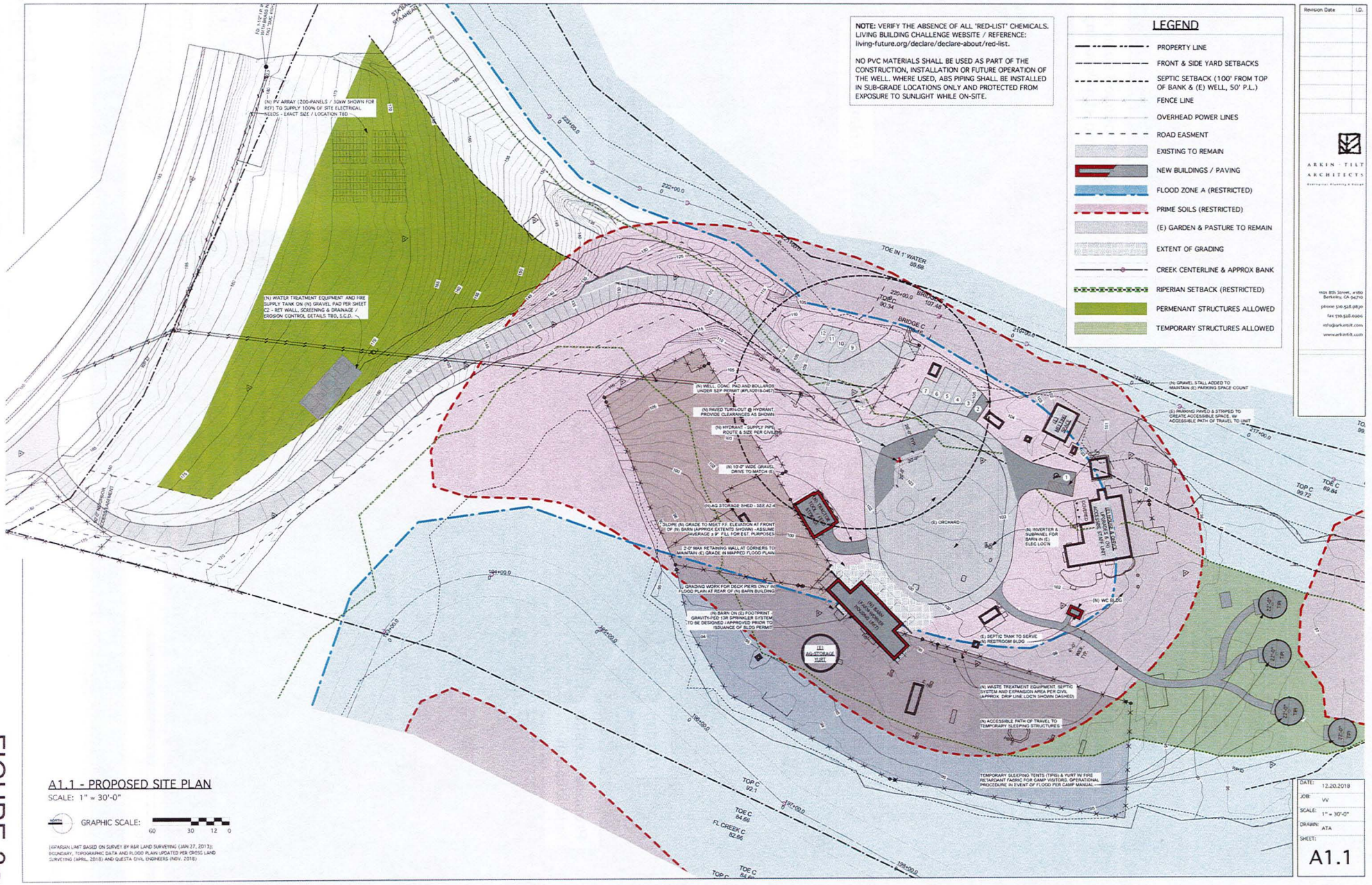


Source: ESRI streaming aerial (2014); San Mateo County Parcels (2013)

Study Area

Figure 2 Project Site

3540 La Honda Rd, San Gregorio, CA



A1.1 - PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE: 60 30 12 0

(RIPARIAN LIMIT BASED ON SURVEY BY R&R LAND SURVEYING (JAN 27, 2013); BOUNDARY, TOPOGRAPHIC DATA AND FLOOD PLAIN UPDATED PER CROSS LAND SURVEYING (APRIL, 2018) AND QUESTA CIVIL ENGINEERS (NOV. 2018)

FIGURE 3a

Appendix A. Principle Investigator Qualifications

AUTUMN MEISEL, SENIOR BIOLOGIST

Autumn Meisel is an ecologist specialized in habitat assessment and management, with a focus on sensitive species conservation. She joined TRA as a staff biologist in 2005 and is competent in overall site and habitat assessment, biological monitoring, Endangered Species Act consultation, and landscape level planning and management. She has worked with numerous local, public municipalities, providing biological consultation services for improvement projects such as roads, pipelines, and bridges, park management plans, habitat restoration plans, and development projects.

Ms. Meisel has worked as project manager for a variety of clients on projects ranging from small, single-family home developments to capital improvement projects and the implementation of Habitat Conservation Plans. Ms. Meisel has a working relationship with the regulatory agencies and provides clients with guidance in regulatory compliance. She is skilled in her understanding of the regulations with respect to the Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, Fish and Game Code, Local Coastal Policy Programs, and CEQA significance. She excels in her ability to creatively find solutions to complex issues while ensuring that regulations are met and sensitive resources are protected.

In the field, Ms. Meisel has experience in plant and wildlife identification, reconnaissance-level site surveys, wetland delineations, construction monitoring, mitigation monitoring, and vegetation and wildlife monitoring. Ms. Meisel has experience surveying for and providing management recommendations for rare plants, nesting birds, bats, and a variety of special-status species including California red-legged frog, California tiger salamander, listed butterflies, burrowing owl, western pond turtle, and San Francisco dusky-footed wood rat, among others. Ms. Meisel has a background in fire ecology and has worked with CalFire on vegetation management planning.

Ms. Meisel also has expertise in habitat restoration at degraded sites and has overseen invasive weed control efforts, native out-planting, and plant establishment maintenance. She has lead volunteer groups in restoration work and provided education to others about ecology and resource management. Ms. Meisel has aided in prioritizing restoration needs when resources were limited and has designed experimental vegetation management methods to better understand how to best meet desired goals so that resources may be put to the greatest use.

Educational Background

San Francisco State University, San Francisco

Master of Conservation Ecology

U.C. San Diego, La Jolla

Bachelor of Science, Ecology, Behavior, and Evolution

SARAH DANIELS, BIOLOGIST III, GIS ANALYST

Sarah Daniels joined TRA as an environmental analyst and biologist, bringing her seven years of experience in NEPA analysis, biological assessments, and planning documentation. She has been the project manager for city-wide planning projects, reconnaissance biological evaluations, and environmental assessments. Ms. Daniels utilizes GIS analysis in environmental and resource management planning to find optimal solutions and to create exemplary graphics. She brings a diverse set of ecological and planning skills and natural resources knowledge to her work. She has participated in numerous public meetings and thoroughly encourages outreach in all of her projects.

At TRA, she has been contributing to the GIS analysis of biological resources, recreational resources, land use and zoning, as well as producing figures for CEQA documentation. Prior to joining TRA, Ms. Daniels participated in wetland delineations, rare plant surveys, recreation and visual resource planning, biological resources field work, and military planning working as an environmental planner.

Educational Background

Duke University, Nicholas School of the Environment, Durham, NC

Master of Environmental Management

Certificate in Geospatial Analysis

Duke University, Durham, NC

Bachelor of Science, Biology

Appendix B. Representative Photos of the Site Taken April 14, 2014

Photo 1. View of animal pasture and barn from the property's driveway. Dense and mature riparian corridor shown wrapping around the property.

Photo 2. Grey barn would gain a second level. Yurt located behind the barn and the animal pasture is adjacent to the barn.

Photo 3. Existing vegetable garden.

Photo 4. Location of proposed septic field

Photo 5. Flat and grassy opening at the top of the property near La Honda Road that is proposed for development of a solar array.

Photo 6. View of San Gregorio Creek

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

From: Martinez, Erik@Coastal
To: Angela Chavez
Subject: Vida Verde Nature Education ISMND CCC Comments
Date: Thursday, July 29, 2021 5:17:27 PM

Hi Angela,

Thank you for the opportunity to provide comments on the ISMND for this project. Vida Verde looks like an amazing place and a wonderful opportunity for kids to learn about nature. That being said, I only have a few clarifying questions and comments regarding the proposed development:

1. The PAD zoning district allows for mainly agriculturally related development on PAD zoned parcels, along with additionally listed uses with a planned agriculture permit (i.e. public recreation, scientific/research facility, commercial recreation, and school, etc.). Which allowable use is the County considering the proposed development to fall under?

2. Sheet A1.1 of the proposed project plans shows that there will be a new gravel stall added to maintain the existing parking space count and a new(?) gravel lined bioswale for site drainage on the north east side of the property within the riparian buffer zone. Similarly, the new accessible staff unit also appears to be within the riparian buffer zone. LUP policy 7.12 states that impervious surfaces are an allowable use in riparian buffers only if no feasible alternatives exist. Could the new gravel stall be located elsewhere? Did the applicant consider different alternatives for the new stall? If alternative options were not explored to this end, we would recommend conducting such an analysis. Additionally, LUP policy 7.12 states that residential uses on existing legal building sites are allowed within buffer zones only if setback 20 feet from the limit of riparian vegetation, no feasible alternative exists and no other building site on the parcel exists. Based on the provided project plans it seems like the new accessible staff unit is located within an existing house/office building. Will the new accessible staff unit be sited entirely within the same footprint of the existing building? What does the minor remodel of the existing building include and entail? Please elaborate on what is new versus what is existing.

3. LUP Policy 9.9 states that development located within flood hazard areas shall employ the standards, limitations and controls contained in Chapter 35.5 of the San Mateo County Ordinance Code. Based on the provided project plans, it appears that part of the proposed development is withing Flood Zone Area A (i.e. the new barn/farm worker housing unit). What standards, limitations and controls will be implemented to reduce flood losses? We would recommend adding provisions to this end in order to ensure LCP consistency.

Best,

Erik

July 28, 2021

County of San Mateo
Attn: Angela Chavez
455 County Center, Second Floor
Redwood City, CA 94134

COUNTY OF SAN MATEO (COUNTY), MITIGATED NEGATIVE DECLARATION (MND), VIDA VERDE EDUCATION CAMP PROJECT (PROJECT); STATE CLEARINGHOUSE NUMBER 2021060533

Dear Ms. Angela Chavez:

Thank you for the opportunity to review the MND for the proposed Project. The State Water Resources Control Board, Division of Drinking Water (State Water Board) is responsible for issuing water supply permits administered under the Safe Drinking Water Act and will require a new or amended water supply permit for the above referenced Project. A project requires a permit if it includes water system consolidation or changes to a water supply source, storage, or treatment or a waiver or alternative from Waterworks Standards (California Code of Regulations title 22, chapter 16 et. seq).

The proposed Project includes establishing a camp for low income, 4th-6th grade students through the Vida Verde Nature Education non-profit organization. The proposed overnight camping would accommodate up to 35 people, including 30 guests (students/chaperones) and five permanent staff, housed in the existing residence.

New proposed development includes a new 2,890 square foot (sq. ft.) two-story barn (for meeting, cooking and eating, plus restrooms on lower floor; restrooms and sleeping rooms upstairs for staff), three 400 sq. ft. and one 320 sq. ft. outdoor camping structures for student and chaperones, a new 100 sq. ft. detached student restroom, a new 735 sq. ft. equipment storage building, a minor remodel of the existing house to accommodate permanent operational/educational staff and provide an ADA-accessible unit, installation of a new septic system, improved water storage facilities, a 200-panel ground-mounted solar system, a fire hydrant, and new driveway turnouts to serve the development. A two-bedroom farm labor housing unit is also proposed to be located on the second floor of the proposed barn. The installation of improved water storage facilities, including installation of a new water distribution, treatment, and storage infrastructure (potable water and fire suppression storage tanks).

<u>The State Water Board as a responsible agency under CEQA, has the following comments on the County's draft MND.</u>

- "The camp function will operate from 30-35 during the standard school year and for a maximum of three weeks in the summer. The maximum number of visitors would be 30 people to be on site for three days and two nights permit." (page 8, pdf page 14). Please clarify these statements and explain if more than 25 people will be served for at

least 60 days out of the year. Please also consider any use from the farm labor housing unit as part of the calculation.

- "Given the proposed project scope the service is determined to be a "State Small Water System" and is regulated by the State of California, Division of Drinking Water (DDW). Review and certification of the system will require final approval by DDW. The applicant has submitted their preliminary application to DDW which includes a technical report and water supply plan both of which have been completed by Questa Engineering Corporation dated March 1, 2021, and October 2019 (respectively) which is currently under review. Based on these assessments there is no expectation that the improved water system will result in significant environmental effects", (page 34, pdf page 40).
    - San Mateo County Environmental Health regulates state small water systems. A State Small Water System is a system that serves water to 5-14 service connections and serves fewer than 25 people daily for at least 60 days out of the year.
    - The State Water Board oversees larger systems that serve 15 or more service connections or 25 people daily for at least 60 days out of the year. According to discussion and coordination with the DDW District staff, your system is anticipated to serve 40 visitors per day and 10 residents on site and so would likely become a transient non-community water system and be regulated by DDW, as such. Please further explain your best projected numbers in the document and clarify the correct regulatory agency based on these numbers.
- "The project also includes water storage tanks for fire suppression," (page 23/ pdf page 29). Please explain the capacity of the tanks and if the tanks will be tied to the drinking water system.
- "The project also includes upgrades to the existing domestic water system. The well, which currently provides the domestic service will be abandoned and a second (previously approved) well will be energized. The new service will also include treatment and storage facilities," (page 34, pdf page 40). Identify and further clarify all water system components that exist, will be modified, and will be installed to provide for the use of the drinking water. Refer to your C2 designs (or any updated designs) in the explanation. If the final components are not yet determined, consider all the probable design options that may be used, (Ex. cartridge filters instead of slow sand treatment.)
- Explain any discharge and discharge permits associated with any new backwash treatment system and/or other new components of the system that would require discharge.

<u>Once the MND is adopted, please forward the following items in support of Vida Verde Nature Education's permit application to the State Water Board, Santa Clara District Office</u>:

- Copy of the draft and final MND and Mitigation Monitoring and Reporting Plan (MMRP)
- Copy of the Resolution or Board Minutes adopting the MND and MMRP
- Copy of the stamped Notice of Determination filed at the San Mateo County Clerk's Office and the Governor's Office of Planning and Research, State Clearinghouse, and
- A copy of any comment letters received and the lead agency responses as appropriate.

Please contact Tsungchu (George) Chien at Santa Clara District Office, at (510)-620-3461 or tsungchu.chien@waterboards.ca.gov if you have any questions regarding permitting requirements.

Sincerely,

Lori Schmitz
Environmental Scientist
Division of Financial Assistance
Special Project Review Unit
1001 I Street, 16th floor
Sacramento, CA 95814

Cc:

Office of Planning and Research, State Clearinghouse

Tsungchu (George) Chien
Sanitary Engineer
Santa Clara District

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

Preliminary Technical Report

Public Water System

for

Vida Verde Nature Education

San Gregorio, California

March 1, 2021

Prepared By

Questa Engineering Corporation
1220 Brickyard Cove Road, Suite 206
Richmond, California 94807

Norman N. Hantzsche, P.E.

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Attachment C – Well Water Quality Test Results
Attachment D – Water Demand Estimates
Attachment E – Preliminary Water System Operations Plan
Attachment F – Public Water System Consolidation Contacts
Attachment G – Water System Cost Estimates
Attachment H – Vida Verde Organization

SECTION 1. APPLICANT GENERAL INFORMATION

Applicant Information

Applicant:	Vida Verde Nature Education (Shawn Sears)
Phone number:	650-747-9288
Email address:	shawn@vveduction.org

Consultant Information

Name:	Norman Hantzsche, Questa Engineering Corporation
Phone number:	510-236-6114, ext. 214
Email address:	nhantzsche@questaec.com

Property Information

Prior applications:	No prior public water system applications for property
Legal Owner of property:	Vida Verde Nature Education, Minnesota non-profit benefit corporation (**Attachment A** for Grant Deed)
Maps:	**Figure 1** is a site location map. **Figure 2** shows the boundaries of the property to be served by the water system

SECTION 2. GENERAL INFORMATION ON PROPOSED WATER SYSTEM

Water System General Information

County:	San Mateo
Assessor's Parcel No.	081-320-060
Proposed connections:	One property with (2) buildings: barn and residence/office
No. of people:	10 residents; up to 40 day and overnight visitors (transient)
No. of days water served:	365 days per year
Source of water:	Alluvial well within 100 feet of San Gregorio Creek
Type of uses served:	Residents, day workers, farm education camp for youth
Surface Water Rights:	No use of surface water; groundwater only (overlying right)
Water Treatment:	Slow sand filtration followed by chlorination

SECTION 3. WATER SYSTEM SUMMARY

A preliminary site plan-layout of the proposed water supply, treatment, storage and distribution facilities is shown in **Figure 3**. A schematic diagram of the proposed water system is provided in **Figure 4**. Key features of the water system are described below.

Groundwater Source

The source of supply for the water system is onsite groundwater from a new well installed on June 4th and 5th, 2019. The well is located on the alluvial terrace portion of the site, approximately 150 feet north of the residence as shown in **Figure 3.** The location is outside the 100-yr floodplain boundary and was selected based on information from geotechnical test borings on the property. A description of the well installation, along with the water well driller's report and background hydrogeologic information is provided in **Attachment B**.

The completed well is 40-feet deep with an 8-inch diameter PVC casing (blank from 0 to 22 feet, screened from 22 to 40 feet) and a 20-ft annular seal. Alluvial deposits were encountered from 0 to 32 feet, with shale-silty clay below. First water was encountered within loose sand gravelly alluvial deposits at a depth of 25 feet from ground surface. A well yield of 3 gallons per minute (gpm) was estimated by the driller at the time of well installation.

Per State requirements, the standard minimum depth of annular seal for public water wells is 50 feet, which was deemed infeasible for this site due to the hydrogeology. The use of a 20-ft annular seal was selected in order to access the best available supply of groundwater having the most suitable water quality.

Well Capacity

Production capacity of the new water well was evaluated through a series of pumping tests summarized below; testing documentation is provided in **Attachment B**.

- **5-hr Pumping Test (**San Mateo County standard**)**. On June 12, 2019, a few days following well completion, a 5-hr pumping test was conducted in accordance with San Mateo County standards by Simms Plumbing & Water Equipment. The test was run with the pump set at a depth of 38 feet, produced water at a pumping rate averaging 2.4 gpm, and exhibited a stabilized drawdown of 12.25 feet.

- **6-day Pumping/Well Development**. To further develop the well it was pumped continuously over a 6-day period, from July 30th to August 5th, producing 10,770 gallons at an overall average rate of 1.24 gpm. No drawdown readings were taken during this pumping-well development period.

- **8-hr Pumping Test** (State standard). On August 20, 2019 an 8-hr pumping test was conducted by Simms in accordance with State requirements for public water system supply wells in alluvium (Title 22, Chapter 16. California Water Works Standards.

§64554)**.** The pump was set at a depth of 28 feet, and the static water level was measured at a depth of 20'-8" at the start of the test. The test was run at a constant pumping rate of 2.5 gpm, with a stabilized drawdown of 6.9 feet, and achieved 95% recovery within two hours. The completed 8-hr test confirmed a minimum well capacity of 2.5 gpm, with a specific capacity of 0.36 gpm per foot of drawdown.

The well will be fitted with a submersible well pump matched to the well capacity and required head to deliver water to the proposed water treatment system, which will be located on the north hillside portion of the site (approximately 110 feet of lift). The new well will also be the source of water for filling the Fire Supply Water Storage Tank, as required.

Source Water Quality

Water samples were obtained from the new Vida Verde well on there occassions: (a) on June 12, 2019 during the initial 5-hr pumping test; (b) on August 26, 2019 following the 8-hr pumping test (after well development), and (c) on January 30, 2020 during the subsequent wet season. The water samples were taken for laboratory analysis to Soil Control Lab in Watsonville, where testing was completed for the standard suite of drinking water parameters, including general mineral, inorganics and general physical. Bacteriological testing of the well water in June 2019 and January 2020 showed absence of Total Coliform and E. coli. Water quality test results are provided in **Attachment C**, along with laboratory reports and comparison with the applicable drinking water limits per Title 22, California Code of Regulations. The results indicate the well water to be in compliance with all Primary drinking water standards as well as all Secondary consumer acceptance guidelines, with the exception of iron and manganese.

