



**County of San Mateo Planning & Building Department**  
**Agricultural Advisory Committee**

455 County Center, 2<sup>nd</sup> Floor  
Redwood City, California 94063  
650/363-4161  
Fax: 650/363-4849

Brenda Bonner      BJ Burns      Robert Cevasco  
Louie Figone      Marilyn Johnson      Teresa Kurtak  
Peter Marchi      Doniga Markegard      Robert Marsh  
April Vargas

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## MEETING PACKET

**Date:**                    **Monday, July 13, 2015**  
**Time:**                   **7:30 p.m.**  
**Place:**                  **San Mateo County Farm Bureau Office**  
                                 **765 Main Street, Half Moon Bay, California**

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## AGENDA

1.      **Call to Order**
2.      **Member Roll Call**
3.      **Guest Roll Call**
4.      Public Announcements/Comments for Items Not on the Agenda
5.      Consideration of a Coastal Development Permit (CDP) and a Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, for 1) a new, permanent 1,590 sq. ft., 2-story residence as a Farm Labor Housing Unit; 2) a new 1,200 sq. ft. 2-story agricultural barn; 3) conversion of an existing agricultural well to domestic use, and 4) legalization of an 804 sq. ft. yurt as a non-habitable accessory structure; located in the unincorporated Pescadero area of San Mateo County. The CDP is appealable to the CA Coastal Commission. County File Number: PLN2015-00267 (Lawson)
6.      Consideration of the Action Minutes for the June 8, 2015, regular meeting
7.      **Adjournment**

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Agricultural Advisory Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request a alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the County Representative at least five (5) working days before the meeting at (650) 363-1814, or by fax at (650) 363-4849, or e-mail [srosen@smcgov.org](mailto:srosen@smcgov.org). Notification in advance of the meeting will enable the Committee to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it.

## ROLL SHEET – July 13, 2015

Agricultural Advisory Committee Attendance 2014-2015

	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July
<b>VOTING MEMBERS</b>													
Brenda Bonner	X	E	X	X	M	X	M	X	M	X	X	X	
BJ Burns	X	X	X	X	E	E	E	X	E	X	X	X	
Robert Cevasco			X		E		E	X	E	E	X		
Louie Figone	X	X	X		T	X	T	X	T	X	X	X	
Marilyn Johnson		X		X	I	X	I	X	I			X	
Teresa Kurtak	X	E			N	E	N	E	N				
Peter Marchi	X	X	X	X	G	X	G	X	G	X	X	X	
Doniga Markegard	X	X	X	X		X		X		X		X	
Robert Marsh	X	X	X	X	C	X	C	X	C	X	X	X	
April Vargas		X			A	X	A	X	A	X	X	X	
Vacant					N		N		N				
<b>STAFF</b>													
Natural Resource Conservation Staff					C		C		C				
San Mateo County Agricultural Commissioner	E	X	X	X	E	X	E	X	E	E	X	X	
Farm Bureau Executive Director	X	X	X		L	X	L		L				
San Mateo County Planning Staff	X	X	X	X	E	X	E	X	E	X	X	X	
UC Co-Op Extension Representative		X	E	X	D	X	D		D				

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** July 13, 2015

**TO:** Agricultural Advisory Committee

**FROM:** Camille Leung, Planning Staff, 650/363-1826

**SUBJECT:** Consideration of a Coastal Development Permit (CDP) and a Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, for 1) a new, permanent 1,590 sq. ft., 2-story residence as a Farm Labor Housing Unit; 2) a new 1,200 sq. ft. 2-story agricultural barn; 3) conversion of an existing agricultural well to domestic use, and 4) legalization of an 804 sq. ft. yurt as a non-habitable accessory structure; located in the unincorporated Pescadero area of San Mateo County. The CDP is appealable to the CA Coastal Commission.

County File Number: PLN2015-00267 (Lawson)

**PROPOSAL**

The applicant, Jared Lawson, proposes to construct a 1,590 sq. ft. residence as a Farm Labor Housing Unit to house him and his wife, who own and operate Pie Ranch, located on an adjacent 13-acre parcel (APN089-230-210) to the west. The project also involves the construction of a new 1,200 sq. ft. 2-story agricultural barn, conversion of an existing agricultural well to domestic use, and legalization of an 804 sq. ft. yurt as a non-habitable accessory structure. A majority of the subject parcel and the Pie Ranch parcel are used to grow berries and a variety of vegetables.

**DECISION MAKER**

Zoning Hearing Officer

**QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE**

1. Will the proposal have any negative effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?
2. What position do you recommend that the Planning Department staff take with respect to the application for this project?

**BACKGROUND**

Report Prepared By: Camille Leung, Project Planner

Location: 2080 Cabrillo Highway (address for Pie Ranch)

APN: 089-230-280

Parcel Size: 14.5 acres

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

General Plan Designation: Agriculture

Existing Land Use: Agricultural uses, barn, yurt (currently used as a residence for the owner and his family).

Setting: The project parcel is accessed via Cabrillo Highway using a driveway that runs through the adjoining Pie Ranch property and to subject property. The property is bordered by Green Oaks Creek to the north, with the existing driveway separating the creek from agricultural and associated uses to the south. The parcel is relatively flat.

Environmental Evaluation: The project requires an Initial Study and Mitigated Negative Declaration (IS/MND) under CEQA Guidelines, as the property would result in development located within the Cabrillo Highway State Scenic Corridor and would result in the conversion of soils meeting the Local Coastal Program (LCP) definition of prime soil for permanent residential and agricultural structures.

Williamson Act: The project site is not under a Williamson Act contract.

*Will the project be visible from a public road?*

The western edge of the Pie Ranch property runs along Cabrillo Highway, a portion that is designated as a State scenic corridor. The subject property is located east of the Pie Ranch property and is not visible from Cabrillo Highway. Proposed structures would not be visible from Cabrillo Highway due to distance and intervening vegetation. A Google Earth photo taken from along Cabrillo Highway is included as Attachment B.

*Will any habitat or vegetation need to be removed for the project?*

While the property borders Green Oaks Creek, an access driveway separates agriculture and development on the property from creek habitat and vegetation. The proposed area of development would be located in an area that is currently farmed in association with the agricultural operations of Pie Ranch. The project does not involve the removal of riparian vegetation or habitat.

*Is there prime soil on the project site?*

As shown in Attachment C, a majority of the site is characterized by prime soils, Class IIe-1 (Lockwood Loam, gently sloping), with a section of Class IIIe-1 (Lockwood Loam, sloping, eroded) located in a center portion of the parcel. Areas of prime soils are largely occupied by agricultural uses, with the exception of the existing driveway and the yurt and smaller structures used for agriculture.

## **KEY ISSUES**

Planning staff has reviewed this proposal and presents the following key issues for the Agricultural Advisory Committee's consideration:

### 1. Compliance with Agricultural Policies of the Local Coastal Program (LCP)

#### *Prime Agriculture Lands*

LCP Policy 5.5 (*Permitted Uses on Prime Agriculture Lands*) permits agricultural and agriculturally-related development on prime agricultural lands; non-residential development customarily considered accessory to agricultural uses including barns, storage/equipment sheds, stables for farm animals, water wells, and water storage tanks. The policy allows for farm labor housing, uses ancillary to agriculture, and single family residences to be conditionally permitted via a PAD permit.

For areas of prime soil which cover a majority of the parcel, the proposal involves the construction of a permanent Farm Labor Housing Unit (footprint of 1,066 sq. ft.), an agricultural barn (footprint of 1,200 sq. ft), and legalization of a yurt (footprint of 804 sq. ft.) as a non-habitable accessory structure. The construction of these agriculturally-related structures on prime agricultural land requires a PAD permit.

A southern portion of the property meets the definition of "Lands Suitable for Agriculture" but is not farmed due to terrain and existing vegetation. The project does not involve the development of this area.