Estimated Water Demand

Water demand for system will include domestic water supply for the onsite resident population, weekly 2-night/3-day student/guest camping stays for up to 30 people (students and chaperones), plus other occasional visitors. The domestic water demand will typically fluctuate from weekday to weekend and also vary between the school year (main camping period) and the rest of the year. Water demand estimates developed for the proposed water system are:

- Maximum Day Demand (MDD): 1,875 gallons per day (gpd)
- Peak Hour Demand (PHD): 280 gallons (4.7 gpm)
- Peak Weekly Demand: 5,000 gallons
- Average Daily Demand (peak periods): 700 gpd
- Total Annual Water Use: 200,000 gallons
- Average Daily Water Use: 550 gpd
- Average Groundwater Production: 0.38 gpm

Calculations and supporting assumptions for the above water demand estimates are provided in **Attachment D**, following criteria for MDD and PHD as contained in California Water Works Standards. Based on results of pumping tests, the new well has ample capacity for the projected uses and estimated peak and average water demand for the facility. Additionally (see below),

sufficient treated water storage capacity will be provided to meet the expected weeklong demand of 5,000 gallons during peak usage periods.

Water Treatment

Based on the fact that the new well draws from a relatively shallow terrace aquifer necessitating a limited 20-ft deep annular seal, it is assumed that the well will be deemed to be potentially under the influence of surface water and, as such, subject to compliance with surface water treatment standards. Treatment is proposed to be provided with the use of a slow sand filter followed by chlorine disinfection compliant with California Water Works Standards. The sand filter design will be configured to include supplemental aeration of the raw water supply to facilitate reduction of iron and manganese concentrations.

The water treatment system will be located in a level to gently sloping area on the north hillside, near the property entrance off of La Honda Road. The treatment facilities will be installed on a gravel-surfaced pad covering an area of approximately 2,000 square feet, with portions of the facilities fenced or screened. The key components of the treatment system will include the following:

- **Raw Water Supply.** Well water will be pumped and collected in a 15,000-gallon combination Raw Water-Fire Supply Storage Tank. The raw water supplied to the slow sand filter will occupy the top 1,500 gallons of tank capacity; the bottom 13,500 gallons of storage will be maintained for fire protection needs. Well water pumped into the tank will be controlled by water level sensors in the tank. Outflow to the sand filter will be by gravity controlled by mechanical water level floats in the two sand filter tanks.

- **Slow Sand Filter.** Dual (redundant) slow sand filter units will be used for water filtration, designed and operated to achieve a loading rate of $\leq$0.10 gpm/ft^2 in accordance with Title 22 California Water Works Standards. The filters may be operated alternately or in tandem. The filtrate will collect in a pump basin for subsequent pumped discharge through the chlorination system and storage in the treated water distribution tank. A continuous flow rate through the active sand filter(s) will be controlled through an orifice discharge device, which will be regularly checked and manually adjusted as needed to match water system production with actual system water demand. When the treated water distribution tank is full, a high water level sensor will disable the sand filter discharge pump, and surplus sand filtered water will be recycled back to the raw water supply for system efficiency.

- **Chlorination.** A chlorination injection system will follow sand filtration to meet disinfection requirements; the contact chamber will be designed to provide plug flow conditions.

- **Sand Filter Cleaning** will be accomplished by a combination of wet harrowing, removal of the accumulated biomat from the sand filter surface, and draining to a waste and drain sump. Based on the high quality of the well water, sand filter cleaning is anticipated to

occur no more than a few times per year. Water collected in the waste and drain sump will be dispersed on site for irrigation or percolation.

- **Treatment System Monitoring.** Treatment system monitoring, at a minimum, will include: (a) continuous turbidity monitoring ahead of the chlorine contact chamber; (b) chlorine monitoring following chlorination and at the outlet of the Treated Water Distribution Tank; and (c) local and remote monitoring of equipment and water levels at various points in the system.

- **Telemetry.** A telemetry system will be provided to allow real-time monitoring and checks on pumps and other mechanical and electrical equipment by facility staff and off-site O&M providers, as appropriate.

Storage and Distribution

Treated Water Storage. Disinfected filtered water will be collected and stored in a 5,000-gallon Treated Water Distribution Tank. This will provide storage capacity sufficient to supply about 2.5 times the estimated Maximum Day Demand (MDD), and approximately the full weeklong water demand during peak activity periods. In normal operation, the water tank will remain full and will trigger flow through the treatment system based on water use and drawdown in the tank. The water tank will be located at an elevation to provide minimum water pressure of 20 psi to the residence, barn and guest restroom.

Water Distribution System. The water distribution system will consist of 2-inch diameter PVC pipe extending from the Distribution Tank to the development area, generally following the paved driveway and circular gravel driveway, with service laterals to the residence, barn and guest restroom.

Fire Protection Water Supply

A new fire water supply storage and distribution system will be provided in accordance with San Mateo County Fire Marshall requirements. Based on preliminary input, this is planned to include:

- 13,500-gallon storage capacity at water treatment site, with booster pump to meet fire flow requirements (sizing to be determined); as noted above the 13,500 gallons of storage is planned to be provided in a dual-use storage tank of 15,000 gallons capacity.

- 4-inch diameter fire distribution system, C-900 PVC pipe or equal.

- Fire hydrant and paved turn-out at circular driveway entrance to building area.

- Barn sprinkler system.

Operations, Management and Emergency Response

The water system will be operated and monitored under the terms of a State Water System Permit issued by the State Water Resources Control Board, DDW. Day-to-day operations will be conducted by onsite farm and facilities maintenance staff at Vida Verde under the supervision of the resident Facilities Manager. A certified water treatment operator will be retained for routine inspection, monitoring and reporting of system operating conditions in accordance with the DDW permit. The water system designer-engineer will be retained for consultation on an as needed basis. A preliminary outline of the water system operations, management and emergency response plan is provided in **Attachment E**. This will be expanded and completed in conjunction with final design, permitting and construction of the water system.

SECTION 4. POTENTIAL TO BE SERVED BY AN EXISTING SYSTEM

California Health and Safety Code requires consideration of service from or consolidation with an existing adjacent public water system before establishing any new public water system. Section 116527(c) requires the following be addressed in the Preliminary Technical Report:

> *"(1) The name and type of each public water system for which any service area boundary is within three miles, as measured through existing public rights-of-way, of any boundary of the applicant's proposed public water system's service area.*
>
> *(2) A discussion of the feasibility of each of the adjacent community water systems identified pursuant to paragraph (1) annexing, connecting, or otherwise supplying domestic water to the applicant's proposed new public water system's service area. The applicant shall consult with each adjacent community water system in preparing the report and shall include in the report any information provided by each adjacent community water system regarding the feasibility of annexing, connecting, or otherwise supplying domestic water to that service area.*
>
> *(3) A discussion of all actions taken by the applicant to secure a supply of domestic water from an existing community water system for the proposed new public water system's service area."*

To meet these requirements a search was made of State Water Board database resources, maps and website links to identify existing public water systems (PWS) in the project vicinity, and then to determine which existing PWS are within a 3-mile distance of the Vida Verde site. The 3-mile distance was measured along Highway 84 (La Honda Road), which is the only public thoroughfare linking the site with other PWS in the area. Our search revealed two existing PWS within 3 miles of the site, as summarized in **Table 1** below. Both of these are transient non-community systems, similar to the proposed Vida Verde PWS. There were determined to be no community PWS within 3-miles of the site.

Table 1
Existing Public Water Systems within Three Miles of Vida Verde Site

Water System Name	ID #	# of Connections	Population Served	Distance from Site	Type of PWS
Optimists Volunteers for Youth	CA4100552	8	200	1.8 miles	Transient Non-community
San Gregorio Company	CA4100566	4	32	2.8 miles	Transient Non-community

Outreach was made to each of the above identified PWS including personal contact by the Applicant and a formal letter from Questa Engineering. A copy of the letter sent to each of the two PWS is provided in **Attachment F**, which briefly describes the Vida Verde project and inquires as to possible interest in providing water service or managerial support. Neither of the two PWS expressed interest in providing water service or managerial support to the Vida Verde project; copies of the responses are included in **Attachment F**.

No analysis was completed as to the feasibility of obtaining water service or managerial support from any community PWS in the project vicinity, as there are none within three miles of Vida Verde.

SECTION 5. COST OF PROPOSED NEW PUBLIC WATER SYSTEM

Cost estimates for development, construction and operation and maintenance (O&M) of the proposed new public water system for Vida Verde are summarized below, based on itemized cost estimates provided in **Attachment G.**

Estimated Capital Costs

Category	**Estimated Cost**
Planning, Engineering & Permitting	$ 37,500
Construction	$ 186,000
Total Capital Cost	**$ 223,500**

Estimated Annual Costs

Category	**Estimated Annual Cost**
O&M & Management	$ 21,000
Annual Capital Reserve	$ 5,000
Total Annual Cost	**$ 26,000**

The annual capital reserve allowance was determined as the amount required for equipment replacement, assigning life cycles of 15 to 20 years for mechanical and electrical equipment, and 50 years for fixed components such as the well, tanks, and pipelines.

Projected Annual Costs – 20 Year-period

The above annual cost approximates the expected costs for the initial year of operation. Estimated annual costs for future years (extending through year 20) were developed by assuming a yearly increase in O&M and equipment replacement cost of 3% to account for inflation. Detailed listing of projected annual costs over 20 years are provided in **Attachment G**. Per this analysis, annual costs are projected to increase gradually from year to year up to an estimated total annual cost of approximately $45,600 in year 20.

SECTION 6. WATER SYSTEM SUSTAINABLILITY

Water Availability

Hydrogeology. To guide the placement of the new water well, a series of geotechnical test borings were completed in the alluvial terrace area of the project site in September 2017. A map of the borehole locations, borehole logs, and hydrogeologic cross-sections are provided in **Attachment B**. Findings for each borehole location, along with distance from San Gregorio Creek, depth to bedrock, observed depth to groundwater and thickness of water-bearing sands and gravels are summarized in **Table B-1**. The boreholes exhibited dry season water levels at depths ranging from 16.5 to 29 feet below ground surface (bgs), generally within sand and gravelly alluvial deposits. In the completed well the primary water bearing strata (semi loose gravel and sand) extends from 18 to 32 feet bgs. Based on an average saturated thickness of about 10 feet, effective porosity of 0.20 and a surface area of 5 acres, the estimated dry season storage volume of the alluvial aquifer is approximately 435,000 gallons (1.33 acre-feet).

Water Balance Analysis. The source of groundwater on the site includes primarily direct rainfall-recharge (percolation) along with the possibility of some lateral infiltration from San Gregorio Creek. Estimates of groundwater recharge from onsite rainfall percolation were developed using an annual (monthly time step) water balance analysis for: (a) average year and (b) back-to-back drought year rainfall conditions. The water balance analysis considered a contributing recharge area of approximately 5 acres, encompassing the main alluvial terrace portion of the site. Water balance worksheets and supporting notes and assumptions are presented in **Attachment B** (**Tables B-2, B-3 B-4**); results are summarized below in **Table 2** below. The projected volumes of annual recharge of the aquifer are in addition to the estimated dry season ("baseline") storage volume within the aquifer (1.33 acre-feet).

Table 2. Water Balance Analysis Summary

Rainfall Scenario	Annual Rainfall* (inches)	Estimated Annual Recharge		Percent of Recharge Required to Meet Water Demand**
		Acre-Feet	Million Gallons	
Average Year	29.43	7.0	2.27	9 %
Drought Year 1 – 1975-76	14.11	1.5	0.48	41 %
Drought Year 2 – 1976-77	14.10	2.2	0.71	28 %

* Based on historical rainfall data for San Gregorio, per NOAA Western Regional Climate Center

**Estimated annual water demand = 200,000 gallons, or 0.61 acre-feet

The water balance analysis indicates the average annual replenishment of the onsite alluvial aquifer to be more than 10 times the estimated annual water demand for normal activities and operations. During extreme drought conditions, such as the back-to-back years of 1975-76 and 1976-77, groundwater replenishment would drop considerably, but would still be 2 to 3 times the normal water demand. This analysis does not account for the contribution of groundwater recharge from the northern hillside portion of the site (approximately 2.5 acres) or lateral inflow from San Gregorio Creek alluvium, which are both hydraulically connected to and situated at higher elevations than the Vida Verde alluvial aquifer. These two sources would contribute an

undetermined additional amount of annual recharge to the alluvial aquifer, further enhancing the water supply reliability for the project. The annual recharge of the aquifer is in addition to the estimated dry season ("baseline") storage volume (1.33 acre-feet).

Effects of Climate Change. A review was made of the most current projections of rainfall impacts in the region as provided in supporting technical studies for *California's Fourth Climate Change Assessment* (https://www.climateassessment.ca.gov/). The key study[1] indicates probable trends toward wetter winters and dryer, warmer summers in the San Francisco Hydrologic Region. An overall increase in average rainfall on both an annual basis and wet season basis, in the range of 5% to 10%, is projected, respectively, for the mid- and late-21st century in this region. These projections indicate that, while periods of drought will continue to occur in the future, general trends toward higher precipitation will increase the overall volume of annual replenishment of the alluvial aquifer at Vida Verde above current and historical conditions.

Adjustments in Water Use. In times of extended drought Vida Verde has the flexibility to manage and modify normal operations as needed to ensure sufficient potable water for the residents, workers and students that come to the facility. Vida Verde's scaled-back activities in the past year in response to the COVID-19 pandemic is an example of the ability to sustain their program while taking measures to accommodate extreme circumstances, whether it be public health, water supply or other conditions. Based on the overall low water demand and small size of the water system and its configuration, emergency hauling of water is also an option in emergencies.

Water Quality and Contamination Hazards

Based on background sampling of well water during both winter and summer conditions, the Vida Verde groundwater supply exhibits good drinking water quality, suitable for the intended uses and in compliance with all Primary drinking water standards.

Onsite Factors. Based on the geographical and hydrogeologic setting, the recharge area tributary to the local alluvial aquifer is confined almost entirely to lands under the ownership and control of Vida Verde. Within the site the potential contaminating activities include:

- **Onsite Wastewater Treatment System.** The onsite wastewater system serving all buildings and uses will consist of septic tanks, advanced treatment, UV disinfection and subsurface dispersal in the southwestern portion of the alluvial terrace, which is downhill and down-gradient of the well - a horizontal distance of 150 to 200 feet and seven feet lower in elevation. Surface runoff from the wastewater treatment site drains west and southwesterly toward San Gregorio Creek (away from the well), as does groundwater flow beneath the wastewater dispersal area. The wastewater system poses no credible threat of contamination to the onsite water supply.

[1] "Projected Changes in Precipitation, Temperature, and Drought across California's Hydrologic Regions in the 21st Century". Minxue He, Andrew Schwarz, Lynn and Michael Anderson. California Department of Water Resources. https://www.noaa.gov/sites/default/files/atoms/files/07354626677.pdf

- **Livestock.** Farm animals are raised and maintained on the property, confined within a fenced area located a minimum distance of 100 feet west of the well. Surface runoff from the animal confinement area drains westerly toward San Gregorio Creek (away from the well), as does groundwater beneath the area. The farm animals on the site pose no credible threat of contamination to the onsite water supply.

- **Vehicles**. Vehicle operation on the entrance driveway and within the site represent a potential threat of impact to the well, mainly in the event of gasoline or other chemical spillage during an accident near the well. As a standard practice, the well head and surrounding area is protected against surface water infiltration that could pose a threat of contamination during a gasoline or chemical spill. Procedures (preventative and emergency response) will be put in place as part of the operations plan to mitigate and respond to this potential contamination threat.

Offsite Factors. Potential contamination hazards from offsite areas are small to nil:

- **Highway and Grazing Lands**. Based on topography and drainage patterns, the likelihood of surface runoff or groundwater recharge from Highway 84 and adjacent upland grazing lands reaching the alluvial aquifer are small to nil.

- **San Gregorio Creek**. Lateral underflow from the streambed alluvium below San Gregorio Creek is a probable additional source of recharge to the Vida Verde well. The creek itself would not be considered a contamination hazard except in the event of a significant fuel or chemical spill incident impacting the creek. Such an event would be a unique, abnormal circumstance with broad water quality implications for aquatic life and all human water uses in the downstream watershed. The Vida Verde public water system response to such a serious event would be in accordance with direction from the Regional Water Board, DDW, San Mateo County and potentially other authorities. If directed, adjustments to water use as discussed on page 9 would be implemented.

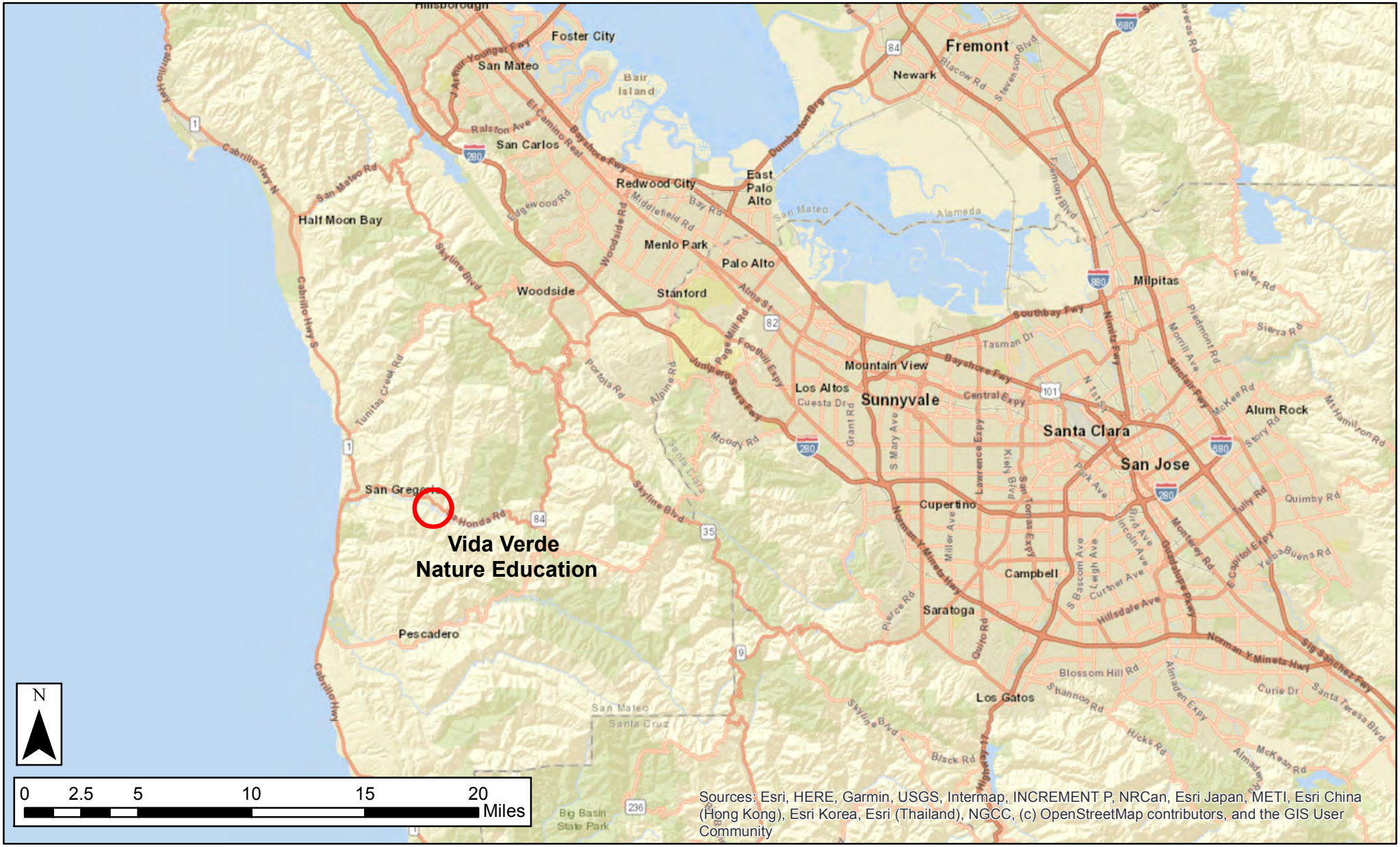
Organization and Management

Organization. The water system, along with other site infrastructure, will be managed by Vida Verde staff. Day-to-day operations will be conducted by onsite farm and facilities maintenance staff at Vida Verde under the supervision of the resident Facilities Manager, with onsite availability 24-7. A certified water treatment operator will be retained for routine inspection, monitoring and reporting of system operating conditions in accordance with the DDW permit. The water system designer-engineer will be retained for consultation on an as needed basis. A copy of the current organizational chart for Vida Verde is included in **Attachment H**.

Financial Capacity. Vida Verde was formed as a nonprofit in 2001 with the mission of promoting educational equity by providing free, overnight environmental learning experiences for students who don't otherwise get the opportunity. The organization and scope of their acclaimed educational programs has grown steadily over the years, with an annual operating

budget now consistently exceeding $1,000,000. In addition to the current organizational chart, **Attachment H** includes copies of the following documents attesting to the strong financial capacity of the organization:

- 2019 Annual Report
- 2020 4th Quarter Financial Report (end of year)
- 2021 Draft Organizational Budget
- List of Major Donors, 2020 and 2021



Location Map

Vida Verde Nature Education
San Gregorio, CA

QUESTA ENGINEERING CORP.
Civil
Environmental
& Water Resources
(510) 236-6114
FAX (510) 236-2423
questa@questaec.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

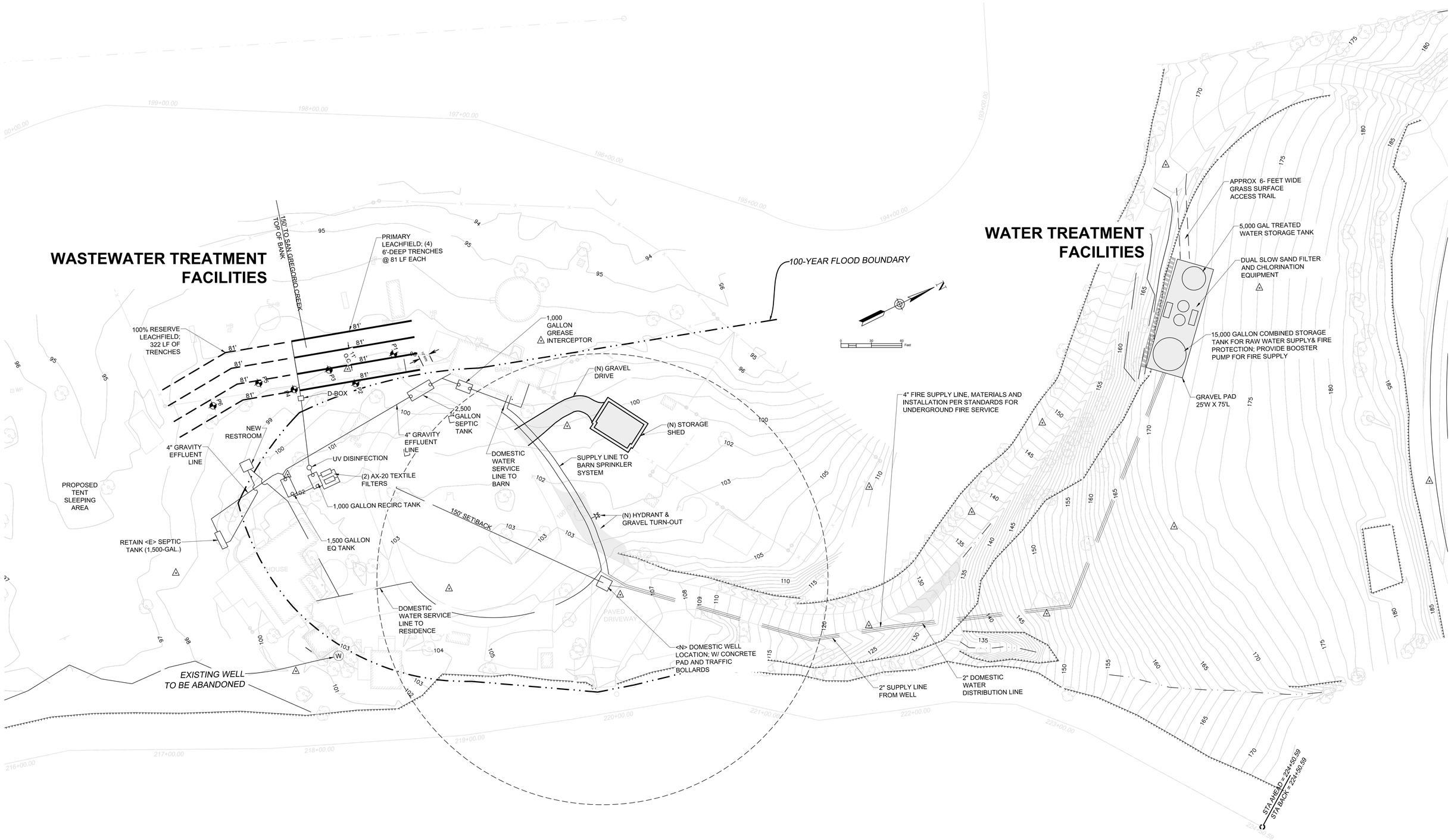
Figure 1

Boundaries of Proposed Public Water System

Vida Verde Nature Education
San Gregorio, CA

QUESTA ENGINEERING CORP.
Civil
Environmental
& Water Resources
(510) 236-6114
FAX (510) 236-2423
questa@questaec.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

Figure 2



VIDA VERDE

VIDA VERDE NATURE EDUCATIONAL
3540 LA HONDA ROAD

QUESTA ENGINEERING CORP.
Civil
Environmental
& Water Resources
(510) 236-6114
FAX (510) 236-2423
questa@questaec.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

Sht:	Rev:	Date:	By:	Description:	App'd:

Design: NH
Drawn: FP
Checked: NH
Appr'd: NH

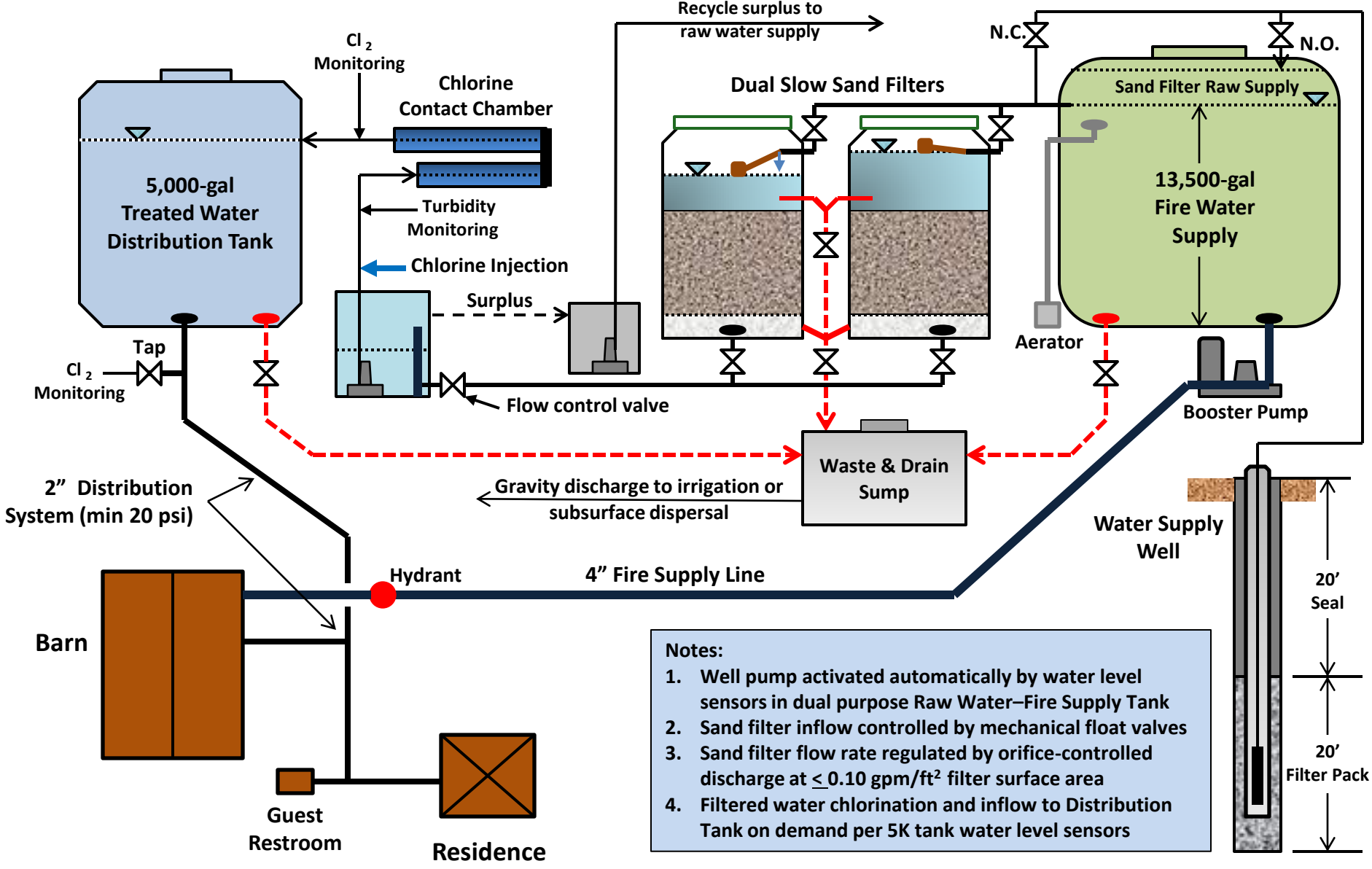
PROPOSED WATER & WASTEWATER FACILITIES

VIDA VERDE NATURE EDUCATION

SAN GREGORIO, CA

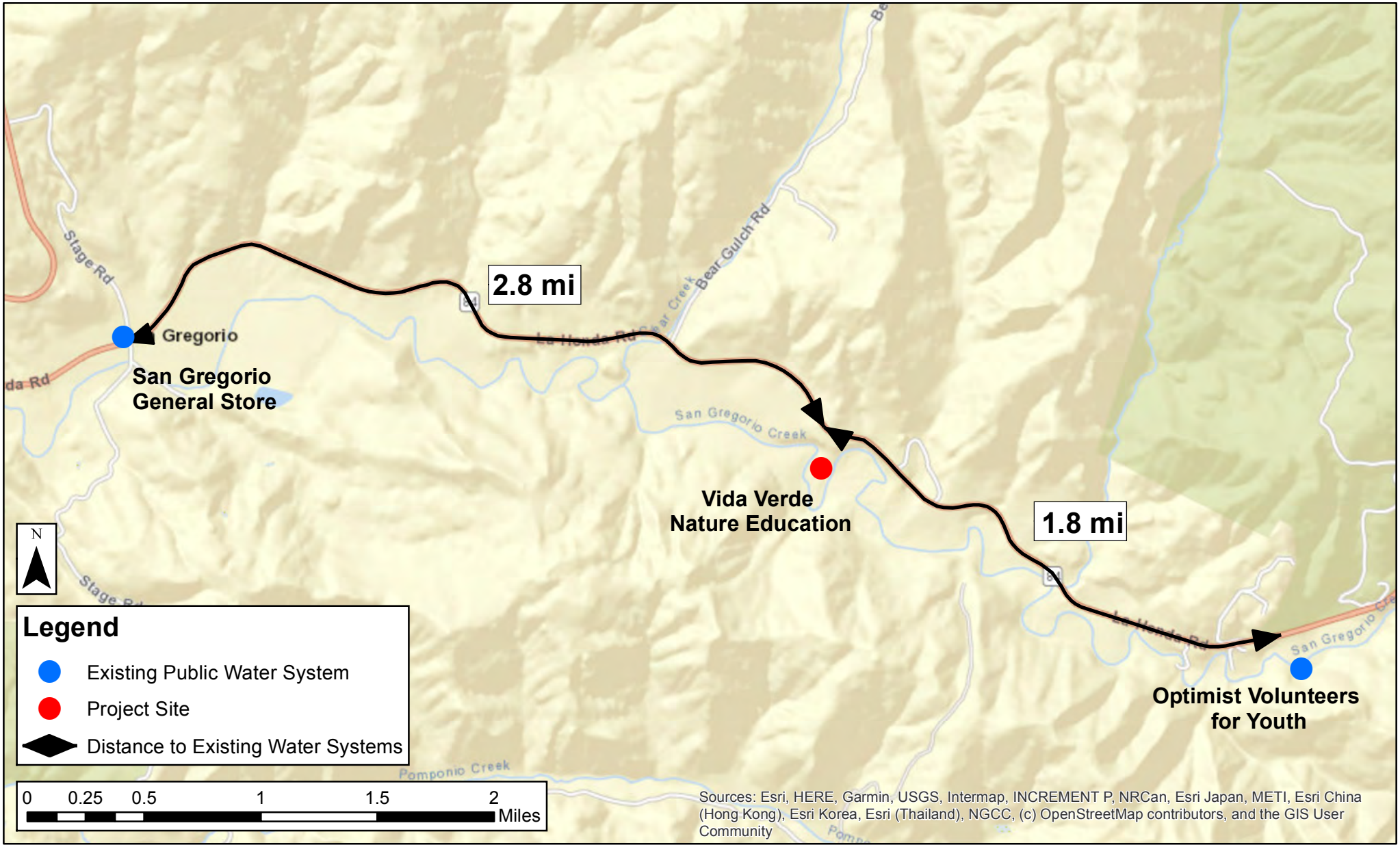
FIGURE 3

PLOT STYLE: OUESTA-GRAYSCALE-255-CTB
PAGE SETUP: ~~~~
L ONE INCH J
D-SIZE PRINT
LAST SAVED: 2/17/2021
PLOT DATE: 2/17/2021
P:\2021\61600028_VIDA_VERDE\CAD\MODELS\LOMR_MODEL_CURRENT_EW.DWG



Vida Verde - Water System Schematic

Figure 4



Existing Public Water Systems within 3 Miles of Site

Vida Verde Nature Education
San Gregorio, CA

QUESTA ENGINEERING CORP.
Civil
Environmental
& Water Resources
(510) 236-6114
FAX (510) 236-2423
questa@questaec.com
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

Figure 5

Attachment A

Grant Deed

WE CERTIFY THIS TO BE TRUE AND CORRECT COPY OF THE ORIGINAL

Recorded 9-21-2015 Series # 2015-099825

By CTE

FIRST AMERICAN TITLE INSURANCE COMPANY

RECORDING REQUESTED BY
First American Title Company

MAIL TAX STATEMENT AND WHEN RECORDED MAIL DOCUMENT TO:
Vida Verde Nature Education, Inc.
3540 La Honda Road
La Honda, CA 94020

Space Above This Line for Recorder's Use Only

A.P.N.: 081-320-060

File No.: 3809-4999548 (CT)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $1,107.70; CITY TRANSFER TAX $0.00; SURVEY MONUMENT FEE $0.00

[x] computed on the consideration or full value of property conveyed, OR

[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

[x] unincorporated area; [ ] City of La Honda, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **David Katzenstein, Successor Trustee of the Katzenstein-Mayes Trust, dated February 11, 2004 and David Katzenstein, a widower**

hereby GRANTS to **Vida Verde Nature Education, Inc., a Minnesota corporation**

the following described property in the unincorporated area of the County of San Mateo, State of California:

PARCEL "A", AS SHOWN ON THAT CERTAIN MAP BEING A RESUBDIVISION OF THAT CERTAIN PARCEL SHOWN ON VOLUME 7 LICENSED LAND SURVEYORS MAPS, PAGE 142, AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON JANUARY 3, 1975 IN BOOK 27 OF PARCEL MAPS AT PAGE 3.

Grant Deed - continued

Date: 09/16/2015

A.P.N.: 081-320-060

File No.: 3809-4999548 (CT)

Dated: September 16, 2015

David Katzenstein

David Katzenstein, Successor Trustee of the Katzenstein-Mayes Trust

Successor trustee

David Katzenstein, Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CA)SS

COUNTY OF San Mateo)

On September 17, 2015 before me, S. Barragan, Notary Public, personally appeared David Katzenstein

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

This area for official notarial seal.

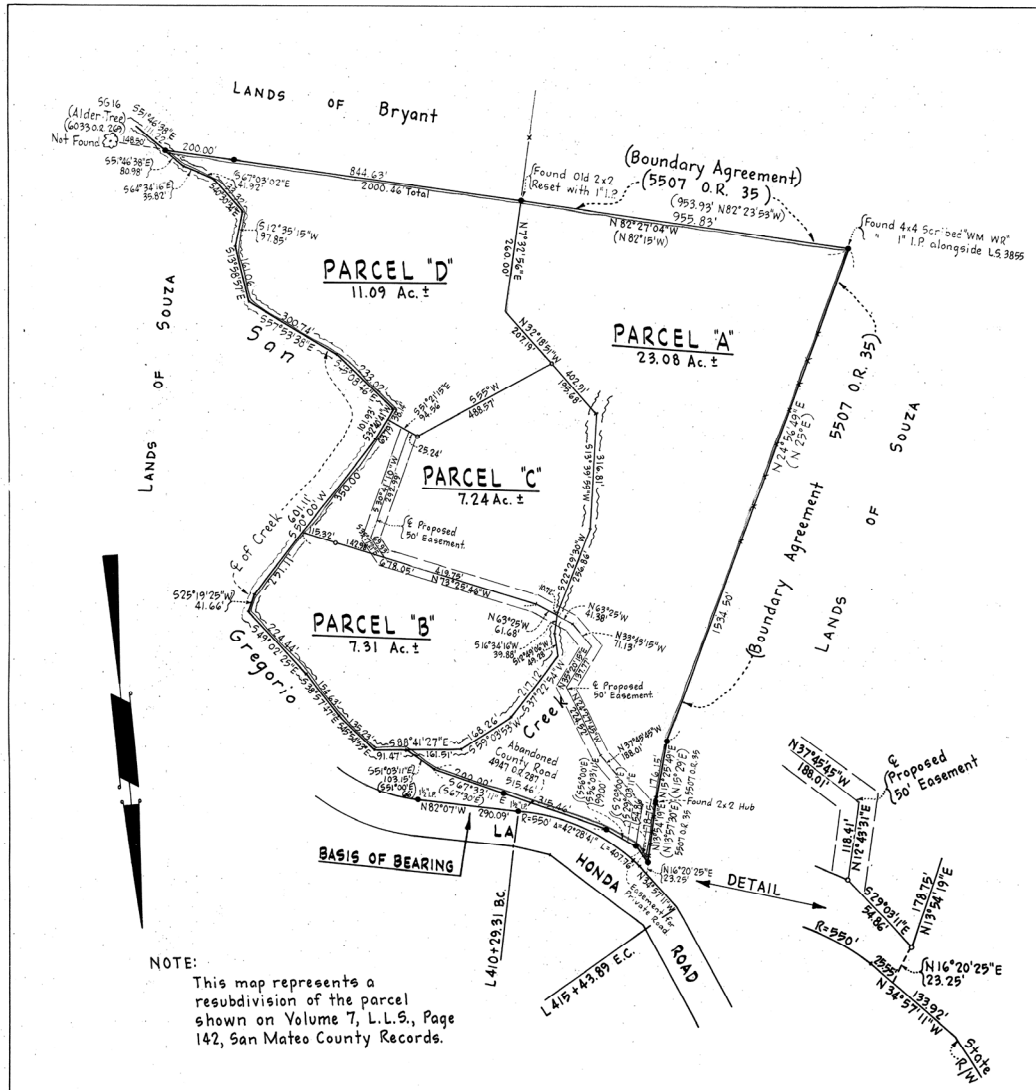
S. BARRAGAN
Commission # 2105633
Notary Public - California
San Mateo County
My Comm. Expires Apr 4, 2019

3

3

Vol. 27

Vol. 27



NOTE:
This map represents a resubdivision of the parcel shown on Volume 7, L.L.S., Page 142, San Mateo County Records.

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act at the request of John McGhee in May, 1974. I hereby certify that it conforms to the approved tentative map and the conditions of approval thereof; that all provisions of applicable state law and local ordinances have been complied with.

Dated May 25 1974 Stephen Fischer
Stephen Fischer, L.S. 3855

LICENSED LAND SURVEYOR STEPHEN FISCHER No. 3855 STATE OF CALIFORNIA

COUNTY ENGINEER'S CERTIFICATE

This map has been examined this 20th day of December 1974, for conformance with the requirements of Section 11575 of the Subdivision Map Act.

S.H. Cantwell Jr., County Engineer
S.H. Cantwell Jr.

COUNTY RECORDER'S CERTIFICATE

File No. 12469 AI Fee $5.00
Filed this 3rd day of JAN., 1975 at 1:40 P.M. in Book 27 of Parcel Maps at Page 3 at the request of Stephen Fischer.

Marvin Church, County Recorder
by: C. M. Lacey Deputy

BASIS OF BEARINGS

The bearing N82°07'W of the southerly line of La Honda Road as shown on Improvement Plans Dated March 30, 1954 and filed in 1/1657, records of the San Mateo County Engineer, was taken as the Basis of Bearings for this map.

LEGEND

- • Indicates 3/4" Iron Pipe Monument Found.
- o " 3/4" " " " Set.
- ( ) " Record Bearing or Distance (6033 O.R. 269).

PARCEL MAP

OF A PORTION OF THE SAN GREGORIO RANCHO AS DESCRIBED IN VOLUME 6033, OFFICIAL RECORDS OF SAN MATEO COUNTY, PAGE 269.