### 3. Compliance with Planned Agricultural District (PAD) Regulations

In order to approve and issue a PAD Permit, the project must comply with the substantive criteria for the issuance of a PAD permit, as applicable and as delineated in Section 6355 of the Zoning Regulations. As proposed and to be conditioned, the proposal complies with the following applicable policies, which will be discussed further in the project staff report to be prepared for the Planning Commission.

- The encroachment of all development upon land which is suitable for agricultural uses and other lands shall be minimized;

- All development permitted on a site shall be clustered;
- Development shall be located, sited and designed to carefully fit its environment so that its presence is subordinate to the pre-existing character of the site and its surrounding is maintained to the maximum extent practicable.
- No use, development or alteration shall substantially detract from the scenic and visual quality of the County; or substantially detract from the natural characteristics of existing major water courses, established and mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats.
- Where possible, structural uses shall be located away from prime agricultural soils.

While the proposed structures would be located on prime agricultural land, the property owner proposes to cluster the structures against the rear property line, allowing the structures to be accessed via existing access roads, siting structures as far as possible from Cabrillo Highway, and reserving a large area of the agricultural field for continued farming.

#### 4. Compliance with 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 on-going long-term need for farm workers. The guidelines require Zoning Hearing Officer (or Planning Commission) review of applications for permanent housing and limits the use of these structures for the housing of farm workers and, if the uses ceases, the structure must either be demolished or used for another permitted use pursuant to a permit amendment. The residence is proposed to house the owner and his family, the adults of which operate and are employed at Pie Ranch.

#### 5. Association Development at the Pie Ranch Property

In an associated but separate permit (PLN2015-00208), the applicant requests a Coastal Development Permit and Agritourism Permit Exemption to permit the following at the Pie Ranch property: 1) Agritourism dining events (i.e., barn dances); 2) up to 13 temporary non-agriculture related events (including weddings and fundraising events) as permitted through Temporary Event Permits; 3) associated parking. The parcel contains an existing barn, the historical Steele Ranch house (used as Farm Labor Housing) and other agricultural structures. The application is incomplete at this time and will be agendized for review by the AAC at a later date.

## **ATTACHMENTS**

- A. Vicinity Map of Project Parcel
- B. Google Earth Photo taken from Cabrillo Highway
- C. Map of Prime Soils
- D. Project Plans

# Vicinity Map



Project Site

County Line

## ***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_

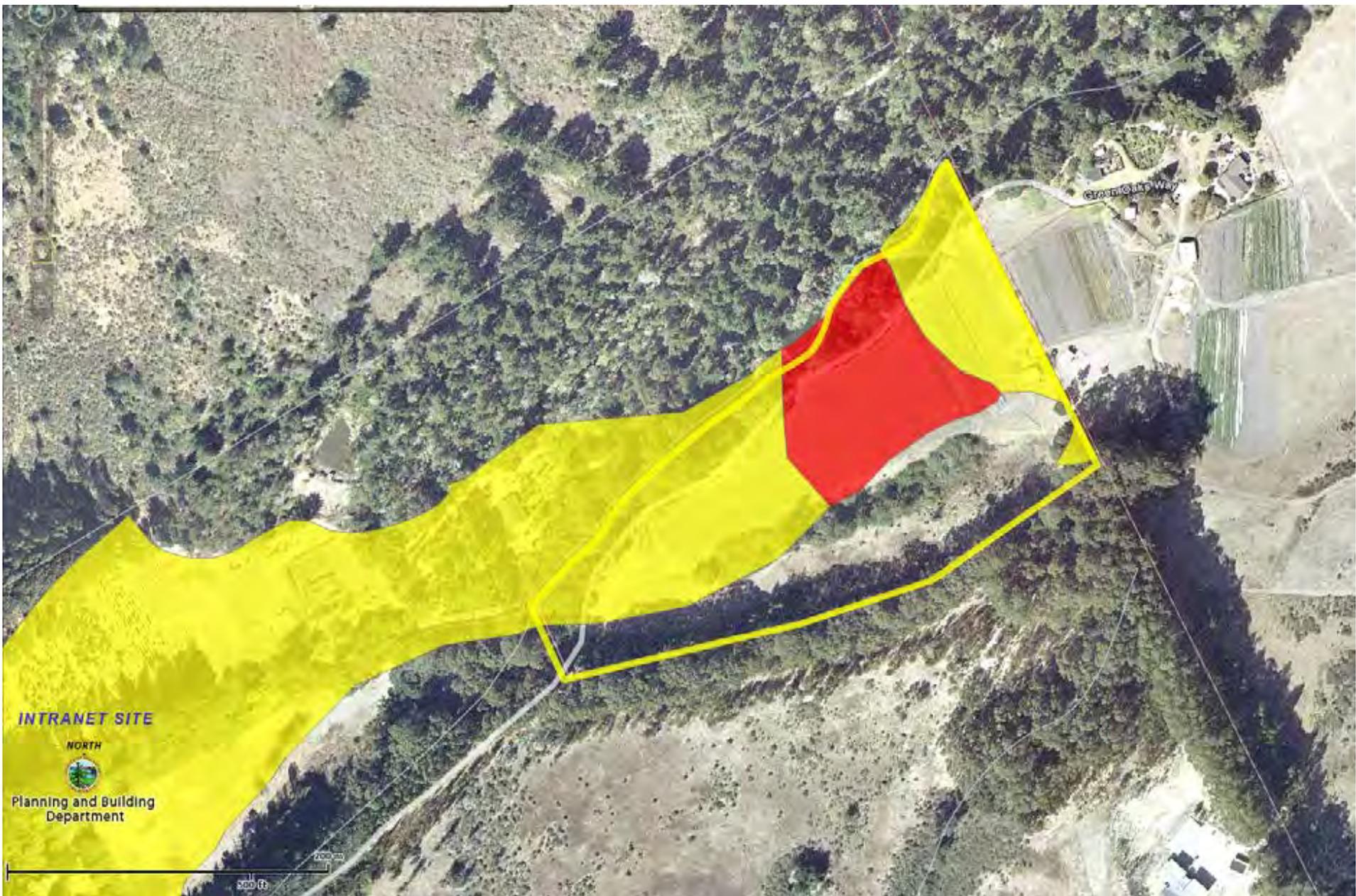


***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant:

Attachment:     0    

File Numbers:

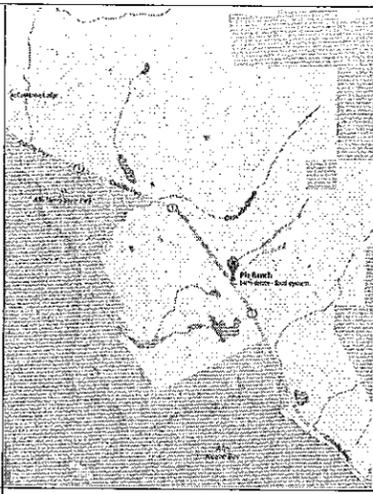


***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



A NEW 1,590 SF, SINGLE-FAMILY RESIDENCE IS PROPOSED, SITED IN THE CENTER OF THE PROPERTY TOWARDS THE EASTERN BORDER. AN EXISTING SHOP BARN IS TO BE REMOVED AND REPLACED WITH A NEW DETACHED AGRICULTURAL BARN TOWARDS THE MAIN ACCESS ROAD ON THE NORTH-EASTERN PORTION OF THE PARCEL. A NEW SEPTIC TANK AND LEACH-FIELD WILL BE CONSTRUCTED FOR THE RESIDENCE. A NEW PROPANE GAS TANK IS PROPOSED TO BE INSTALLED NEAR THE PARKING TURNOUT NEXT TO THE PROPOSED HOUSE. WATER WILL BE CONNECTED TO THE EXISTING WELL ON THE PROPERTY. MINIMAL GRADING WILL OCCUR DUE TO THE RELATIVELY LEVEL SITE PROPOSED FOR THESE STRUCTURES. ROAD ACCESS HAS BEEN REVIEWED BY THE FIRE MARSHALL. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PASSIVE HOUSE STANDARD. AN OPTION TO ADD SOLAR PV PANELS SHALL BE CONSIDERED TO ALLOW THIS PROPERTY TO BECOME A NET ZERO ENERGY USER.