SAN MATEO COUNTY, CALIFORNIA
SCALE: 1"=200' APRIL 1974
STEVE FISCHER ~ LICENSED LAND SURVEYOR
WOODSIDE, CALIFORNIA

356

Attachment B

Well and Water Source Documentation

State of California

Well Completion Report

Form DWR 188 Submitted 6/23/2019

WCR2019-008641

Owner's Well Number 2683 | Date Work Began 06/04/2019 | Date Work Ended 06/05/2019

Local Permit Agency San Mateo County Division of Environmental Health

Secondary Permit Agency | Permit Number 19-0963 | Permit Date 05/29/2019

Well Owner (must remain confidential pursuant to Water Code 13752)

Name VIDA VERDE NATURE EDUCATION,

Mailing Address 3540 La Honda

City La Honda State CA Zip 94062

Planned Use and Activity

Activity New Well

Planned Use Water Supply Domestic

Well Location

Address 3240 La Honda RD

City La Honda Zip 94020 County San Mateo

Latitude 37 Deg. 19 Min. 14.6675 Sec. N | Longitude -122 Deg. 20 Min. 36.0455 Sec. W

Dec. Lat. 37.320741 Dec. Long. -122.343346

Vertical Datum | Horizontal Datum WGS84

Location Accuracy | Location Determination Method

APN

Township 07 S

Range 05 W

Section 13

Baseline Meridian Mount Diablo

Ground Surface Elevation 100

Elevation Accuracy Unknown

Elevation Determination Method Digital Aerial Photo

Borehole Information

Orientation Vertical Specify

Drilling Method Direct Rotary Drilling Fluid Bentonite

Total Depth of Boring 43 Feet

Total Depth of Completed Well 40 Feet

Water Level and Yield of Completed Well

Depth to first water 25 (Feet below surface)

Depth to Static Water Level (Feet) | Date Measured 06/05/2019

Estimated Yield* 3 (GPM) | Test Type Air Lift

Test Length 2 (Hours) | Total Drawdown (feet)

*May not be representative of a well's long term yield.

Geologic Log - Free Form

Depth from Surface Feet to Feet		Description
0	3	Firm sandy top soil
3	18	Firm brown silty clay
18	32	Semi loose gravel and sand
32	43	Firm gray/brown shale or silty clay

Casings

Casing #	Depth from Surface Feet to Feet		Casing Type	Material	Casings Specificatons	Wall Thickness (inches)	Outside Diameter (inches)	Screen Type	Slot Size if any (inches)	Description
1	0	22	Blank	PVC	OD: 8.625 in. | SDR: 21 | Thickness: 0.410 in.	0.41	8.625			
1	22	40	Screen	PVC	OD: 8.625 in. | SDR: 21 | Thickness: 0.410 in.	0.41	8.625	Milled Slots	0.032	

Annular Material

Depth from Surface Feet to Feet		Fill	Fill Type Details	Filter Pack Size	Description
0	20	Cement	10.3 Sack Mix		
20	40	Filter Pack	8 x 16		

Other Observations:

Borehole Specifications

Depth from Surface Feet to Feet		Borehole Diameter (inches)
0	43	15

Certification Statement

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief

Name: EARTH FLOW DRILLING COMPANY (Person, Firm or Corporation)

2600 SMITH GRADE (Address) | SANTA CRUZ (City) | CA (State) | 95060 (Zip)

Signed: *electronic signature received* (C-57 Licensed Water Well Contractor) | 06/23/2019 (Date Signed) | 800269 (C-57 License Number)

DWR Use Only

CSG #	State Well Number	Site Code	Local Well Number

N — Latitude Deg/Min/Sec

W — Longitude Deg/Min/Sec

TRS:

APN:

SIMMS PLUMBING & WATER EQUIPMENT, INC.
P.O. BOX 738
PESCADERO, CA 94060
(650) 879-1823

WELL REPORT INFORMATION

OWNERS NAME	VIDA VERDE
ADDRESS	3540 LA HONDA RD
TEST DATE	JUNE 12, 2019
WELL DEPTH	42'-0
STANDING WATER LEVEL	20'-0
STABILIZED WATER LEVEL	32'-3
PUMP SETTING	38'-0
TIME TEST BEGAN	9:45 AM

TIME	DRAWDOWN	G.P.M.
9:45	20'-0	12.7
10:00	31'-1	3.0
10:15	31'-8	2.6
10:30	32'-0	2.6
10:45	32'-5	2.6
11:00	32'-3	2.5
11:15	32'-4	2.5
11:30	32'-6	2.4
11:45	32'-7	2.5
12:00	31'-5	2.1
12:15	32'-1	2.5
12:30	32'-5	2.5
12:45	32'-2	2.3
1:00	32'-2	2.3
1:15	32'-3	2.3
1:30	32'-3	2.3
1:45	32'-3	2.3
2:00	32'-2	2.5
2:15	32'-2	2.5
2:30	32'-3	2.3
2:45	32'-3	2.5

SIMMS PLUMBING & WATER EQUIPMENT, INC.
P.O. BOX 738
PESCADERO, CA 94060
(650) 879-1823

WELL REPORT INFORMATION

OWNERS NAME: VIDA VERDE

ADDRESS: 3540 LA HONDA RD

TEST DATE: AUGUST 20, 2019

WELL DEPTH: 42'-0

STANDING WATER LEVEL: 20'-8

STABILIZED WATER LEVEL: 27'-7

PUMP SETTING: 28'-0

TIME TEST BEGAN: 7:30 AM

TIME	DRAWDOWN	G.P.M.
7:30	20'-8	4.0
7:45	26'-7	2.6
8:00	27'-2	2.6
8:15	27'-7	2.5
8:30	27'-7	2.5
8:45	27'-7	2.5
9:00	27'-7	2.5
9:15	27'-7	2.5
9:30	27'-7	2.5
9:45	27'-7	2.5
10:00	27'-7	2.5
10:15	27'-7	2.5
10:30	27'-7	2.5
10:45	27'-7	2.5
11:00	27'-7	2.5
11:15	27'-7	2.5
11:30	27'-7	2.5
11:45	27'-7	2.5
12:00	27'-7	2.5
12:15	27'-7	2.5
12:30	27'-7	2.5
12:45	27'-7	2.5
1:00	27'-7	2.5
1:15	27'-7	2.5
1:30	27'-7	2.5
1:45	27'-7	2.5
2:00	27'-7	2.5
2:15	27'-7	2.5
2:30	27'-7	2.5
2:45	27'-7	2.5
3:00	27'-7	2.5
3:15	27'-7	2.5
3:30	27'-7	2.5

RECOVERY PERIOD

3:30	27'-7
3:45	22'-6
4:00	22'-1
4:15	21'-8
4:30	21'-6
4:45	21'-5
5:00	21'-3
5:15	21'-2
5:20	21'-2
5:25	21'-1
5:30	21'-1

WATER LEVEL DROPPED 6'-9 DURING THE PUMP TEST. WELL RECOVERED 95% OF WATER LEVEL WITHIN THE 2 HOUR RECOVERY PERIOD FOLLOWING THE COMPLETION OFTHE PUMP TEST

Geotechnical Borings and X-Sections

APPROX 6- FEET WIDE GRASS SURFACE ACCESS TRAIL

WATER TREATMENT AND STORAGE AREA

DUAL SLOW SAND FILTERS

CHLORINE CONTACT CHAMBER

5,000 GAL TREATED WATER DISTRIBUTIION RESERVOIR

SAND FILTER FEED TANK

7,500 GAL WATER TANK FOR FIRE SUPPLY

BACK WASH PUMP

BACK WASH PUMP

GRAVEL PAD 20'W X 75'L

75 LF, 5' W X 1'D BIO-RETENTION SWALE

PROVIDE (N) PAVED TURN–OUTS (MIN. 20'–WIDE x 35'–0" LONG), AT 400'–0" MIN INTERVALS ALONG MAIN DRIVEWAY. REPAIR (E) DRIVEWAY AS REQ'D TO MEET FIRE DEPT STANDARDS

20'–0"

35'–0"

2" DOMESTIC WATER DISTRIBUTION

4" FIRE SUPPLY LINE

2" SUPPLY LINE FROM WELL

100 YEAR FLOODPLAIN BOUNDARY

B-2

C

A

B-3

B'

B

B-1

B-5

B-4

A'

C'

SUPPLY LINE TO BARN SPRINKLER SYSTERM

(N) HYDRANT & PAVED TURN–OUT, PROVIDE CLEARANCES AS SHOWN

'0 GALLON \SE CEPTOR

DOMESTIC WATER SERVICE LINE TO BARN

(N) 10'–0" WIDE GRAVEL DRIVE TO MATCH (E)

BARN

2'–0"

2,500 GALLON SEPTIC TANK

4" GRAVITY EFFLUENT LINE

10'X100' DRIP DISPERSAL FIELD; 5 LINES @100' LONG, 2' O.C.

PRIMARY LEACHFIELD; (2) 5.5'-DEEP TRENCHES @ 75 LF EACH

10' MIN

6'

11' O.C.

P1

P2

P3

P4

P5

P6

T-1

T-2

(2) AX-20 TEXTILE FILTERS

100% RESERVE LEACHFIELD; 150 LF OF TRENCHES

1,000 GALLON RECIRC TANK

500 GALLON PUMP CHAMBER

UV DISINFECTION

2,000 GALLON EQ TANK

DOMESTIC WATER SERVICE LINE TO RESIDENCE

NEW RESTROOM

(E) DOMESTIC WATER WELL AND STORAGE TANK TO BE ABANDONED

(E) PROPANE TANK TO REMAIN

<E> RESIDENCE & OFFICES

4" GRAVITY EFFLUENT LINE

RETAIN <E> SEPTIC TANK (2.000-GAL.)

SAN GREGORIO CREEK

F BANK

North

GRAPHIC SCALE

30 0 15 30 60 120

1 inch = ft.

(IN FEET)

BASED ON SURVEY BY R&R LAND SURVEYING (JAN 27, 2013) W/ TOPOGRAPHIC DATUM AND FLOOD PLAIN UPDATED PER L.O.M.R., COMPLETED BY BKF ENGINEERS (MAY 13, 2003)

IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE – ADJUST ACCORDINGLY

LAST SAVED: 12/14/2017 PLOT DATE: 12/14/2017 PLOT STYLE: ----

P:\2016\1600028_VIDA_VERDE\CAD\MODEL\1600028_SITE_PLAN.DWG

VIDA VERDE

SAN GREGORIO, CA

QUESTA ENGINEERING CORP.

Civil Environmental & Water Resources

P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

(510) 236-6114
FAX (510) 236-2423
questa@questaec.com

REGISTERED PROFESSIONAL ENGINEER NORMAN N. HANTZSCHE No. C24750 12–31–17 EXPIRES CIVIL STATE OF CALIFORNIA

Design:	NH
Drawn:	MF/SY
Checked:	NH
Appr'd:	NH

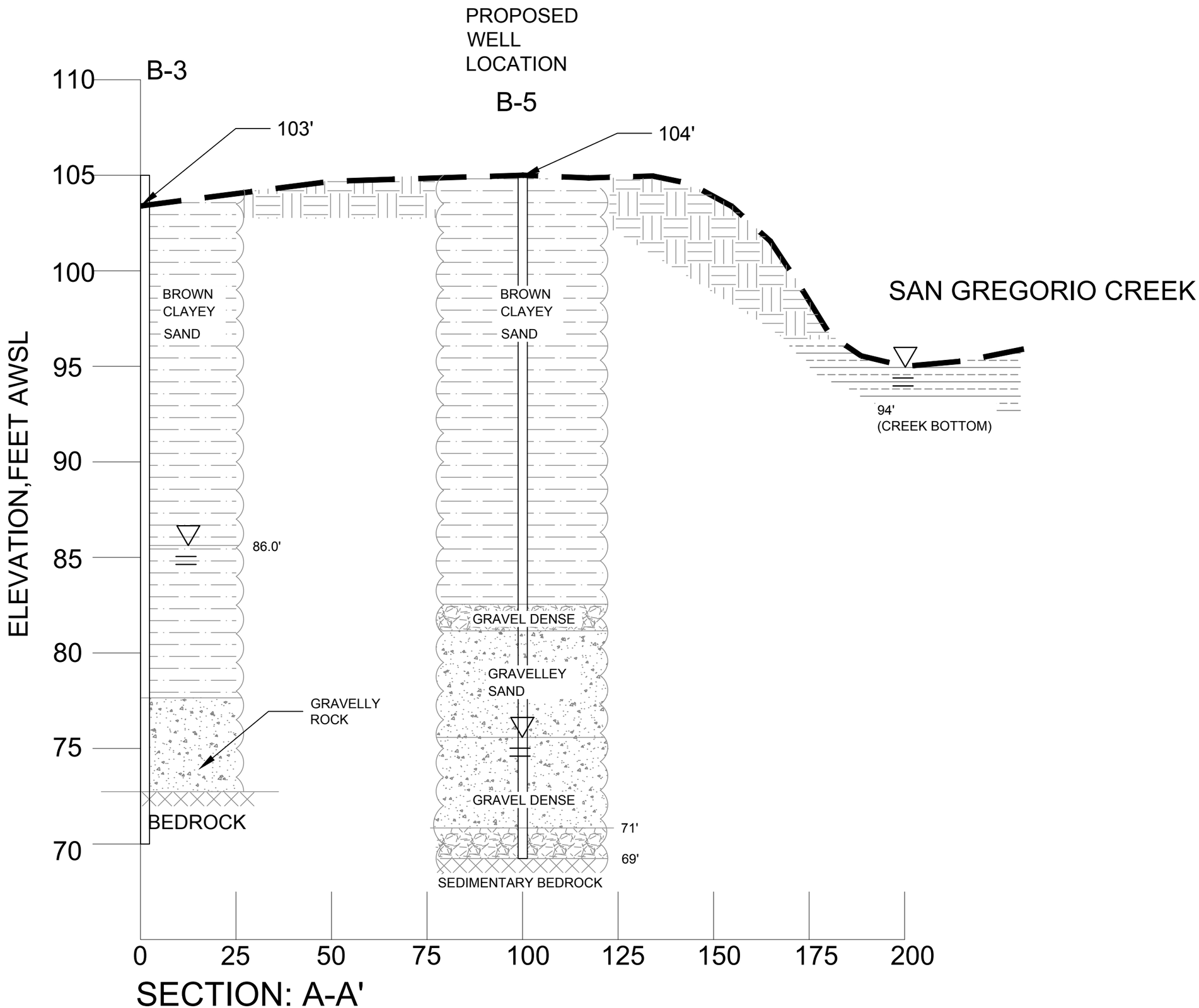
GEOTECHNICAL BORINGS AND CROSS SECTIONS

Size	D
Project	1600028
Scale:	
Date:	12-'-2017
SHEET:	1 OF 1

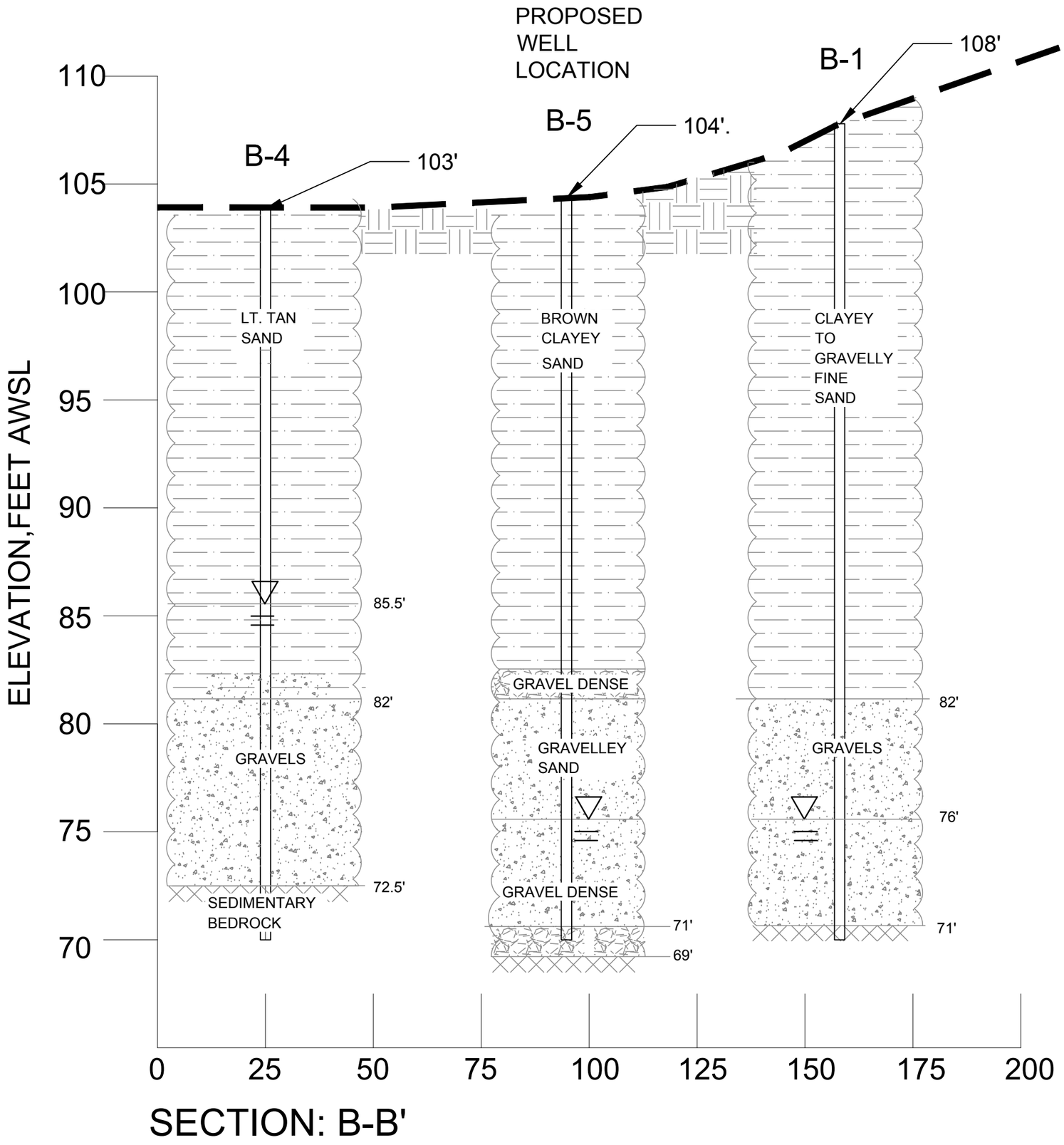
Table B-1
Geotechnical Borehole Summary
September 28, 2017

Boring No.	Location	Distance from San Gregorio Creek[1] (feet)	Depth to Bedrock (feet)	Depth to Groundwater (feet)	Sands & Gravels Thickness[3] (feet)
B-1	NE side bridge approach	30	37	29.0	11.0
B-2	N side animal enclosure	200	13	16.5	NE[3]
B-3	NE of barn	200	30	17.0	5.5
B-4	E of barn	120	30.5	17.5	9.5
B-5	SW side bridge approach[4]	50	35	28.0	12.0

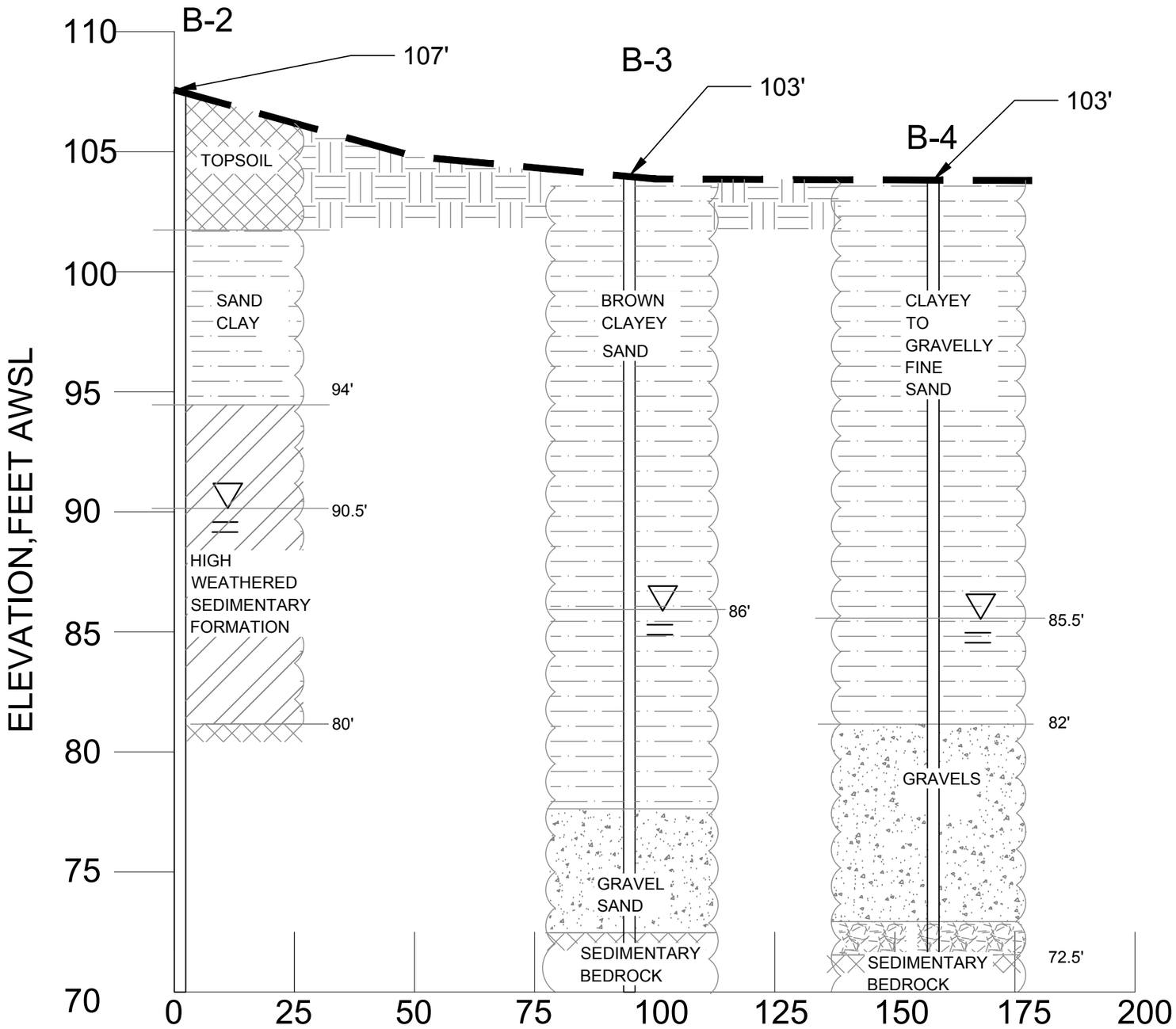
[1] from top of bank
[2] above bedrock
[3] NE: not encountered
[4] Proposed location for new well


PROPOSED
WELL
LOCATION
B-3
B-5
110
105
100
95
90
85
80
75
70
ELEVATION,FEET AWSL
103'
104'
BROWN
CLAYEY
SAND
BROWN
CLAYEY
SAND
SAN GREGORIO CREEK
94'
(CREEK BOTTOM)
86.0'
GRAVELLY
ROCK
BEDROCK
GRAVEL DENSE
GRAVELLEY
SAND
GRAVEL DENSE
71'
69'
SEDIMENTARY BEDROCK
0
25
50
75
100
125
150
175
200

SECTION: A-A'


PROPOSED
WELL
LOCATION
B-1
108'
B-5
104'.
B-4
103'
110
105
100
95
90
85
80
75
70
ELEVATION,FEET AWSL
LT. TAN
SAND
BROWN
CLAYEY
SAND
CLAYEY
TO
GRAVELLY
FINE
SAND
85.5'
82'
GRAVELS
72.5'
SEDIMENTARY
BEDROCK
GRAVEL DENSE
GRAVELLEY
SAND
GRAVEL DENSE
71'
69'
82'
GRAVELS
76'
71'
0
25
50
75
100
125
150
175
200

SECTION: B-B'


B-2
B-3
B-4
107'
103'
103'
TOPSOIL
SAND
CLAY
94'
90.5'
HIGH
WEATHERED
SEDIMENTARY
FORMATION
80'
BROWN
CLAYEY
SAND
86'
GRAVEL
SAND
SEDIMENTARY
BEDROCK
CLAYEY
TO
GRAVELLY
FINE
SAND
85.5'
82'
GRAVELS
SEDIMENTARY
BEDROCK
72.5'
ELEVATION,FEET AWSL
110
105
100
95
90
85
80
75
70
0
25
50
75
100
125
150
175
200

SECTION: C-C'

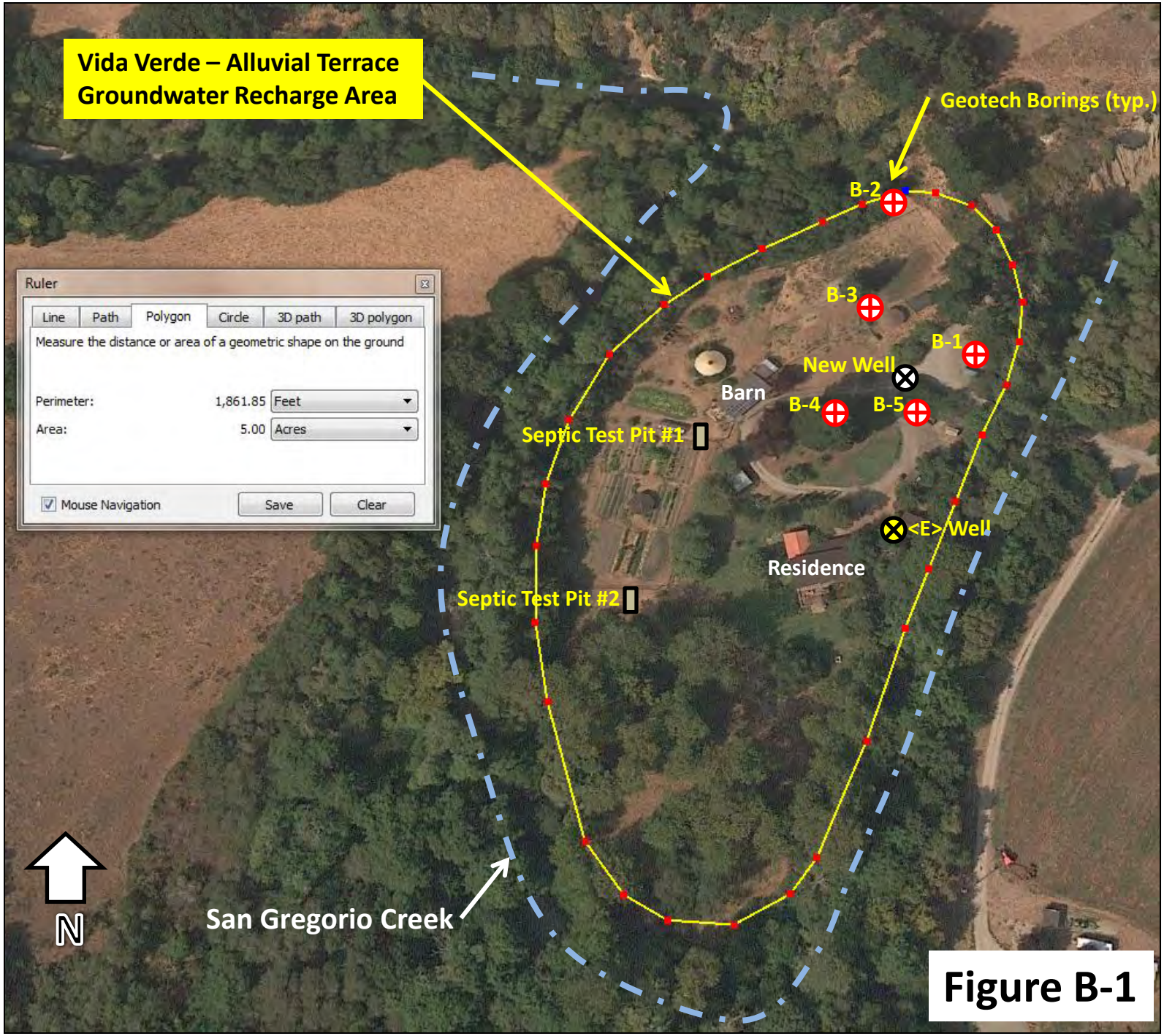

Vida Verde – Alluvial Terrace
Groundwater Recharge Area
Geotech Borings (typ.)
B-2
B-3
B-1
New Well
Barn
B-4
B-5
Septic Test Pit #1
<E> Well
Residence
Septic Test Pit #2
San Gregorio Creek
N
Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance or area of a geometric shape on the ground
Perimeter:
1,861.85
Feet
Area:
5.00
Acres
Mouse Navigation
Save
Clear

Figure B-1

Table B-2

Average Year Rainfall - Onsite Water Balance Recharge Analysis - Vida Verde*

ETo Climate Zone 1 - Deep Well Drained Alluvial Terrace - Corralitos Sandy Loam Soils

Month	Average Rainfall (in/month)	Average Runoff Rate (%)	Available Precip. (in/month)	Reference ETo (in/month)	Adjusted ET (in/month)	Net Rainfall Recharge (in/month)	Net Onsite Rainfall Recharge Vida Verde Alluvial Groundwater		
							ac-ft/ac-yr	Total for 5-acre Area ac-ft/yr	Total Gals/yr
Oct	1.55	0.05	1.47	2.48	1.49	0.00	0.00	0.00	0
Nov	3.49	0.10	3.14	1.20	0.72	2.42	0.20	1.01	328,702
Dec	5.24	0.15	4.45	0.62	0.37	4.08	0.34	1.70	554,218
Jan	5.66	0.15	4.81	0.93	0.56	4.25	0.35	1.77	577,435
Feb	5.08	0.15	4.32	1.40	0.84	3.48	0.29	1.45	472,212
Mar	4.25	0.10	3.83	2.48	1.49	2.34	0.19	0.97	317,297
Apr	2.27	0.05	2.16	3.30	1.98	0.18	0.01	0.07	23,964
May	0.86	0.00	0.86	4.03	2.42	0.00	0.00	0.00	0
Jun	0.33	0.00	0.33	4.50	2.70	0.00	0.00	0.00	0
Jul	0.11	0.00	0.11	4.65	2.79	0.00	0.00	0.00	0
Aug	0.18	0.00	0.18	4.03	2.42	0.00	0.00	0.00	0
Sep	0.41	0.00	0.41	3.30	1.98	0.00	0.00	0.00	0
Total	**29.43**		**26.07**	**32.92**	**19.75**	**16.75**	**1.4**	**7.0**	**2,273,829**

Notes:

* Based on methodology & assumptionsfor water balance-cumulative impact analysis Pescadero area, San Mateo County OWTS LAMP, 2016

1.Monthly precip determined from NOAA, Western Regional Climate Center for San Gregorio; average and drought years 1975-76, 1976-77 https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca7807

2. "Available Precip" equal to ave monthly precip minus estimated runoff volume;

3. Reference ETo obtained from DWR/CIMIS for Zone 1, Coastal Plains Heavy Fog Belt

4. Potential ET adjusted with 0.6 Landscape Coefficient multiplier

5. Alluvial terrace area: 5 acres

Table B-3

1975-76 Drought Year 1 - Onsite Water Balance Recharge Analysis - Vida Verde*

ETo Climate Zone 1 - Deep Well Drained Alluvial Terrace - Corralitos Sandy Loam Soils

Month	Average Rainfall (in/month)	Average Runoff Rate (%)	Available Precip. (in/month)	Reference ETo (in/month)	Adjusted ET (in/month)	Net Rainfall Recharge (in/month)	Net Onsite Rainfall Recharge Vida Verde Alluvial Groundwater		
							ac-ft/ac-yr	Total for 5-acre Area ac-ft/yr	Total Gals/yr
Oct	3.53	0.10	3.18	2.48	1.49	1.69	0.14	0.70	229,318
Nov	0.94	0.00	0.94	1.20	0.72	0.22	0.02	0.09	29,870
Dec	0.48	0.00	0.48	0.62	0.37	0.11	0.01	0.05	14,663
Jan	0.43	0.05	0.41	0.93	0.56	0.00	0.00	0.00	0
Feb	2.19	0.05	2.08	1.40	0.84	1.24	0.10	0.52	168,424
Mar	1.25	0.00	1.25	2.48	1.49	0.00	0.00	0.00	0
Apr	2.36	0.05	2.24	3.30	1.98	0.26	0.02	0.11	35,572
May	0.26	0.00	0.26	4.03	2.42	0.00	0.00	0.00	0
Jun	0.18	0.00	0.18	4.50	2.70	0.00	0.00	0.00	0
Jul	0.14	0.00	0.14	4.65	2.79	0.00	0.00	0.00	0
Aug	1.63	0.05	1.55	4.03	2.42	0.00	0.00	0.00	0
Sep	0.72	0.00	0.72	3.30	1.98	0.00	0.00	0.00	0
Total	**14.11**		**13.43**	**32.92**	**19.75**	**3.52**	**0.3**	**1.5**	**477,847**

Notes:

* Based on methodology & assumptionsfor water balance-cumulative impact analysis Pescadero area, San Mateo County OWTS LAMP, 2016

1.Monthly precip determined from NOAA, Western Regional Climate Center for San Gregorio; average and drought years 1975-76, 1976-77 https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca7807

2. "Available Precip" equal to ave monthly precip minus estimated runoff volume;

3. Reference ETo obtained from DWR/CIMIS for Zone 1, Coastal Plains Heavy Fog Belt

4. Potential ET adjusted with 0.6 Landscape Coefficient multiplier

5. Alluvial terrace area: 5 acres

Table B-4

1976-77 Drought Year 2 - Onsite Water Balance Recharge Analysis - Vida Verde*

ETo Climate Zone 1 - Deep Well Drained Alluvial Terrace - Corralitos Sandy Loam Soils

Month	Average Rainfall (in/month)	Average Runoff Rate (%)	Available Precip. (in/month)	Reference ETo (in/month)	Adjusted ET (in/month)	Net Rainfall Recharge (in/month)	Net Onsite Rainfall Recharge Vida Verde Alluvial Groundwater		
							ac-ft/ac-yr	Total for 5-acre Area ac-ft/yr	Total Gals/yr
Oct	0.51	0.00	0.51	2.48	1.49	0.00	0.00	0.00	0
Nov	1.91	0.05	1.81	1.20	0.72	1.09	0.09	0.46	148,602
Dec	1.88	0.05	1.79	0.62	0.37	1.41	0.12	0.59	191,981
Jan	1.51	0.05	1.43	0.93	0.56	0.88	0.07	0.37	119,004
Feb	1.72	0.05	1.63	1.40	0.84	0.79	0.07	0.33	107,802
Mar	2.80	0.10	2.52	2.48	1.49	1.03	0.09	0.43	140,116
Apr	0.24	0.00	0.24	3.30	1.98	0.00	0.00	0.00	0
May	1.90	0.05	1.81	4.03	2.42	0.00	0.00	0.00	0
Jun	0.25	0.00	0.25	4.50	2.70	0.00	0.00	0.00	0
Jul	0.09	0.00	0.09	4.65	2.79	0.00	0.00	0.00	0
Aug	0.14	0.00	0.14	4.03	2.42	0.00	0.00	0.00	0
Sep	1.15	0.00	1.15	3.30	1.98	0.00	0.00	0.00	0
Total	**14.1**		**13.37**	**32.92**	**19.75**	**5.21**	**0.4**	**2.2**	**707,504**

Notes:

* Based on methodology & assumptionsfor water balance-cumulative impact analysis Pescadero area, San Mateo County OWTS LAMP, 2016

1.Monthly precip determined from NOAA, Western Regional Climate Center for San Gregorio; average and drought years 1975-76, 1976-77 https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca7807

2. "Available Precip" equal to ave monthly precip minus estimated runoff volume;

3. Reference ETo obtained from DWR/CIMIS for Zone 1, Coastal Plains Heavy Fog Belt

4. Potential ET adjusted with 0.6 Landscape Coefficient multiplier

5. Alluvial terrace area: 5 acres

Attachment C

Well Water Quality Test Results

ATTACHMENT C
GROUNDWATER QUALITY
VIDA VERDE

Water samples were obtained from the new well at Vida Verde: (a) on June 12, 2019 during the initial 5-hr pumping test; (b) on August 26, 2019 following the 8-hr pumping test (after well development), and (c) on January 30, 2020 during the wet season. The water samples were taken for laboratory analysis to Soil Control Lab in Watsonville. Testing was completed for the standard suite of drinking water parameters, including general mineral, inorganics and general physical. Bacteriological testing of the well water on June 2019 and January 2020 showed absence of Total Coliform and E. coli. The results for key drinking water parameters are listed in **Table C-1** along with the applicable drinking water limits per Title 22, California Code of Regulations. Laboratory reports with all results are attached following the table.

The water quality testing of the new well on June 12th (shortly after well completion) showed unusually high readings for several constituents (iron, aluminum, turbidity), indicating possible residual effects from the drilling operation. After a 6-day period of continuous pumping/well development, repeat sampling and testing was conducted on August 26th during an 8-hr pumping test. The results from this sampling showed a drop in these constituents to levels within the respective standards. An additional sampling of the well water was conducted during on January 30, 2020 to observe any changes in water quality during the wet season, including possible influence of surface water. The January 2020 sample results tracked very closely with the August 2019 sample results, with the one exception being a rise in iron concentration above the recommended limit, 0.68 mg/L vs 0.3 mg/L. Overall, the dry and wet season sampling indicated the well water to be compliance with all Primary drinking water standards as well as all Secondary consumer acceptance guidelines, with the exception of iron and manganese.

Iron and manganese, are essential nutrients and a naturally occurring mineral leached from geologic formations. The Secondary limits for these constituents are based on its tendency to cause discoloration of water and brown and black staining. The levels of iron and manganese found in the well water are amenable to treatment through the slow sand filtration process proposed for the water system.

Table C-1
Vida Verde – New Well Water Quality Results

Parameter	Units	Results by Sampling Date			MCL[1]	
		6/12/2019	8/26/2019	1/30/2020	Primary	Secondary[2]
General Mineral						
Nitrate as N	mg/L	ND	ND	ND	10	
pH	pH units	7.4	7.8	7.2		6.5-8.5
Specific Conductance	uS/cm	1,300	850	780		900 1,600 (upper)
Total Dissolved Solids	mg/L	860	560	520		500 1,000 (upper)
Chloride	mg/L	190	65	53		250 500 (upper)
Sulfate as SO_4	mg/L	110	140	130		250 500 (upper)
Fluoride	mg/L	0.34	0.26	0.28	2	
Iron	mg/L	**8.2**	0.280	**0.65**		0.30
Manganese	mg/L	**0.330**	**0.220**	**0.22**		0.05
Copper	mg/L	ND	ND	ND		1.0
Zinc	mg/L	ND	0.071	ND		5.0
Inorganics						
Nitrite as N	mg/L	ND	ND	ND	1.0	
Arsenic	mg/L	0.002	ND	ND	0.010	
Barium	mg/L	ND	ND	ND	1.0	
Boron	mg/L	0.79	0.34	0.37		
Cadmium	mg/L	ND	0.0012	ND	0.005	
Chromium	mg/L	0.038	ND	0.0011	0.050	
Cyanide (total)	mg/L	ND	ND	ND	0.15	
Lead	mg/L	ND	ND	ND	0.015	
Mercury	mg/L	ND	ND	ND	0.002	
Selenium	mg/L	ND	ND	ND	0.050	
Silver	mg/L	ND	ND	ND		0.100
MBAS (surfactants)	mg/L	ND	ND	ND		0.005
Aluminum	mg/L	**5.7**	ND	0.10	1.0	0.2
Antimony	mg/L	ND	ND	ND	0.006	
Berylium	mg/L	ND	ND	ND	0.004	
Nickel	mg/L	0.024	ND	ND	0.1	
Thallium	mg/L	ND	ND	ND	0.002	
General Physical						
Color	ColorUnits	13	8	7.0		15
Odor	Threshold	ND	ND	ND		3
Turbidity	NTU	**100**	2	2.9		5

[1] MCL: Maximum Contaminant Level, per Title 22, California Code of Regulations; Primary standards are for constituents that may pose a health risk when present in drinking water.

[2] Secondary standards are for constituents related to consumer acceptance and non-health threatening factors such as aesthetics, taste, odor, etc; where two values are shown, the lower value is "recommended"; the higher value is the upper limit; Secondary standards are enforceable only for community water systems; they are used as guidelines for non-community water systems.