APN: 089 230 280  
 LOT AREA: 581,340 SF

PROPOSED NEW HOUSE:  
 1ST FLOOR: 936 SF  
 2ND FLR: 654 SF  
 TOTAL HABITABLE: 1,590 SF

FRONT PORCH: 128 SF  
 REAR PORCH: 288 SF  
 TOTAL PORCH AREA: 416 SF

(E) YURT: 804 SF

PROPOSED NEW AG BARN:  
 1ST FLOOR: 1,200 SF  
 2ND FLR LOFT: 1,200 SF  
 TOTAL: 2,400 SF

(N) GRAVEL PAVING:  
 HOUSE (UNCOVERED): 576 SF  
 BARN TURNOUT AREA: 1,980 SF  
 TOTAL: 2,556 SF

TOTAL (N) COVERED AREA = 5,108 SF  
 TOTAL (N) BLDG AREA = 5,580 SF  
 FAR: 6,580 SF / 581,340 SF = 0.009 (or 0.9%)

ARCHITECTURAL DWGS:  
 A1.0 TITLE SHEET, SITE PLAN, INFO  
 A2.0 PLOT PLAN & HOUSE SECTIONS  
 A3.0 HOUSE FLOOR PLANS  
 A4.0 HOUSE ELEVATIONS  
 A5.0 AG BARN PLANS & SECTION  
 A6.0 AG BARN ELEVATIONS

CIVILS DWGS:  
 C-01 GENERAL NOTES  
 C-02 GRADING PLAN  
 EC-01 EROSION CONTROL  
 EC-02 SMC WATER CONTROL  
 EC-03 STORM WATER NOTES

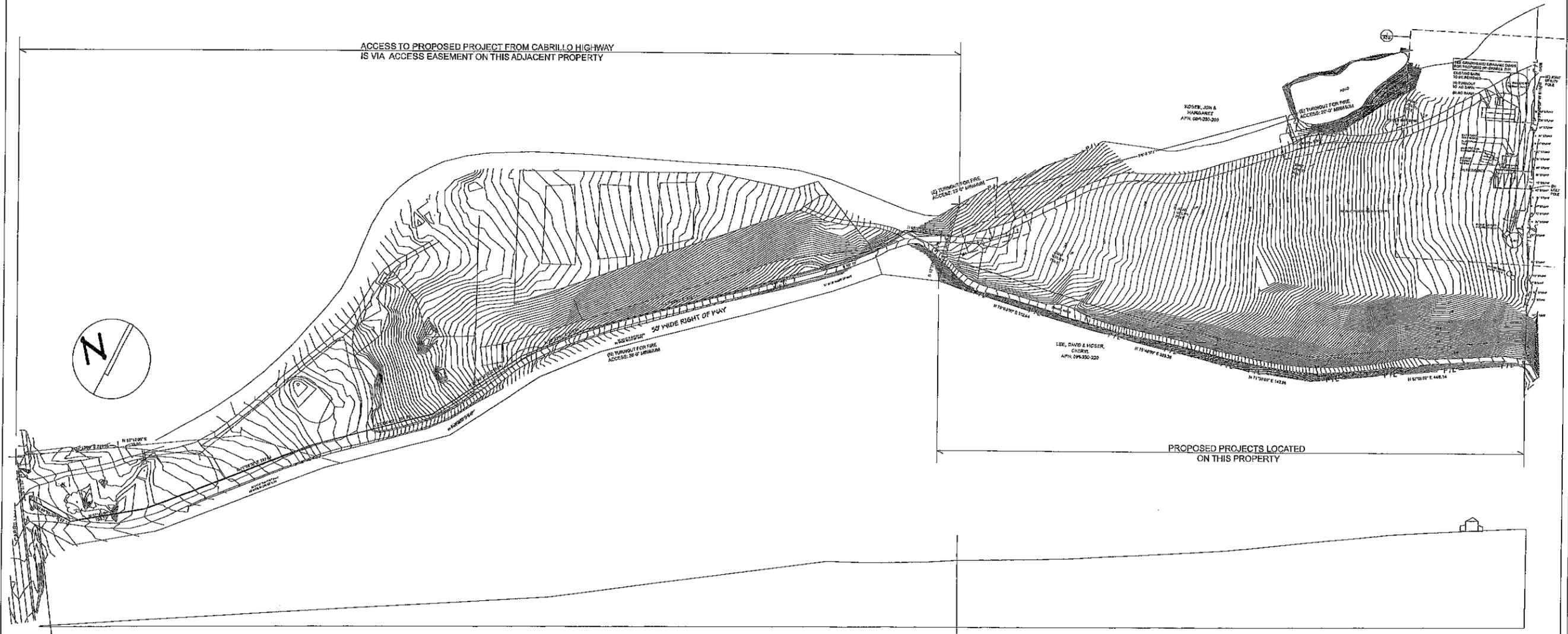
SITE SURVEY:  
 10F1 BOWMAN & WILLIAMS

VICINITY MAP

DESCRIPTION

SITE DATA

SHEET INDEX



SITE PLAN & SECTION

1" = 100'

**one sky HOMES**

REVISIONS

Engineering by:

Design and Construction by:

**ONE SKY HOMES**  
 High-Performance, Zero-Energy Homes  
 2188 Glenkirk Dr., San Jose, CA 95124  
 info@oneskyhomes.com  
 408-421-6008

PROJECT:

**Pie Ranch**  
 2080 Cabrillo Highway  
 Pescadero, CA 94060

PLANNING APPROVAL PROJECT INFO

Sheet Description

Date: 05.14.2015

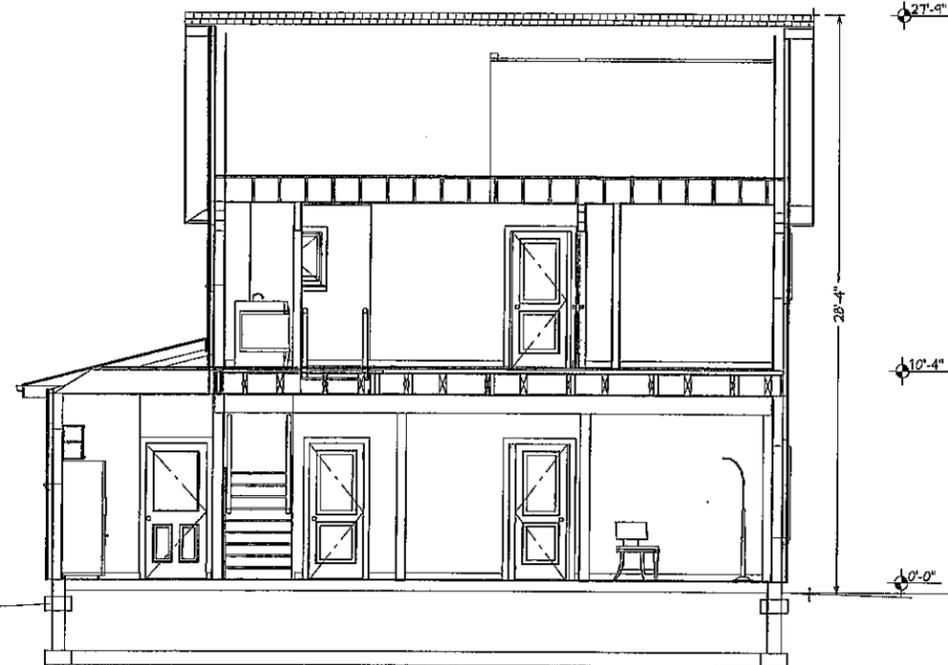
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Drawn: B. BARRY