ANALYTICAL CHEMISTS
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Approved by State of California

SOIL CONTROL LAB

42 HANGAR WAY
WATSONVILLE
CALIFORNIA
95076
USA

TEL: 831-724-5422
FAX: 831-724-3188

Simms Plumbing & Water Equip, Inc.
P.O. Box 9
Pescadero, CA 94060
Attn: Sherry Olsen

Work Order #: 9060488
Reporting Date: June 14, 2019

Bacteriological Examination of Water for Coliform Organisms

Date Received: Water sample(s) received June 13, 2019
Project # / Name: None / 3540 La Honda Rd
Water System #/Name: NA
Sampling Type: Routine Sampling Period: June 2019
Sampler's Name: Mike McDermott / Simms Plumbing
Matrix: Drinking Water

Sample Identification	Sampling Date	Sampling Time	Residual Chlorine (mg/L)	Total Coliforms	E. coli
3540 La Honda Rd	06/12/19	11:00	0	Absent	Absent

Date/Time Analyzed: 06/13/19 17:00
Method of Analysis: SM 9223 B

CA ELAP Certificate #1494 (This identifies our Laboratory to the Health Department)

Mike Galloway

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Simms Plumbing & Water Equip, Inc.
P.O. Box 9
Pescadero, CA 94060
Attn: Sherry Olsen

Work Order #: 9060488
Reporting Date: July 11, 2019

Date Received: June 13, 2019
Project # / Name: None / 3540 La Honda Rd
Water System #: NA
Sample Identification: 3540 La Honda Rd, sampled 6/12/2019 11:00:00AM
Sampler Name / Co.: Mike McDermott / Simms Plumbing
Matrix: Drinking Water
Laboratory #: 9060488-01

	Results	Units	RL	State Drinking Water Limits [1]	Analysis Method	Date Analyzed	Flags
General Mineral							
Nitrate as N	ND	mg/L	0.10	10	EPA 300.0	06/14/19	
pH	7.4	pH Units	0.1	-	SM4500-H+ B	06/13/19	
Specific Conductance (EC)	1300	uS/cm	1.0	1600	SM2510B	06/13/19	
Hydroxide as OH	ND	mg/L	2.0	-	SM 2320B	06/13/19	
Carbonate as CO3	ND	mg/L	2.0	-	SM 2320B	06/13/19	
Bicarbonate as HCO3	360	mg/L	2.0	-	SM 2320B	06/13/19	
Total Alkalinity as CaCO3	290	mg/L	2.0	-	SM 2320B	06/13/19	
Hardness	350	mg/L	5.0	-	SM 2340 B	06/19/19	
Total Dissolved Solids	860	mg/L	10	1000	SM2540C	06/14/19	
Chloride	190	mg/L	1.0	500	EPA 300.0	06/14/19	
Sulfate as SO4	110	mg/L	1.0	500	EPA 300.0	06/14/19	
Fluoride	0.34	mg/L	0.10	2	EPA 300.0	06/14/19	
Calcium	85	mg/L	0.50	-	EPA 200.7	06/19/19	
Magnesium	34	mg/L	0.50	-	EPA 200.7	06/19/19	
Potassium	4.3	mg/L	0.50	-	EPA 200.7	06/19/19	
Sodium	160	mg/L	0.50	-	EPA 200.7	06/19/19	
* Iron	8200	ug/L	50	300	EPA 200.7	06/19/19	
* Manganese	330	ug/L	20	50	EPA 200.7	06/19/19	
Copper	ND	ug/L	50	1000	EPA 200.7	06/19/19	
Zinc	ND	ug/L	50	5000	EPA 200.7	06/19/19	
Inorganics							
Nitrate+Nitrite as N	ND	mg/L	0.10	10	EPA 300.0	06/14/19	
Arsenic	2.0	ug/L	2.0	10	EPA 200.8	06/20/19	
Barium	ND	ug/L	100	1000	EPA 200.7	06/19/19	

RL - are levels down to which we can quantify with reliability, a result below this level is reported as "ND" for Not Detected.
State Drinking Water Limits[1] - as listed by California Administrative Code, Title 22.
* - a * in the left hand margin of the report means that particular constituent is above the California Drinking Water Limits.

Mike Galloway

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Simms Plumbing & Water Equip, Inc.
P.O. Box 9
Pescadero, CA 94060
Attn: Sherry Olsen

Work Order #: 9060488
Reporting Date: July 11, 2019

Date Received: June 13, 2019
Project # / Name: None / 3540 La Honda Rd
Water System #: NA
Sample Identification: 3540 La Honda Rd, sampled 6/12/2019 11:00:00AM
Sampler Name / Co.: Mike McDermott / Simms Plumbing
Matrix: Drinking Water
Laboratory #: 9060488-01

	Results	Units	RL	State Drinking Water Limits [1]	Analysis Method	Date Analyzed	Flags
Inorganics							
Boron	790	ug/L	100	-	EPA 200.7	06/19/19	
Cadmium	ND	ug/L	1.0	5	EPA 200.8	06/20/19	
Chromium	38	ug/L	1.0	50	EPA 200.8	06/20/19	
Cyanide (total)	ND	ug/L	100	200	SM 4500-CN F	06/25/19	
Lead	ND	ug/L	5.0	15	EPA 200.8	06/20/19	
Mercury	ND	ug/L	1.0	2	EPA 245.1	06/21/19	
Selenium	ND	ug/L	5.0	50	EPA 200.8	06/20/19	
Silver	ND	ug/L	10	100	EPA 200.8	06/20/19	
MBAS (Surfactants)	ND	mg/L	0.025	0.5	SM5540C	06/14/19	
* Aluminum	5700	ug/L	50	1000	EPA 200.7	06/19/19	
Antimony	ND	ug/L	6.0	6	EPA 200.8	06/20/19	
Beryllium	ND	ug/L	1.0	4	EPA 200.7	06/19/19	
Nickel	24	ug/L	10	100	EPA 200.7	06/19/19	
Thallium	ND	ug/L	1.0	2	EPA 200.8	06/20/19	
Nitrite as N	ND	mg/L	0.10	1	EPA 300.0	06/14/19	
General Physical							
Color	13	Color Units	3.0	-	SM 2120B	06/13/19	
Threshold Odor No.	ND	T.O.N.	1.0	-	SM 2150B	06/13/19	
Turbidity	100	NTU	0.10	-	SM 2130B	06/13/19	

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Simms Plumbing & Water Equip, Inc.
P.O. Box 9
Pescadero, CA 94060
Attn: Sherry Olsen

Work Order #: 9080802
Reporting Date: September 11, 2019

Date Received: August 27, 2019
Project # / Name: None / 3540 La Honda Rd.
Water System #: NA
Sample Identification: 3540 La Honda Rd., sampled 8/26/2019 3:00:00PM
Sampler Name / Co.: Matt Simms / Simms Plumbing
Matrix: Drinking Water
Laboratory #: 9080802-01

	Results	Units	RL	State Drinking Water Limits [1]	Analysis Method	Date Analyzed	Flags
General Mineral							
Nitrate as N	ND	mg/L	0.10	10	EPA 300.0	08/28/19	
pH	7.8	pH Units	0.1	-	SM4500-H+ B	08/27/19	
Specific Conductance (EC)	850	uS/cm	1.0	1600	SM2510B	08/27/19	
Hydroxide as OH	ND	mg/L	2.0	-	SM 2320B	08/27/19	
Carbonate as CO3	ND	mg/L	2.0	-	SM 2320B	08/27/19	
Bicarbonate as HCO3	290	mg/L	2.0	-	SM 2320B	08/27/19	
Total Alkalinity as CaCO3	240	mg/L	2.0	-	SM 2320B	08/27/19	
Hardness	300	mg/L	5.0	-	SM 2340 B	08/30/19	
Total Dissolved Solids	560	mg/L	9.9	1000	SM2540C	08/30/19	
Chloride	65	mg/L	1.0	500	EPA 300.0	08/28/19	
Sulfate as SO4	140	mg/L	1.0	500	EPA 300.0	08/28/19	
Fluoride	0.26	mg/L	0.10	2	EPA 300.0	08/28/19	
Calcium	70	mg/L	0.50	-	EPA 200.7	08/30/19	
Magnesium	31	mg/L	0.50	-	EPA 200.7	08/30/19	
Potassium	2.2	mg/L	0.50	-	EPA 200.7	08/30/19	
Sodium	67	mg/L	0.50	-	EPA 200.7	08/30/19	
Iron	280	ug/L	50	300	EPA 200.7	08/30/19	
* Manganese	220	ug/L	20	50	EPA 200.7	08/30/19	
Copper	ND	ug/L	50	1000	EPA 200.7	08/30/19	
Zinc	71	ug/L	50	5000	EPA 200.7	08/30/19	
Inorganics							
Nitrate+Nitrite as N	ND	mg/L	0.10	10	EPA 300.0	08/28/19	
Arsenic	ND	ug/L	2.0	10	EPA 200.8	09/05/19	
Barium	ND	ug/L	100	1000	EPA 200.7	08/30/19	

RL - are levels down to which we can quantify with reliability, a result below this level is reported as "ND" for Not Detected.
State Drinking Water Limits[1] - as listed by California Administrative Code, Title 22.
* - a * in the left hand margin of the report means that particular constituent is above the California Drinking Water Limits.

Mike Galloway

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Simms Plumbing & Water Equip, Inc.
P.O. Box 9
Pescadero, CA 94060
Attn: Sherry Olsen

Work Order #: 9080802
Reporting Date: September 11, 2019

Date Received: August 27, 2019
Project # / Name: None / 3540 La Honda Rd.
Water System #: NA
Sample Identification: 3540 La Honda Rd., sampled 8/26/2019 3:00:00PM
Sampler Name / Co.: Matt Simms / Simms Plumbing
Matrix: Drinking Water
Laboratory #: 9080802-01

	Results	Units	RL	State Drinking Water Limits [1]	Analysis Method	Date Analyzed	Flags
Inorganics							
Boron	340	ug/L	100	-	EPA 200.7	08/30/19	
Cadmium	ND	ug/L	1.0	5	EPA 200.8	09/05/19	
Chromium	1.2	ug/L	1.0	50	EPA 200.8	09/05/19	
Cyanide (total)	ND	ug/L	100	200	SM 4500-CN F	09/05/19	
Lead	ND	ug/L	5.0	15	EPA 200.8	09/05/19	
Mercury	ND	ug/L	1.0	2	EPA 245.1	08/28/19	
Selenium	ND	ug/L	5.0	50	EPA 200.8	09/05/19	
Silver	ND	ug/L	10	100	EPA 200.8	09/05/19	QR-04
MBAS (Surfactants)	ND	mg/L	0.025	0.5	SM5540C	08/28/19	
Aluminum	ND	ug/L	50	1000	EPA 200.7	08/30/19	
Antimony	ND	ug/L	6.0	6	EPA 200.8	09/05/19	
Beryllium	ND	ug/L	1.0	4	EPA 200.7	08/30/19	
Nickel	ND	ug/L	10	100	EPA 200.7	08/30/19	
Thallium	ND	ug/L	1.0	2	EPA 200.8	09/05/19	
Nitrite as N	ND	mg/L	0.10	1	EPA 300.0	08/28/19	
General Physical							
Color	8.0	Color Units	3.0	-	SM 2120B	08/27/19	
Threshold Odor No.	ND	T.O.N.	1.0	-	SM 2150B	08/27/19	
Turbidity	2.0	NTU	0.10	-	SM 2130B	08/27/19	

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BACTERIOLOGISTS
Approved by State of California

SOIL CONTROL LAB

42 HANGAR WAY
WATSONVILLE
CALIFORNIA
95076
USA

TEL: 831-724-5422
FAX: 831-724-3188

Simms Plumbing & Water Equip, Inc.
P.O. Box 9
Pescadero, CA 94060
Attn: Sherry Olsen

Work Order #: 0010746
Reporting Date: January 31, 2020

Bacteriological Examination of Water for Coliform Organisms

Date Received: Water sample(s) received January 30, 2020
Project # / Name: None / 3540 La Honda Rd.
Water System #/Name: NA
Sampling Type: Routine Sampling Period: January 2020
Sampler's Name: Mike McDermott / Simms Plumbing
Matrix: Drinking Water

Sample Identification	Sampling Date	Sampling Time	Total Coliforms	E. coli
3540 La Honda Rd.	01/29/20	16:00	Present	Absent

Date/Time Analyzed: 01/30/20 17:02
Method of Analysis: SM 9223 B

CA ELAP Certificate #1494 (This identifies our Laboratory to the Health Department)

Mike Galloway

ANALYTICAL CHEMISTS
and
BACTERIOLOGISTS
Approved by State of California

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Simms Plumbing & Water Equip, Inc.
P.O. Box 9
Pescadero, CA 94060
Attn: Sherry Olsen

Work Order #: 0010746
Reporting Date: February 11, 2020

Date Received: January 30, 2020
Project # / Name: None / 3540 La Honda Rd.
Water System #: NA
Sample Identification: 3540 La Honda Rd., sampled 1/29/2020 4:00:00PM
Sampler Name / Co.: Mike McDermott / Simms Plumbing
Matrix: Drinking Water
Laboratory #: 0010746-01

	Results	Units	RL	State Drinking Water Limits [1]	Analysis Method	Date Analyzed	Flags
General Mineral							
Nitrate as N	ND	mg/L	0.10	10	EPA 300.0	01/31/20	
pH	7.2	pH Units	0.1	-	SM4500-H+ B	01/30/20	
Specific Conductance (EC)	780	uS/cm	1.0	1600	SM2510B	01/30/20	
Hydroxide as OH	ND	mg/L	2.0	-	SM 2320B	01/30/20	
Carbonate as CO3	ND	mg/L	2.0	-	SM 2320B	01/30/20	
Bicarbonate as HCO3	280	mg/L	2.0	-	SM 2320B	01/30/20	
Total Alkalinity as CaCO3	230	mg/L	14	-	SM 2320B	01/30/20	
Hardness	280	mg/L	5.0	-	SM 2340 B	01/31/20	
Total Dissolved Solids	520	mg/L	10	1000	SM2540C	01/31/20	
Chloride	53	mg/L	1.0	500	EPA 300.0	01/31/20	
Sulfate as SO4	130	mg/L	1.0	500	EPA 300.0	01/31/20	
Fluoride	0.28	mg/L	0.10	2	EPA 300.0	01/31/20	
Calcium	64	mg/L	0.50	-	EPA 200.7	01/31/20	
Magnesium	28	mg/L	0.50	-	EPA 200.7	01/31/20	
Potassium	2.2	mg/L	0.50	-	EPA 200.7	01/31/20	
Sodium	65	mg/L	0.50	-	EPA 200.7	01/31/20	
* Iron	650	ug/L	50	300	EPA 200.7	01/31/20	
* Manganese	220	ug/L	20	50	EPA 200.7	01/31/20	
Copper	ND	ug/L	50	1000	EPA 200.7	01/31/20	
Zinc	ND	ug/L	50	5000	EPA 200.7	01/31/20	
Inorganics							
Nitrate+Nitrite as N	ND	mg/L	0.10	10	EPA 300.0	01/31/20	
Arsenic	ND	ug/L	2.0	10	EPA 200.8	02/07/20	
Barium	ND	ug/L	100	1000	EPA 200.7	01/31/20	

RL - are levels down to which we can quantify with reliability, a result below this level is reported as "ND" for Not Detected.
State Drinking Water Limits[1] - as listed by California Administrative Code, Title 22.
* - a * in the left hand margin of the report means that particular constituent is above the California Drinking Water Limits.

Mike Galloway

ANALYTICAL CHEMISTS
and
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Simms Plumbing & Water Equip, Inc.
P.O. Box 9
Pescadero, CA 94060
Attn: Sherry Olsen

Work Order #: 0010746
Reporting Date: February 11, 2020

Date Received: January 30, 2020
Project # / Name: None / 3540 La Honda Rd.
Water System #: NA
Sample Identification: 3540 La Honda Rd., sampled 1/29/2020 4:00:00PM
Sampler Name / Co.: Mike McDermott / Simms Plumbing
Matrix: Drinking Water
Laboratory #: 0010746-01

	Results	Units	RL	State Drinking Water Limits [1]	Analysis Method	Date Analyzed	Flags
Inorganics							
Boron	370	ug/L	100	-	EPA 200.7	01/31/20	
Cadmium	ND	ug/L	1.0	5	EPA 200.8	02/07/20	
Chromium	1.1	ug/L	1.0	50	EPA 200.8	02/07/20	
Cyanide (total)	ND	ug/L	100	200	SM 4500-CN F	02/06/20	
Lead	ND	ug/L	5.0	15	EPA 200.8	02/07/20	
Mercury	ND	ug/L	1.0	2	EPA 245.1	02/06/20	
Selenium	ND	ug/L	5.0	50	EPA 200.8	02/07/20	
Silver	ND	ug/L	10	100	EPA 200.8	02/07/20	
MBAS (Surfactants)	ND	mg/L	0.025	0.5	SM5540C	01/31/20	
Aluminum	100	ug/L	50	1000	EPA 200.7	01/31/20	
Antimony	ND	ug/L	6.0	6	EPA 200.8	02/07/20	
Beryllium	ND	ug/L	1.0	4	EPA 200.7	01/31/20	
Nickel	ND	ug/L	10	100	EPA 200.7	01/31/20	
Thallium	ND	ug/L	1.0	2	EPA 200.8	02/07/20	
Nitrite as N	ND	mg/L	0.10	1	EPA 300.0	01/31/20	
General Physical							
Color	7.0	Color Units	3.0	-	SM 2120B	01/30/20	
Threshold Odor No.	ND	T.O.N.	1.0	-	SM 2150B	01/30/20	
Turbidity	2.9	NTU	0.30	-	SM 2130B	01/30/20	

RL - are levels down to which we can quantify with reliability, a result below this level is reported as "ND" for Not Detected.
State Drinking Water Limits[1] - as listed by California Administrative Code, Title 22.
* - a * in the left hand margin of the report means that particular constituent is above the California Drinking Water Limits.

Mike Galloway

Attachment D

Water Demand Estimates

ATTACHMENT D
ESTIMATED WATER DEMAND
VIDA VERDE

Water demand for the Vida Verde facility will include domestic water supply for the onsite resident population, weekly 2-night/3-day student/guest camping stays for up to 30 people (students and chaperones), plus other occasional visitors. The domestic water demand will typically fluctuate from weekday to weekend and also vary between the school year (main camping periods) and the rest of the year. In the future, camp outings may also be offered during summer months, making water demand more uniform throughout the year.

Per Title 22, Division 4, Chapter 16 - California Water Works Standards, estimates for Maximum Day Demand (MDD) and Peak Hour Demand (PHD) are described below.

Maximum Day Demand (MDD). "Maximum day demand (MDD)" is the amount of water utilized by consumers during the highest day of use (midnight to midnight), excluding fire flow. For Vida Verde, MDD is estimated based on projected maximum occupancy (during camping stays), using projected maximum rates of wastewater generation plus a 25-percent addition to account for consumption and system losses. The water demand estimates by building/activity and overall total for the system are presented in **Table 1**. As indicated, the estimated MDD is 1,875 gallons per day (gpd), which equates to a supply (pumping rate) of approximately 1.3 gallons per minute (gpm).

Table 1
Vida Verde - Estimated Maximum Day Water Demand (MDD)

Building/Activity	Units	Unit Wastewater Flow (gpd)	# of Units	Maximum Daily Wastewater Flow[1] (gpd)	Maximum Day Water Demand[2] (gpd)
Main Residence	Bedrooms	150	3	450	562
Barn Residence	Bedrooms	150	2	300	375
Overnight Camping	Student	25	27	675	844
	Adult	25	3	75	94
Total Daily Flow				**1,500**	**1,875**

[1] Per "Wastewater Facilities Plan for Vida Verde, December 2019"
[2] Based on maximum daily wastewater flow x 1.25

Peak Hour Demand (PHD). "Peak hour demand (PHD)" is the amount of water utilized by consumers during the highest hour of use during the maximum day, excluding fire flow. Per California Water Works Standards, for the proposed Vida Verde system (<1,000 connections) the PHD can be estimated as equal to 1.5 times the average hourly water use during periods of maximum day demand. Assuming (conservatively) the projected MDD of 1,875 gpd occurs over approximately 10 hours time (e.g., 8 am to 6 pm), the average hourly water demand would be 187 gallons per hour. Using a 1.5 multiplier, the PHD would be about 280 gallons per hour. This equates to a short-term flow rate of approximately 4.7 gpm.

Weekly, Average and Yearly Water Demand.

- Weekly demand during the peak usage periods is estimated at approximately 5,000 gals. This is based on (2) days at 1,875 gpd, plus (5) days at 250 gpd.

- Average daily flow during peak periods = 5,000 gallons/7 days = 715, round to 700 gpd

- Total annual water use is estimated to be: (30) weeks at 5,000 gpd, plus 22 weeks at 2,100 gpd = 196,200 gallons; round to 200,000 gallons per year

- Average daily water use = 200,000/365 days = 548, round to 550 gpd

- Average groundwater production = 550 gpd/1,440 minutes/day = 0.38 gpm

Attachment E

Preliminary Water System Operations Plan

Draft Operations, Management & Emergency Response Plan
Vida Verde Public Water System

I. Facilities Operation and Maintenance

Component	Frequency	Activity
Well	Monthly	• Read and record pump water meter data. • Visual inspection, check for leaks, openings, electrical or other hazards. • Check the pump for proper operation. • Record observations and correct any problems.
Raw Water/Fire Supply Tank	Monthly	• Inspect for any leaks or damage; record observations and repair as needed. • Check high water level sensors for functionality. • Check aerator operation.
Sand Filter	Weekly Monthly Quarterly	• Download and review telemetry/electronic data for sand filter pumps, turbidimeter, alarms, etc. • Check filter tank water levels and float controls. • Check filtrate discharge pump and controls, record filtration rate, adjust orifice setting as needed. • Check recycle pump and operation run time. • Drain and clean sand filter; service other equipment as needed.
Chlorination System	Monthly	• Inspect feed pump for proper operation. • Check disinfectant in the reservoir for concentration and adequate volume for the operational period. • Observe operation and check disinfectant supply on hand.
Treated Water Storage Tank	Monthly	• Inspect for any leaks or damage; record observations and repair as needed. • Check water level sensors for functionality.
Disinfectant Residual	Monthly	• Measure disinfectant residual in distribution system using free chlorine test kit; record the results. • Check residual readings against required levels; if level is low, determine the reason and correct. • If no measurable disinfectant, determine reason, and remedy; if no disinfectant for 24 hours notify DDW.
Gauges and Meters	Monthly	• Inspect all gauges and meters for leaks and proper function. Repair or replace as needed; record work.
Valves	Monthly Semi-annually	• Inspect valves for leaks; record observations, repair or replace if leaking. • Exercise valves semi-annually as needed; record work.
Distribution System	Monthly	• Visually inspect the distribution system for leaks; coordinate with disinfectant residual sampling. • Flush dead end mains or lines annually, or as needed.