Job:

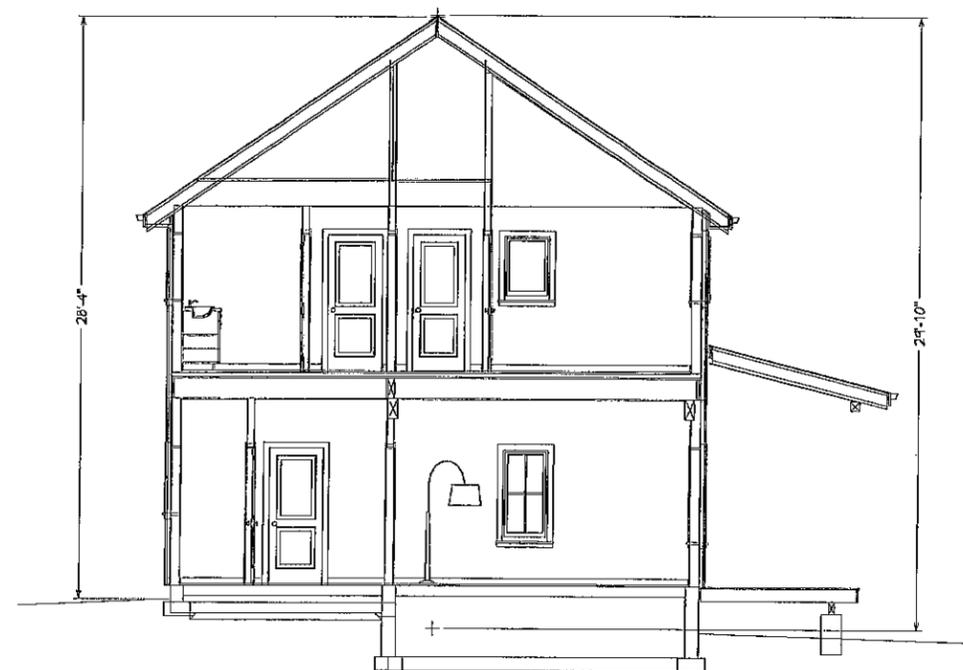
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A1



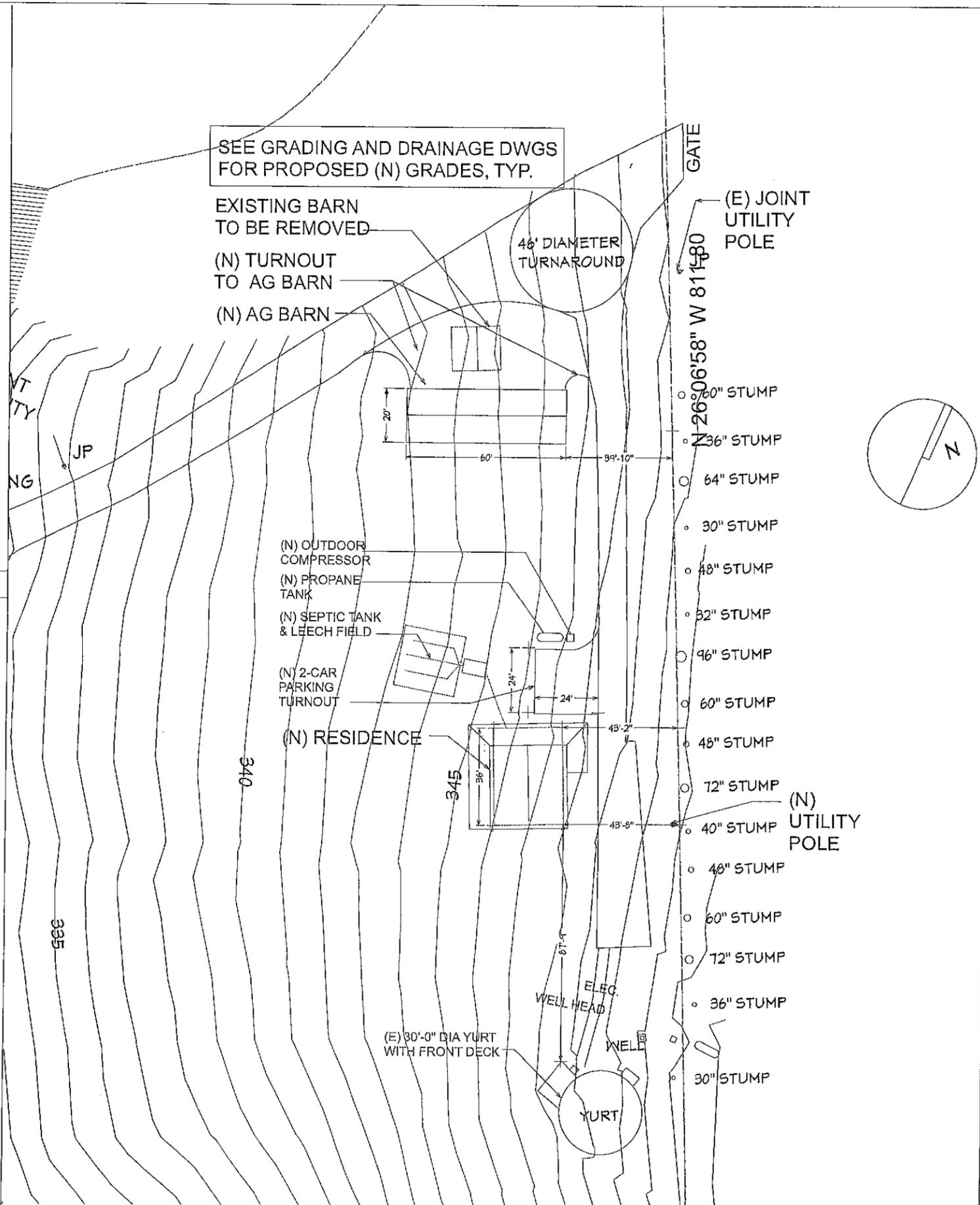
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SCALE: 1/4" = 1'-0"



2. SECTION B-B

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



1. PLOT PLAN

SCALE: 1" = 20'-0"

REVISIONS

Engineering by:

California

Design and Construction by:  
**ONE SKY HOMES**  
 High-Performance, Zero-Energy Homes  
 2188 Glenkirk Dr, San Jose, CA 95124  
 408-421-6808  
 info@oneskyhomes.com

PROJECT:

Pie Ranch  
 2080 Cabrillo Highway  
 Pescadero, CA 94060

Sheet Description

PLOT PLAN & SECTIONS

Date 05.14.2015

Scale

Drawn E. BARRY

Job

Sheet

NO.	DESCRIPTION

JES ENGINEERING, INC.  
 4147 7th Street, Ste. 201  
 Livermore, CA 94551  
 www.jesengineering.com  
 925.946.1708  
 925.946.1930

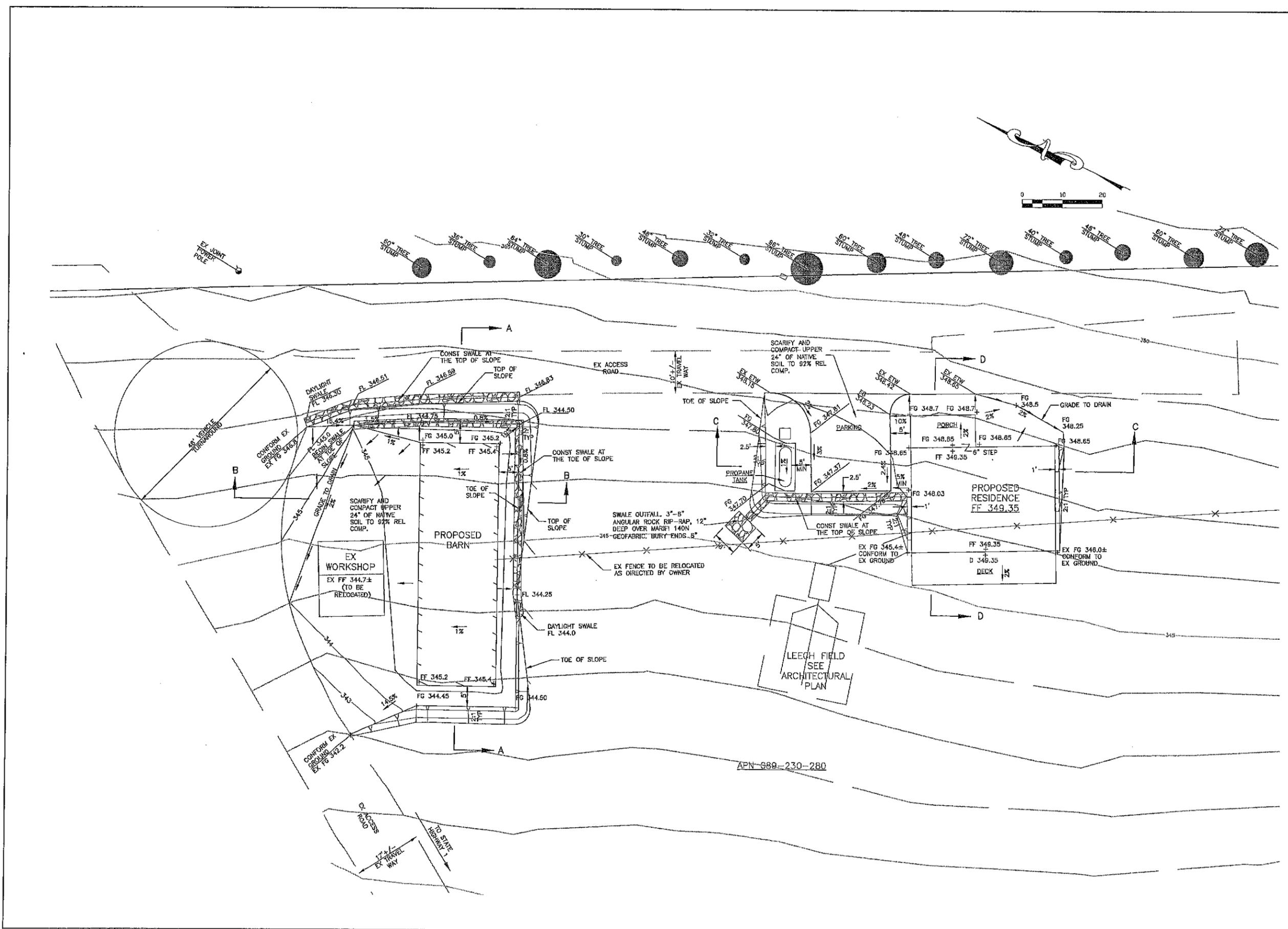


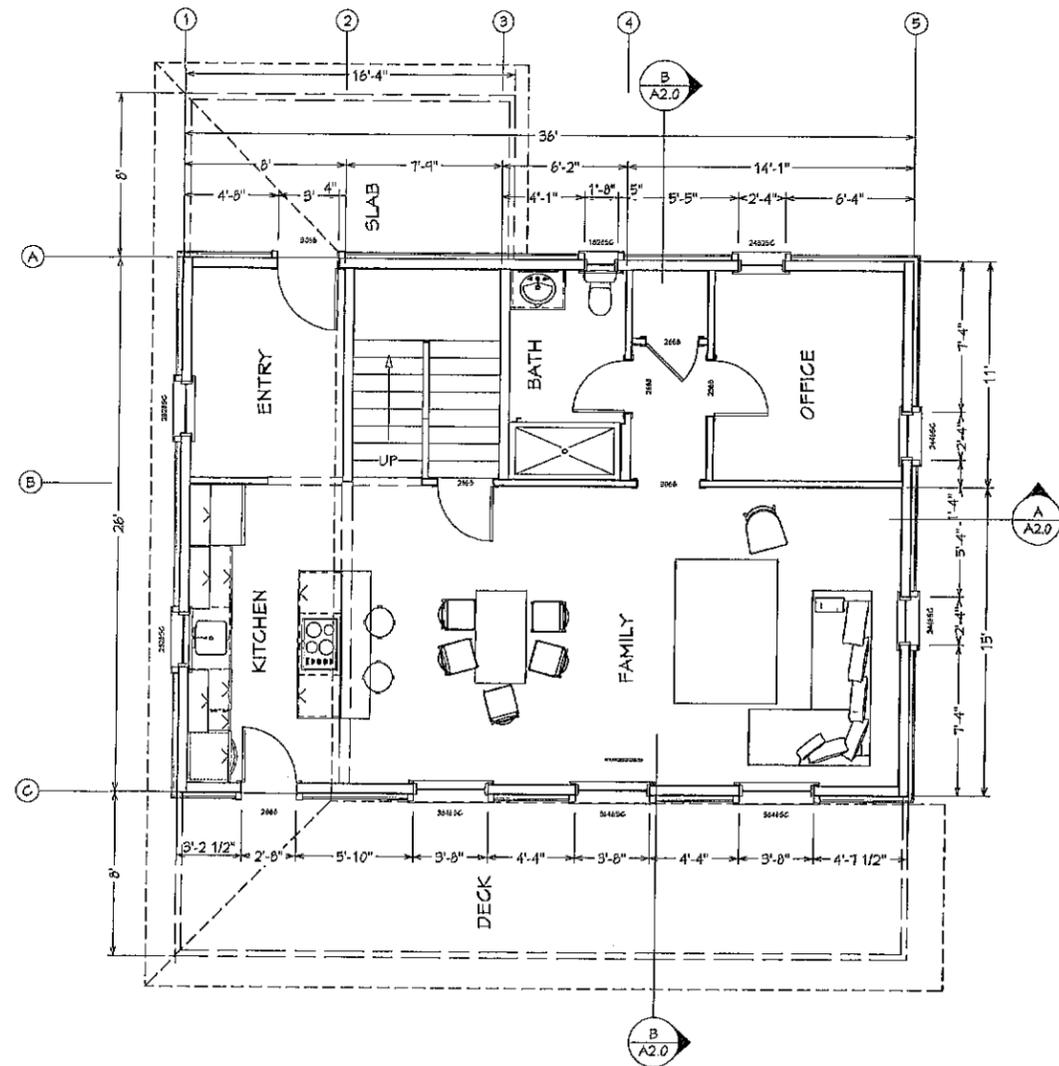
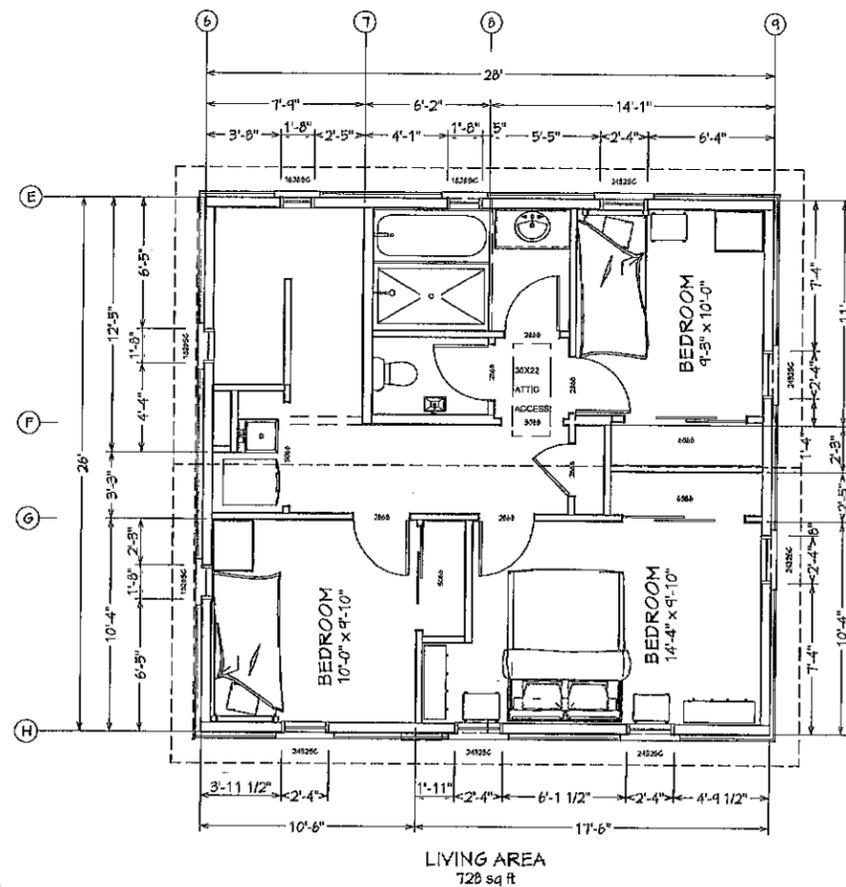
Design and Construction by:  
**ONE SKY HOMES**  
 High-Performance, Zero-Energy Homes  
 2188 Glenlark Dr, San Jose, CA 95124  
 info@oneskyhomes.com  
 408-421-8808