II. System Management and Emergencies

Item	Item	Activity
Monitoring & Reporting	Bacteriological Monitoring	• Monthly bacteriological sampling and analysis per approved Sampling Plan; report results to DDW. • If sample positive, take four repeat samples at once. • Take five routine samples the month following a positive sample. • Keep bacteriological results for five years; keep any corrective action for sampling for three years.
	Chemical Monitoring	• Conduct annual sampling for nitrate & nitrate. • Other chemical sampling and analysis in accordance w/permit requirement. • Forward all results to DDW; keep chemical results for 10 years.
Response to Violations	Public Notification of Violation Required	• Notification shall be posted onsite as specified per information on file with the DDW. • State problem and what has been done to correct it. • Send copy of the notification to the DDW.
Consumer Complaints	Response Procedures	• Record in complaint log (name, address, nature of problem). • Investigate the complaint. • Verify or dismiss the complaint. • Record the steps taken to address or correct the problem. • Notify complainant of action taken. • Keep complaint records with corrective action for 5 years.
Emergencies	Equipment and Resources	• List of equipment on hand for emergency repairs (wrenches, clamps, other tools) • List of sources of needed equipment, not on hand. • Name and address of supplier and type of equipment.
	Classification of Potential Abnormal Conditions	• Impacts on well water supply, quality or quantity. • Equipment failures. • Accidents. • Natural disasters.
	Response Procedures	• Problem identification. • Initial investigation. • Initial action. • Corrective action. • Follow-through. • Emergency contacts, emails, phone numbers.

Attachment F

Public Water System Consolidation Contacts

QUESTA ENGINEERING CORP.

Civil, Environmental & Water Resources

January 22, 2021

Optimist Volunteers for Youth
5360 La Honda Road,
San Gregorio, CA 94074

Subject: Public Water Supply for Vida Verde, 3540 La Honda Road, San Gregorio

Ladies and Gentlemen:

My name is Norman Hantzsche, Managing Engineer with Questa Engineering Corporation, and I am writing on behalf of the Vida Verde organization, located at the "Hidden Creek" site, 3540 La Honda Road, San Gregorio. Vida Verde operates an overnight wilderness and farm camp program serving low-income school districts and families in the S.F. Bay Area. Vida Verde is planning to turn the Hidden Creek residential/agricultural property into its camp and working farm, which will require that domestic water supply be provided from a public water system.

The property has historically obtained its water supply from a shallow onsite well that is inadequate for the new uses. In 2019 a new well was drilled, tested and found suitable to supply the domestic water requirements for the new camp and working farm. The estimated water needs for the project are approximately 0.2 to 0.3 million gallons annually and up to about 1,500 gallons on a maximum day.

In accordance with the requirements of California Health and Safety Code (Section 116527), before establishing a new public water system the owners are required to explore and evaluate opportunities for service from or consolidation with existing public water systems within a 3-mile distance of the new facility. We are required to ask each public water system if a connection to their existing water supply is feasible and also inquire if managerial and/or operational oversight also might be available. The replies from each identified water system will be included in our application to the Division of Drinking Water.

Your water system was identified as being within a 3-mile distance (by public right of way) of the Vida Verde site at 3540 La Honda Road. I am inquiring if you would consider connecting and selling potable water to our project and/or provide managerial/operational oversight. We would greatly appreciate your response at your earliest convenience. If you have any questions I may be reached by phone at (510) 236-6114, ext. 214 or by email at nhantzsche@questaec.com. Included with this letter is a response form to facilitate your reply, if you would like to use it.

Thank you for your time,

Norman Hantzsche, PE
Principal/Managing Engineer
Questa Engineering Corporation

Box 70356, 1220 Brickyard Cove Rd. Suite 206 Pt. Richmond, CA 94807 T: 510/236.6114 F: 510/236.2423 E: Questa@QuestaEC.com

Public Water Supply Inquiry for Vida Verde

(per SB 1263 and the CA Safe Drinking Water Act, Health & Safety Code Sec. 116527)

*Name of Water System:*___Optimist Volunteers for Youth_____

- ☐ *We are interested in providing water to your area.*
- ☐ *We are interested in discussing the possibility of providing water to your area.*
- ☐ *We are not interested in providing water to your area, but are interested in working with you in some way (managerial, emergency response, etc.)*
- ☒ *We are not interested in providing water service or working with you at this time.*

*Name:*_Matthew Lyles_____
*Date:*__01/28/2021_____
*Contact info:*__(650) 747-0321_____

Thank you!

QUESTA ENGINEERING CORP.

Civil, Environmental & Water Resources

January 22, 2021

Mr. George Cattermole
San Gregorio Company
P.O. Box 71
San Gregorio, CA 94074

Subject: Public Water Supply for Vida Verde, 3540 La Honda Road, San Gregorio

Dear Mr. Cattermole:

My name is Norman Hantzsche, Managing Engineer with Questa Engineering Corporation, and I am writing on behalf of the Vida Verde organization, located at the "Hidden Creek" site, 3540 La Honda Road, San Gregorio. Vida Verde operates an overnight wilderness and farm camp program serving low-income school districts and families in the S.F. Bay Area. Vida Verde is planning to turn the Hidden Creek residential/agricultural property into its camp and working farm, which will require that domestic water supply be provided from a public water system.

The property has historically obtained its water supply from a shallow onsite well that is inadequate for the new uses. In 2019 a new well was drilled, tested and found suitable to supply the domestic water requirements for the new camp and working farm. The estimated water needs for the project are approximately 0.2 to 0.3 million gallons annually and up to about 1,500 gallons on a maximum day.

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Thank you for your time,

Norman Hantzsche, PE
Principal/Managing Engineer
Questa Engineering Corporation

Box 70356, 1220 Brickyard Cove Rd. Suite 206 Pt. Richmond, CA 94807 T: 510/236.6114 F: 510/236.2423 E: Questa@QuestaEC.com

Public Water Supply Inquiry for Vida Verde

(per SB 1263 and the CA Safe Drinking Water Act, Health & Safety Code Sec. 116527)

Name of Water System: San Gregorio 765 Stage Rd, San Gregorio, CA 94074

- ☐ *We are interested in providing water to your area.*
- ☐ *We are interested in discussing the possibility of providing water to your area.*
- ☐ *We are not interested in providing water to your area, but are interested in working with you in some way (managerial, emergency response, etc.)*
- ☒ *We are not interested in providing water service or working with you at this time.*

Name: George Cattermole

Date: Jan 29, 2021

Contact info: 650 726-0565

Thank you!

Attachment G

Water System Cost Estimates

Preliminary Water System Cost Estimates - Vida Verde Public Water System

Table G-1. Estimated Capital Cost

Item	Units	No. of Units	Cost per Unit ($)	Total Cost ($)
Engineering & Permitting				
Water System Planning & Permitting	LS	1	$ 12,500	$ 12,500
Water System Design and Engineering	LS	1	$ 15,000	$ 15,000
Construction Observations, As-builts and Startup	LS	1	$ 10,000	$ 10,000
			Sub-total Engineering & Permitting	$ 37,500
Construction				
Drilled Well & Testing	LS	1	15,000	$ 15,000
Submersible Well Pump and Appurtenances	LS	1	4,000	$ 4,000
Raw Water/Fire Supply Tank	GAL	15,000	1.50	$ 22,500
Sand Filter Tanks (4'dia x 7-ft high)	EA	2	2,500	$ 5,000
Sand Filter Media and Plumbing	EA	2	2,000	$ 4,000
Sand Fitler Pumps and Controls	LS	1	5,000	$ 5,000
Chlorination System	LS	1	2,500	$ 2,500
Treated Water Storage Tank	GAL	5,000	1.50	$ 7,500
Valves, Meters & Appurtenances	LS	1	1,500	$ 1,500
Electrical Wiring & Controls	LS	1	10,000	$ 10,000
2" Water Collection/Distribution Piping & Appurtenances	LF	1,800	30	$ 54,000
Fire System Pump, Pressure Tank & Hydrant	LS	1	15,000	$ 15,000
4" Fire Distribution Piping	LF	750	40	$ 30,000
Treatment Site Grading, Drainage, Fence/Screening	LS	1	10,000	$ 10,000
			Sub-total Construction	$ 186,000
			Total Estimated Capital Cost	**$ 223,500**

Table G-2. Estimated Annual Operation and Maintennce Costs

Item	Period	No. of Periods	Cost per Period ($)	Total Cost ($)
Labor	WK	52	$ 200	$ 10,400
Administrative, Insurance	YR	1	$ 1,000	$ 1,000
Permits	YR	1	$ 900	$ 900
Legal & Technical Services Allowance	YR	1	$ 1,500	$ 1,500
Monitoring, Testing & Reporting	MO	12	$ 250	$ 3,000
Utilities	MO	12	$ 25	$ 300
Supplies	MO	12	$ 25	$ 300
Maintenance Allowance	MO	12	$ 300	$ 3,600
Annual Capital Reserve	YR	1	$ 5,000	$ 5,000
			Total Estimated Annual O&M & Replacement Cost	**$ 26,000**

Table G-3.

Water Facilities Reserve Estimate

Ave Life	Annual Reserve
50	$ 300
20	$ 200
50	$ 450
50	$ 100
30	$ 133
20	$ 250
15	$ 167
50	$ 150
15	$ 100
20	$ 500
50	$ 1,080
20	$ 750
50	$ 600
50	$ 200
Total	**$ 4,980**

Table G-4. 20-yr Annual Cost Projections - Vida Verde Water System

Year	Annual O&M Cost	Equipment Replacement Allowance	Projected Total Annual Cost
1	$ 21,000	$ 5,000	$ 26,000
2	$ 21,630	$ 5,150	$ 26,780
3	$ 22,279	$ 5,305	$ 27,583
4	$ 22,947	$ 5,464	$ 28,411
5	$ 23,636	$ 5,628	$ 29,263
6	$ 24,345	$ 5,796	$ 30,141
7	$ 25,075	$ 5,970	$ 31,045
8	$ 25,827	$ 6,149	$ 31,977
9	$ 26,602	$ 6,334	$ 32,936
10	$ 27,400	$ 6,524	$ 33,924
11	$ 28,222	$ 6,720	$ 34,942
12	$ 29,069	$ 6,921	$ 35,990
13	$ 29,941	$ 7,129	$ 37,070
14	$ 30,839	$ 7,343	$ 38,182
15	$ 31,764	$ 7,563	$ 39,327
16	$ 32,717	$ 7,790	$ 40,507
17	$ 33,699	$ 8,024	$ 41,722
18	$ 34,710	$ 8,264	$ 42,974
19	$ 35,751	$ 8,512	$ 44,263
20	$ 36,824	$ 8,768	$ 45,591

Assumptions:

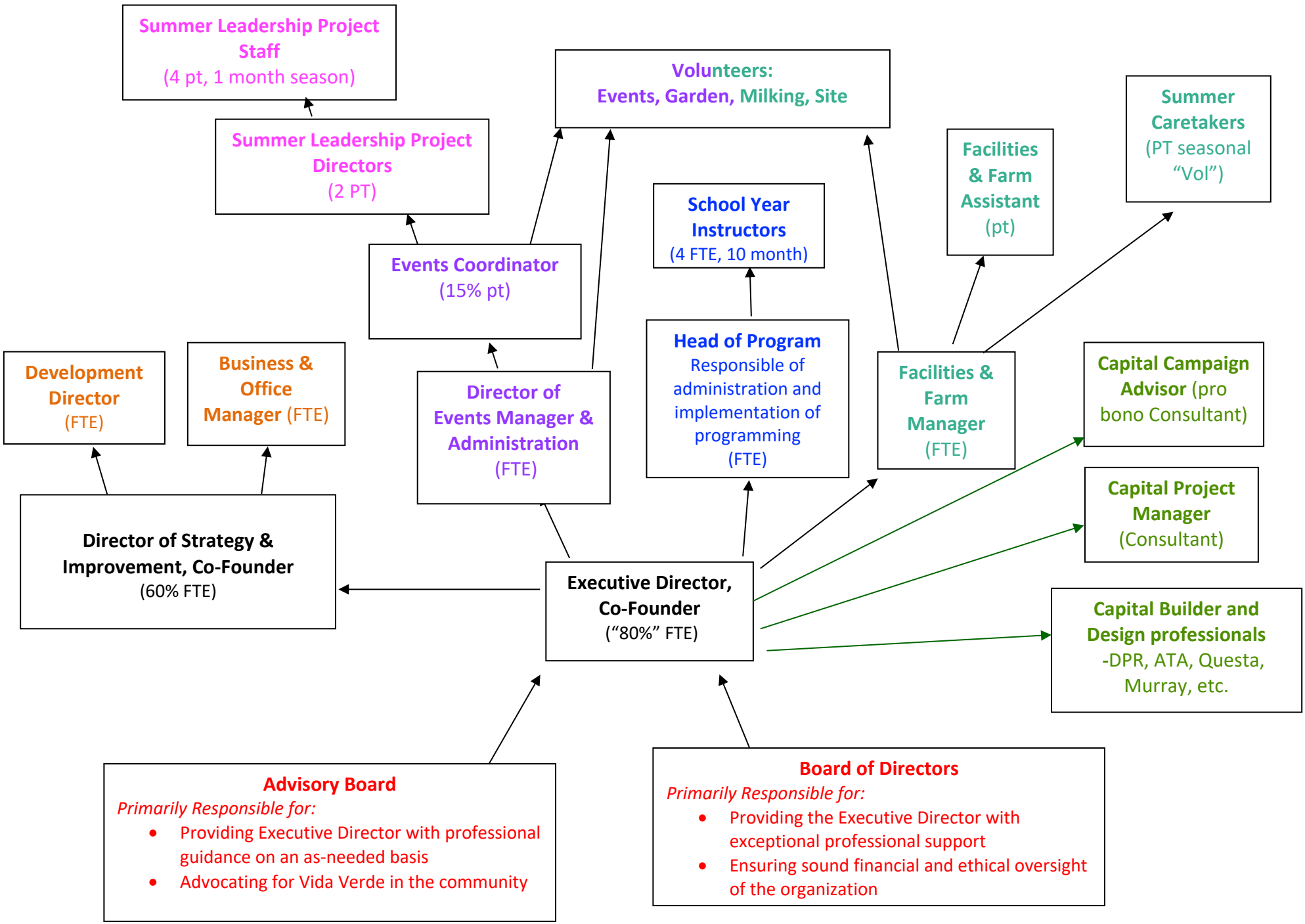
1.Year 1 annual O&M and Equipment Replacement Allowance per Tables G-2, G-3.

2. Annual inflation of 3% appliec to Years 2 through 20 for O&M and Equip. Replacement

Attachment H

Vida Verde Organization

Vida Verde Organizational Chart 2020



VIDA VERDE

EDUCATIONAL EQUITY IN THE OUTDOORS

VIDA VERDE IS A NONPROFIT THAT PROMOTES EDUCATIONAL EQUITY BY PROVIDING FREE, OVERNIGHT ENVIRONMENTAL LEARNING EXPERIENCES FOR STUDENTS WHO DON'T OTHERWISE GET THE OPPORTUNITY.

WHY ARE YOU *a part of* VIDA VERDE?

Vida Verde is such a magical experience for my students. From the moment they arrive, the magic begins. From crossing the wishing bridge, to the family dinners, a walk in a forest of giants, and touching the largest ocean in the world for the first time, the Vida Verde experience gifts my students memories of a lifetime that truly reshapes their ideas of the world. This is why I decided to deepen my commitment to this amazing organization by joining the Board this year.

—**NELLY ALCANTAR**, NEW BOARD MEMBER

Vida Verde has enabled me to facilitate close connections and community with youth of color within the Bay Area, California through the pathway of nature and experiential education. Through working with these amazing youth (though I cannot even call it "work" because it doesn't feel like it) I am privileged to support transformative experiences, both small and large every single day. Vida Verde has cultivated an energy that builds connectivity and meets individuals where they are.

—**MELISSA FOWLKS**, SLP CO-DIRECTOR

Vida Verde is an amazing and beautiful place. The experience was over the top! I would go back because I would love to be a leader to the youth.

—**5TH GRADE VIDA VERDE PARTICIPANT** FROM OAKLAND

Vida Verde's magic is encapsulated in the people who make it what it is--from the 11-year-old humans who we get to learn from and take adventure trips with each week, to the dozens of adult humans who have worked here over the past 19 years, as well as each individual donor and volunteer. Vida Verde is special and unique because of all the ways these humans regularly challenge us to grow and to reflect, to be unwavering in our mission, and to change when we need to. This organization and community, which is increasingly permanent, and preparing down the road to move 'beyond the founders,' is ever-changing, inspiring and engaging for both of us!

—**SHAWN AND LAURA SEARS**, CO-FOUNDERS

WHAT IS **VIDA VERDE**?

CORE SCHOOL YEAR PROGRAM:

- **4th-6th graders** come to Vida Verde **as a class** for **3 days, 2 nights.**
- Students' days are filled with engaging, challenging and exciting activities at our 100-acre site and farm, the coast, and a redwood forest.
- Overarching Goal: to positively and powerfully impact our students' **academic performance**, **social and emotional learning**, and **connection to the outdoors.**

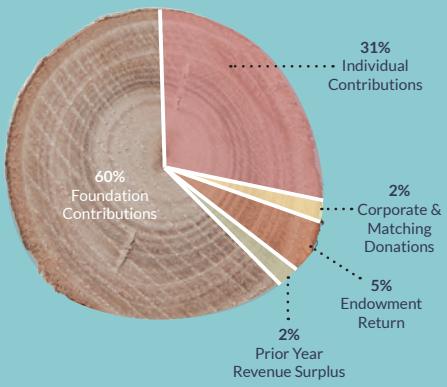
SUMMER LEADERSHIP PROGRAM (SLP):

- **New** second Vida Verde Program.
- **High-school-aged alumni** of our core program participate in a **6-day, 5-night** leadership program.
- Overarching Goal: to help teen participants grow into **strong**, **informed**, and **confident leaders in their communities**.