PROJECT:  
**Pie Ranch**  
 2080 Cabrillo Highway  
 Pescadero, CA 94060

Sheet Description:  
**GRADING PLAN**

Date: 05.05.2016  
 Scale: 1"=10'  
 Drawn: CL  
 Job: 15032  
 Sheet:  
 C-02 OF 5



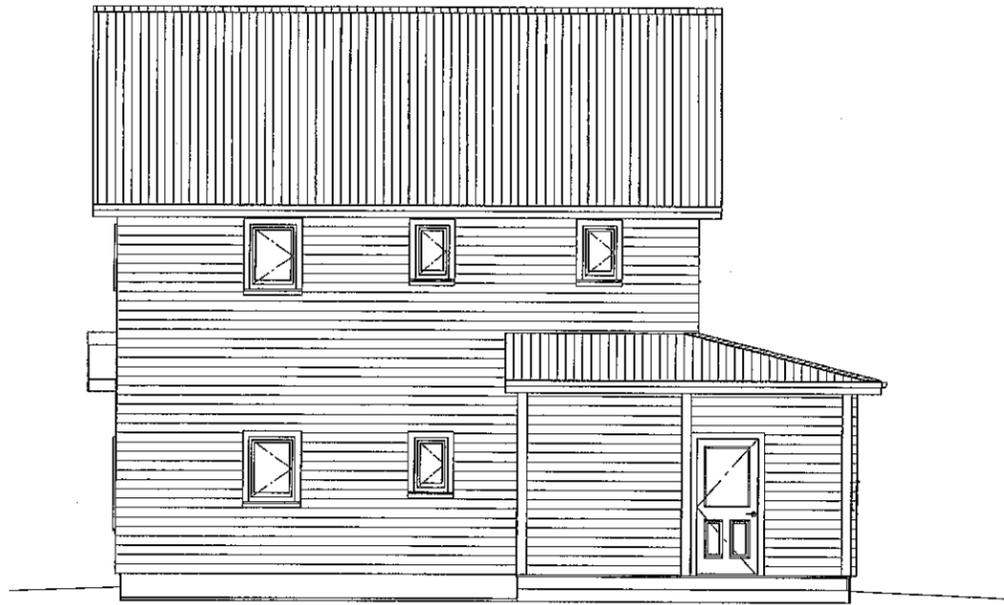


2. SECOND FLOOR PLAN

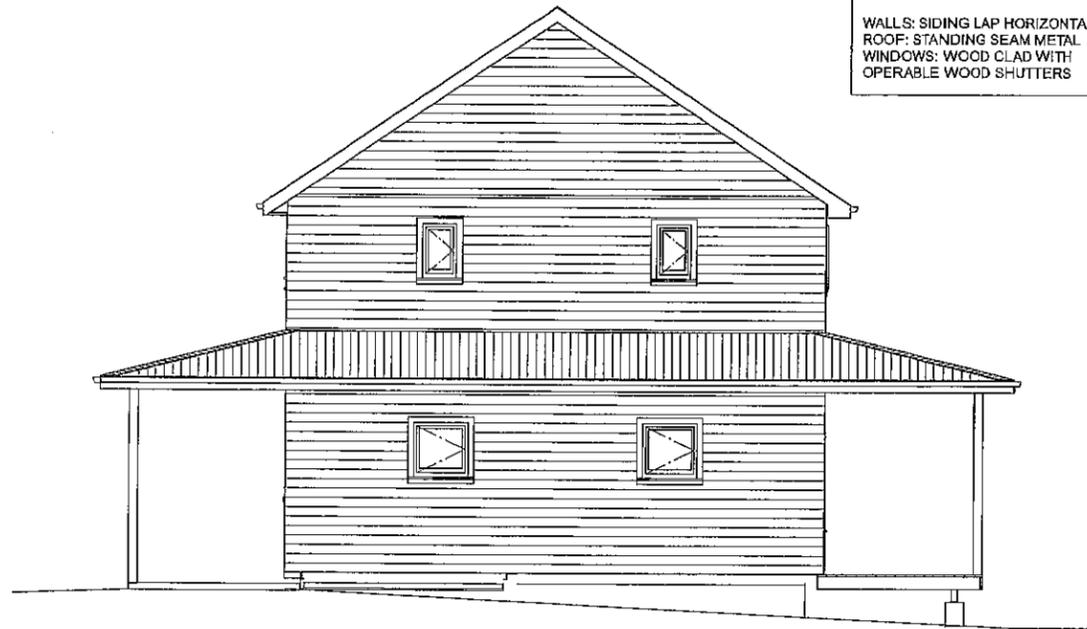
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1. FIRST FLOOR PLAN

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

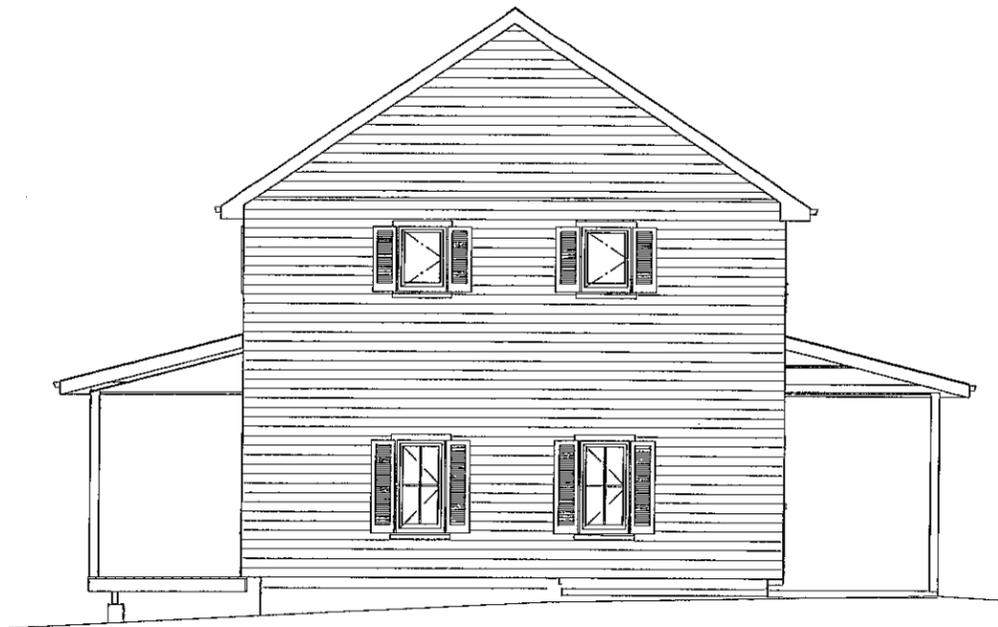


2. NORTH-EAST ELEVATION

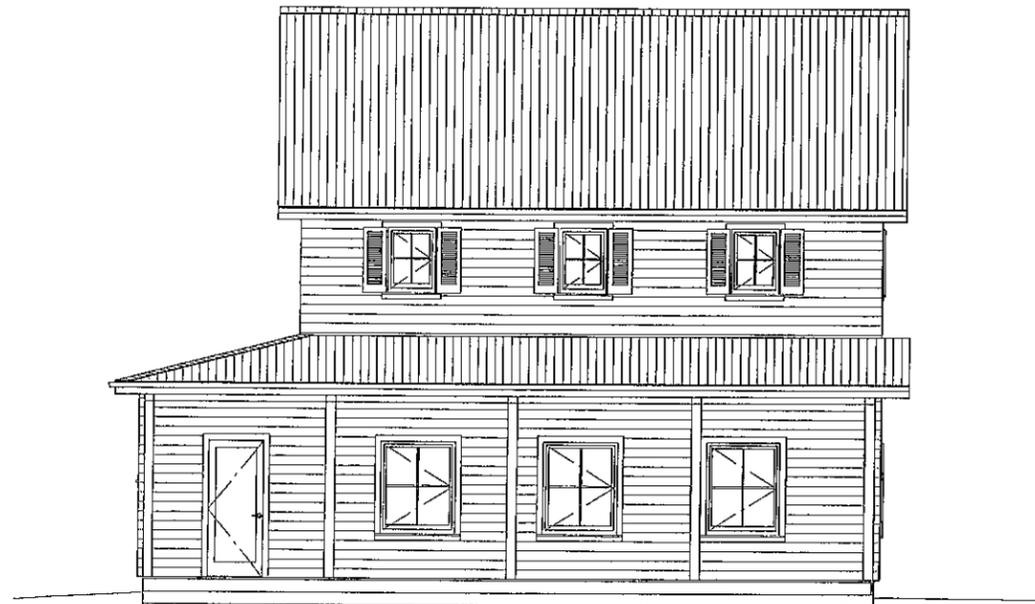


PROPOSED EXTERIOR FINISH MATERIALS:  
 WALLS: SIDING LAP HORIZONTAL  
 ROOF: STANDING SEAM METAL  
 WINDOWS: WOOD CLAD WITH OPERABLE WOOD SHUTTERS

1. NORTH-WEST ELEVATION



4. SOUTH-EAST ELEVATION



3. SOUTH-WEST ELEVATION



REVISIONS

Engineered by

drawn by

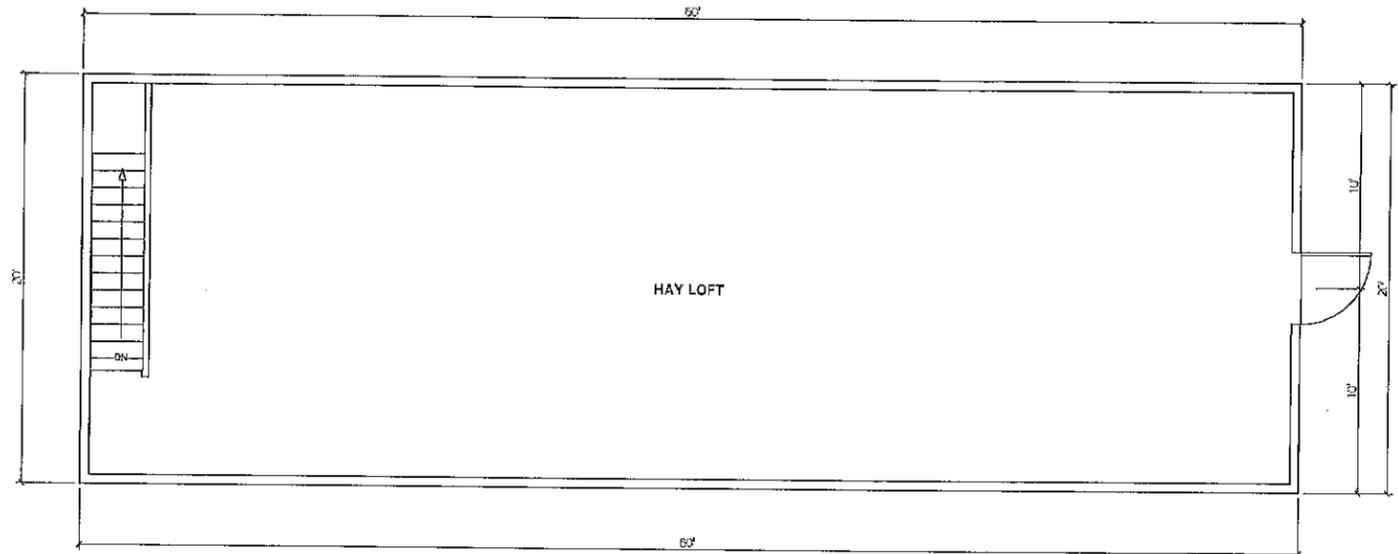
Design and Construction by  
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PROJECT:  
 Pie Ranch  
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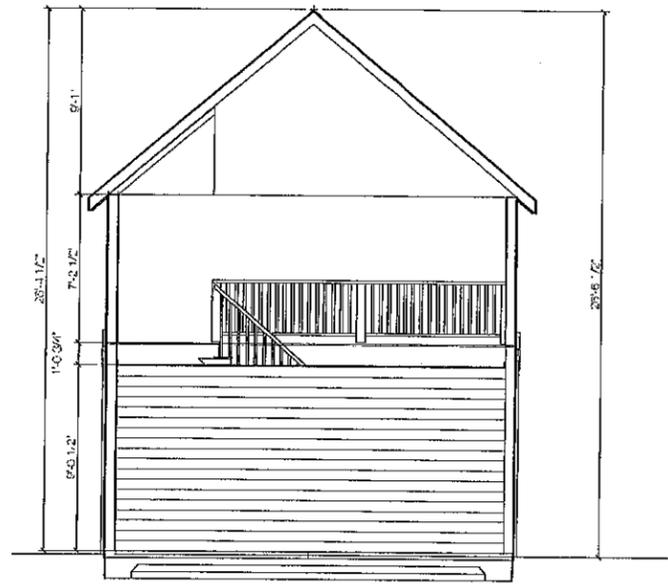
HOUSE ELEVATIONS

Date 05.14.2015  
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 Drawn B. BARRY