FINANCIAL *Position*

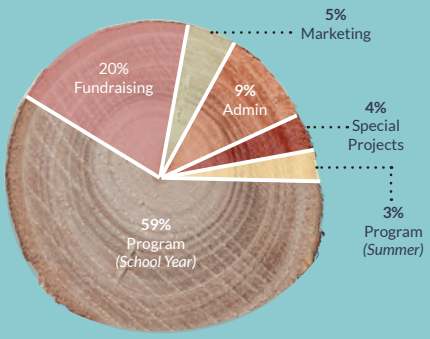
OPERATING REVENUE

$1,148,268

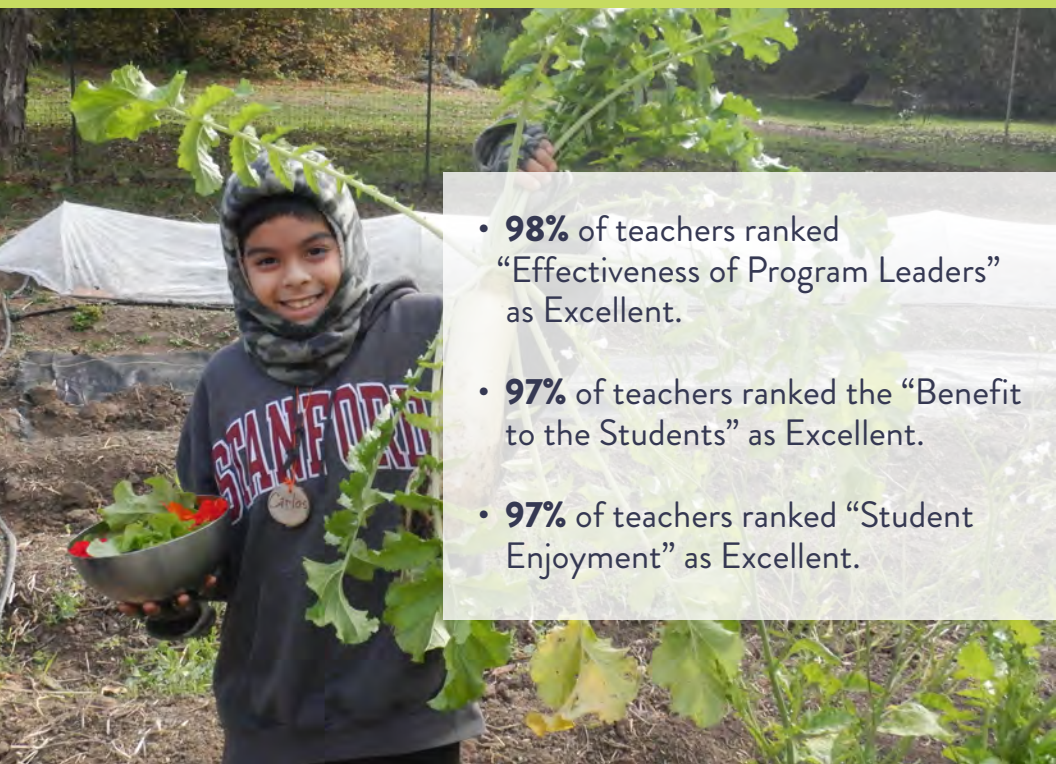


OPERATING EXPENSES

$1,136,790

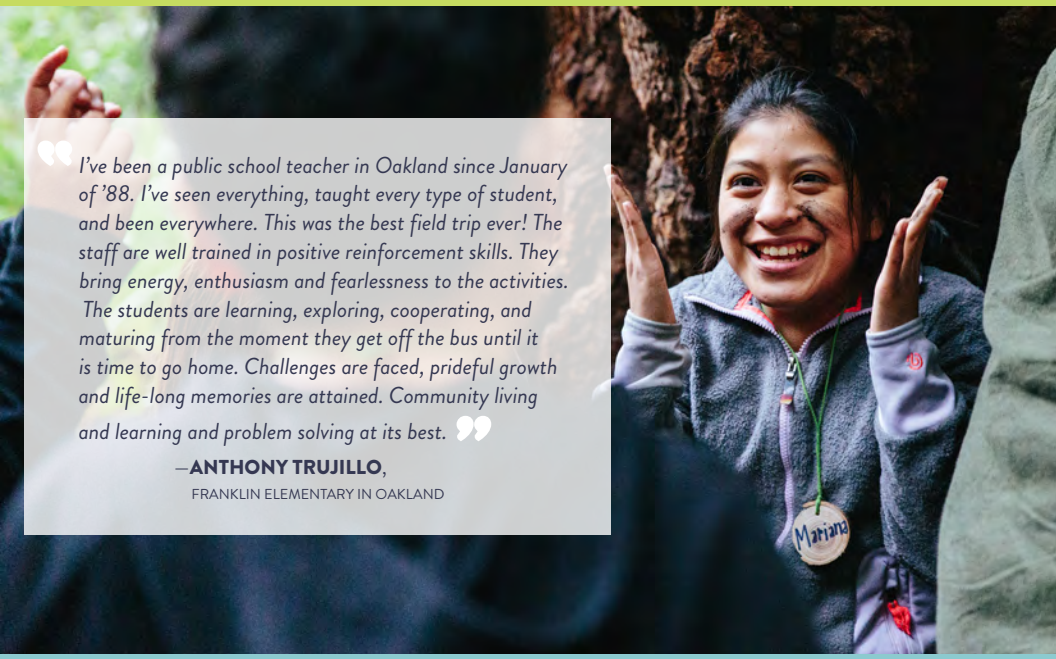


CORE PROGRAM IMPACT



- **98%** of teachers ranked "Effectiveness of Program Leaders" as Excellent.
- **97%** of teachers ranked the "Benefit to the Students" as Excellent.
- **97%** of teachers ranked "Student Enjoyment" as Excellent.

in the words of a TEACHER-PARTNER



> *I've been a public school teacher in Oakland since January of '88. I've seen everything, taught every type of student, and been everywhere. This was the best field trip ever! The staff are well trained in positive reinforcement skills. They bring energy, enthusiasm and fearlessness to the activities. The students are learning, exploring, cooperating, and maturing from the moment they get off the bus until it is time to go home. Challenges are faced, prideful growth and life-long memories are attained. Community living and learning and problem solving at its best.*
>
> —**ANTHONY TRUJILLO**,
> FRANKLIN ELEMENTARY IN OAKLAND

JUSTICE, EQUITY, DIVERSITY & INCLUSION (JEDI)

In 2018-2109, we worked as a staff and Board with an outside consultant *(the Avarna Group)* to develop and begin implementing a practical and holistic Justice, Equity, Diversity and Inclusion (JEDI) Statement and Organizational Plan. This process was deeply enhanced by a foundation-funded trip to Montgomery, Alabama in October to experience the *Legacy Museum* and *Lynching Memorial*.

We are committed to the work ahead, and hope you will check out our new JEDI statement on our website, and that you'll ask us the hard questions.

SUPPORTERS

2019 INSTITUTIONAL PARTNERS

Anonymous Donor
Apple Lane Foundation
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Atkinson Foundation
Barrios Trust
CBC Foundation
Charisma Fund
Charles B. Kuhn Memorial Foundation
Cleaves & Mae Rhea Foundation
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Climate Ride
David & Lucile Packard Foundation
Dean & Margaret Lesher Foundation
Distaff Singers
Fenton Family Foundation
Frank & Catherine Johnson Foundation
Fred Gellert Family Foundation
George B. Storer Foundation
Heritage Bank of Commerce
HRH Foundation
IEQ Capital
John & Marcia Goldman Foundation
Joseph & Vera Long Foundation
Kampe Foundation
Lampert Byrd Foundation
Los Altos Rotary Club
Louis L. Borick Foundation
Mary Crocker Trust
Midland Cabinet Company
Midpeninsula Regional Open Space District
Moca Foundation
Morgan Family Foundation
Morrison & Foerster Foundation
PaperSeed Foundation
Patagonia
Peery Foundation
Peninsula Open Space Trust
Quest Foundation
RHE Charitable Foundation
Rippleworks
Sand Hill Foundation
Satterberg Foundation
Save the Redwoods League
Saw Island Foundation
Service by Medallion
Steep Hill Foods
TomKat Ranch Educational Foundation
Tosa Foundation
Western Digital
Woodside Atherton Garden Club
Yellow Chair Foundation

2019 BOARD OF DIRECTORS

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Laura Kretschmar, *President*
Andrew Schapiro
Shawn Sears
Kia Sullivan, *Treasurer*

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Scott Bryan
Karen Harwell
Emma Ludwick
Jerry Moison
Paul and Steph Pfluke
Eric Ryan
Laura Sears
Harn Soper
Preston Smith
Andrew Usher

NOURISHMENT CIRCLE

($1,000+ for 3 or more years)

Anonymous (3)
Nicole Ardoin & Greg Hawkins
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Associated Services
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Ludwick Family Foundation
Danny & Ginny Machak
Allan Marko & Christine Chufo
Michael Matthews & Erica DeGarmo
Alice & Fraser McAlpine
Shahab Mehmandoust & Alana Kopke
Florence Melander
Robin Merritt
David Messina & Jabeen Yusuf
Midland Cabinet Company
Noriko Morimoto & Trey Byrne
Jason Mousel & Brendan Sherer
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Aditi & Deb Mukhopadhyay
Patrick & Cathy Norton
Novo Construction
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Kay O'Neill & Peter Sharer
Simone Otus Coxe
Marcia & Bill Pade
Julie & Will Parish
Stephen Pratt
Lydia Puhak & Scott Fortlage
Jon Putnam
Mike & Gabrielle Rabinovitch
Issie & Rhoda Rabinovitch
Stephanie Rafanelli & Andrew Backer
Amy Rao
Chris & Kate Rea
RHE Foundation
Ron & Jill Richards
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Eric Thurston
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Victoria & Robert Tomkinson
Jean Torcom
Jan Van der Lugt & Norna Ross
Orit Vogel
Dana Wentworth & Rob Schroeder
Bart & Nancy Westcott
Judy Wilkinson

FOR A LIST OF OUR ADDITIONAL SUPPORTERS,
PLEASE VISIT OUR WEBSITE: **WWW.VVEDUCATION.ORG**

Vida Verde Nature Education

Educational Equity in the Outdoors

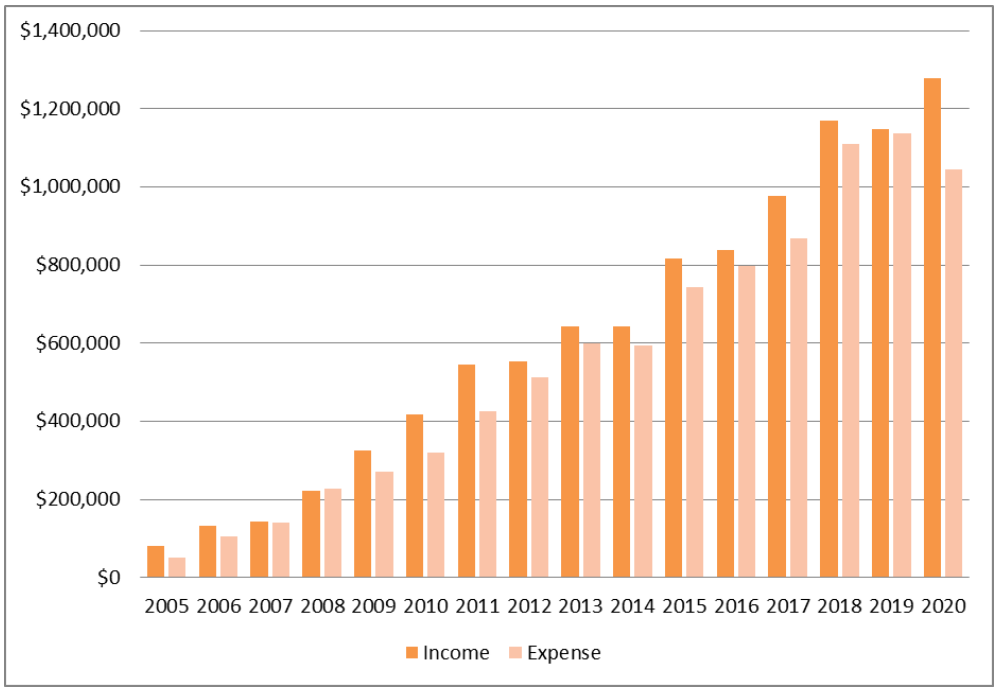
Vida Verde Nature Education
3540 La Honda Road
San Gregorio, CA 94074
P: 650-747-9288
www.Vveducation.org
info@Vveducation.org

2020 Q4 / END OF YEAR FINANCIAL & FUNDRAISING UPDATE
For the Vida Verde Board
October 1, 2020 – December 31, 2020

Note: we are still in the process of officially closing the books on 2020, so all numbers below are tentative but we feel solid in them.

We completed Q4 with $1,043,670 in expenses and $1,278,757 in revenue (including PPP grant).

Income v Expense



Year	Income	Expense
2005	$ 79,740	$ 49,765
2006	$ 132,743	$ 106,226
2007	$ 143,720	$ 139,601
2008	$ 222,999	$ 226,820
2009	$ 325,630	$ 269,560
2010	$ 416,781	$ 320,891
2011	$ 543,994	$ 424,662
2012	$ 554,236	$ 511,730
2013	$ 643,924	$ 598,870
2014	$ 643,012	$ 593,853
2015	$ 816,691	$ 744,399
2016	$ 839,520	$ 796,929
2017	$ 975,613	$ 868,042
2018	$ 1,170,802	$ 1,109,628
2019	$ 1,148,268	$ 1,136,790
2020	$ 1,278,757	$ 1,044,913

Q4 of 2020 Fundraising Updates:

- We raised $200,000+ more than expenses this year, which is a testament to our incredible community! Normally, we aim for $50,000 more than expenses to add to our reserve. This year, we tentatively plan to use the funds in the following ways:
    - $20,000: Restricted 2021 funding for delayed 2020 Expenses
    - $100,000: Apply to ongoing Capital Project: Renovations of "Flattop" Staff House. This amount will ensure the project will be complete by this summer!
    - Remaining ~$100,000: We are doing a deep dive to determine the best use for these funds, aligned with our mission and 3-year plan. We intend to use the funds on one of or a combination of the following: to build the land endowment, to build a new sabbatical fund endowment, and/or to add to the cash reserve.
- **BOARD ACTION ITEM: Please take a close look at the attached 2020 Budget v Actuals and check-in with Laura with any questions or concerns.**

2021 Planning:

- We are getting very close to having a draft 2021 budget for your approval, and Laura K. will share it with you for your February 3 meeting.
- We are honored and excited to have begun the 2021 fiscal year with $147,201 in committed individual funding and $395,000 in foundation commitments. By comparison, we began the2020 fiscal year with $174,000 in committed individual funding and $408,000 in foundation commitments. We began the 2019 fiscal year with $180,000 in committed individual funding and $258,000 in foundation commitments. We believe that the individual donor commitment is lower this year because of the reduction in multi-year pledges at the 2020 benefit compared with past years. This makes sense to us, given the year.

Vida Verde Nature Education

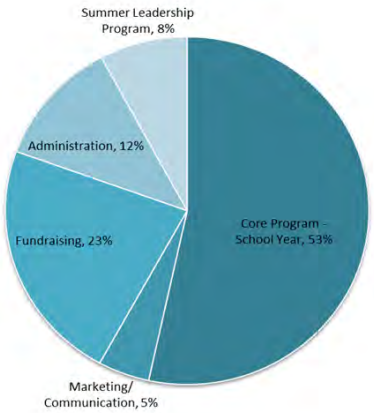
2021 DRAFT Organization Budget

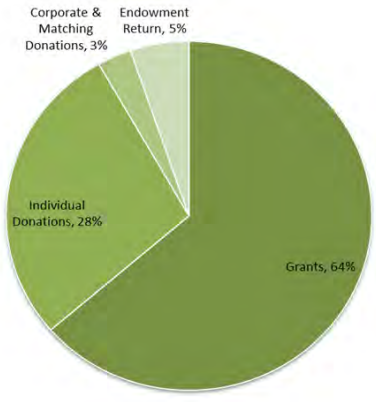
FISCAL YEAR END: DECEMBER 31

REVENUE	PROJECTED	COMMITTED & RECEIVED as of 1/1/2021
Institutional Funders & Grants	$ 705,683	$ 395,000
Restricted		$ 169,000
Unrestricted		$ 226,000
Individual Donations	$ 380,500	$ 147,201
Corporate & Matching Donations	$ 25,000	$ -
Prior Year Revenue Surplus	$ -	$ -
Endowment Return	$ 60,000	$ 60,000
TOTAL REVENUE	**$ 1,171,183**	**$ 602,201**
In-Kind Support: Tax Preparation, Consulting Services, Event Rentals & Services, Program Supplies	$ 35,000	$ -

Note: In-Kind support is not counted in Revenue or Expense figures

EXPENSES	Core Program - School Year	Capital Project	Marketing/ Communication	Fundraising	Administration	Summer Leadership Program	TOTAL
Personnel Expenses							
Salaries	$ 305,322	$ 46,971	$ 41,980	$ 123,837	$ 76,393	$ 60,410	$ 654,913
Benefits	$ 51,273	$ 5,761	$ 4,513	$ 13,154	$ 9,122	$ 10,178	$ 94,000
Other	$ 53,837	$ 6,021	$ 4,966	$ 15,748	$ 9,533	$ 10,637	$ 100,742
Subtotal: Personnel Expenses	**$ 410,432**	**$ 58,753**	**$ 51,459**	**$ 152,740**	**$ 95,048**	**$ 81,224**	**$ 849,656**
Non-Personnel Expenses							
Administration, misc	$ -	$ -	$ -	$ -	$ 2,950	$ -	$ 2,950
Accounting	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ 5,000
Human Resources	$ -	$ -	$ -	$ -	$ 6,000	$ -	$ 6,000
Audit/Tax Preparation Services	$ -	$ -	$ -	$ -	$ 7,000	$ -	$ 7,000
Fundraising, misc.	$ -	$ -	$ -	$ 9,500	$ -	$ -	$ 9,500
Annual Benefit	$ -	$ -	$ -	$ 32,000	$ -	$ -	$ 32,000
Summer Appreciation & Nourishment Events	$ -	$ -	$ -	$ 14,000	$ -	$ -	$ 14,000
Marketing, misc	$ 125	$ -	$ 125	$ -	$ -	$ -	$ 250
Apparel	$ -	$ -	$ 8,000	$ -	$ -	$ -	$ 8,000
Annual Report	$ -	$ -	$ 3,000	$ -	$ -	$ -	$ 3,000
Garden Supplies & Animal Care	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ 10,000
In-Program Transportation	$ 15,938	$ -	$ 1,063	$ 1,063	$ 3,188	$ -	$ 21,250
Education Program Supplies	$ 8,200	$ -	$ -	$ -	$ -	$ -	$ 8,200
Employee Hiring	$ 2,550	$ -	$ 150	$ 150	$ 150	$ -	$ 3,000
Groceries for student meals	$ 11,000	$ -	$ -	$ -	$ -	$ -	$ 11,000
Insurance: Liability, Flood and Vehicle	$ 28,200	$ -	$ -	$ -	$ -	$ 1,800	$ 30,000
Professional Development/Certifications	$ 3,375	$ -	$ -	$ 450	$ 675	$ -	$ 4,500
Site Development	$ 45,000	$ -	$ -	$ -	$ -	$ -	$ 45,000
Site Rental: Camp	$ 35,000	$ -	$ -	$ -	$ -	$ -	$ 35,000
Summer Leadership Program	$ -	$ -	$ -	$ -	$ -	$ 5,825	$ 5,825
Utilities, Office Supplies & Office Maintenance	$ 17,800	$ -	$ 850	$ 3,675	$ 11,175	$ -	$ 33,500
Property Tax	$ 14,820	$ -	$ -	$ -	$ 10,732	$ -	$ 25,552
Postage/Delivery	$ -	$ -	$ -	$ 400	$ 600	$ -	$ 1,000
Subtotal: Non-Personnel Expenses	**$ 192,008**	**$ -**	**$ 13,188**	**$ 61,238**	**$ 47,469**	**$ 7,625**	**$ 321,527**
TOTAL EXPENSES	**$ 602,439**	**$ 58,753**	**$ 64,647**	**$ 213,977**	**$ 142,517**	**$ 88,849**	**$ 1,171,183**
					Addition to Cash Reserve (Goal):		**$ 50,000**
					FY2021 REVENUE GOAL		**$ 1,221,183**





Vida Verde Nature Education

FY2020 Received as of 12/31/2020

Committed Grants * represents multi-year grants, amount shown is for current fiscal year		**$725,737**
General Operating & Program Support		
1	Satterberg Foundation*	$125,000
2	Peery Foundation* COVID-19 Relief Fund	$50,000
3	David & Lucile Packard Foundation	$40,000
4	Midpeninsula Regional Open Space District*	$28,487
5	The Charisma Fund	$17,000
6	Change Happens Foundation	$15,000
7	HRH Foundation	$15,000
8	John and Kelly Hartman Foundation	$15,000
9	Louis L. Borick Foundation	$15,000
10	RHE Charitable Foundation	$11,000
11	Half My DAF	$10,000
12	John and Marcia Goldman Foundation	$10,000
13	Saw Island	$5,000
14	Tosa Foundation	$5,000
15	TomKat Ranch	$5,000
16	Western Digital	$2,500
17	Apple Lane Foundation	$2,000
18	Fred Gellert Family Foundation	$2,000
19	The Morrison & Foerster Foundation	$1,500
Temporarily Restricted/Project Specific		
1	Peery Foundation*	$100,000
2	Anonomous Donor*	$50,000
3	Sand Hill Foundation*	$40,000
4	Franklin and Catherine Johnson Foundation*	$25,000
5	Morgan Family Foundation*	$20,000
6	Kimball Foundation	$20,000
7	Mary A. Crocker Trust	$15,000
8	Dean and Margaret Lesher Foundation*	$15,000
9	Lampert Byrd	$15,000
10	Moca Foundation	$10,000
11	Peery COVID-19 Emergency fund for staff & students	$9,000
12	Atkinson Foundation	$7,500
13	Patagonia Palo Alto	$16,500
14	Save the Redwoods League	$5,000
15	Hillsborough Garden Club	$3,000
16	Distaff Singers	$250

Vida Verde Nature Education

FY2021 Committed and Pending Funding as of 1/1/2021

Committed Grants * represents multi-year grants; amount shown is for current fiscal year		**$395,000**
General Operating & Program Support		
1	Satterberg Foundation*	$125,000
2	Peery Foundation COVID-19 Relief Fund*	$50,000
3	RHE Foundation	$11,000
4	David & Lucile Packard Foundation*	$40,000
Temporarily Restricted/Project Specific		
1	Sand Hill Foundation*	$40,000
2	Morgan Family Foundation*	$20,000
3	MidPeninsula RegionalOpen Space Trust*	$9,000
4	Peery Foundation*	$100,000