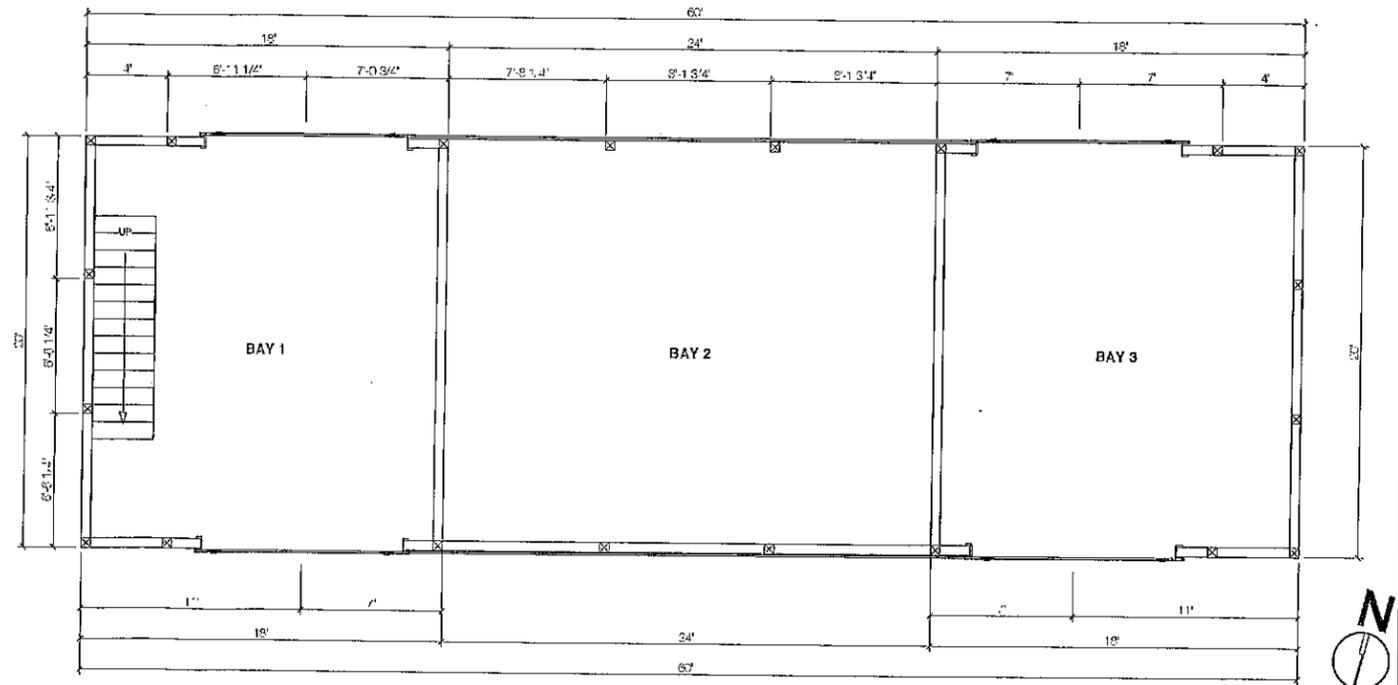
Sheet  
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2. AG. BARN HAY LOFT PLAN

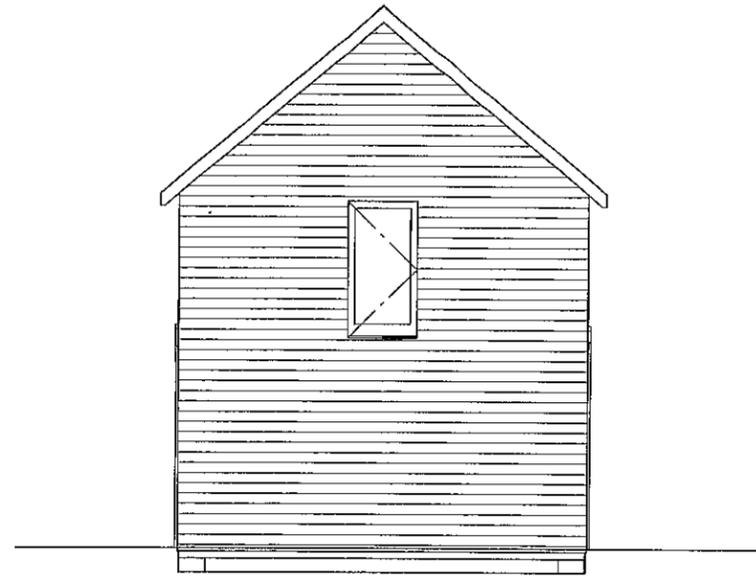


3. AG. BARN SECTION - NORTH|SOUTH

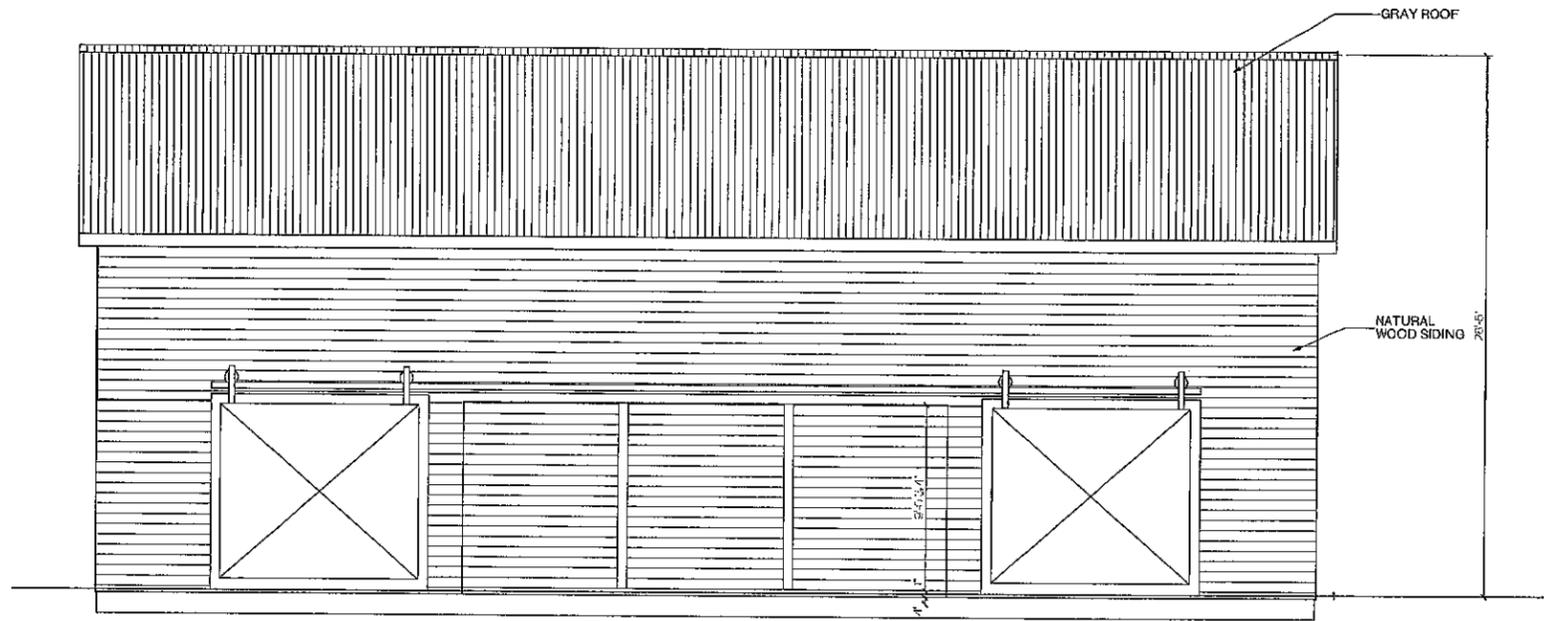


1. AG. BARN 1ST FLOOR PLAN

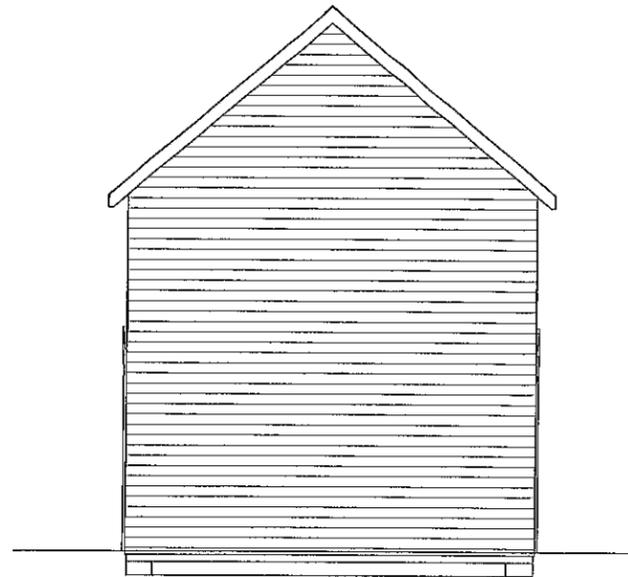




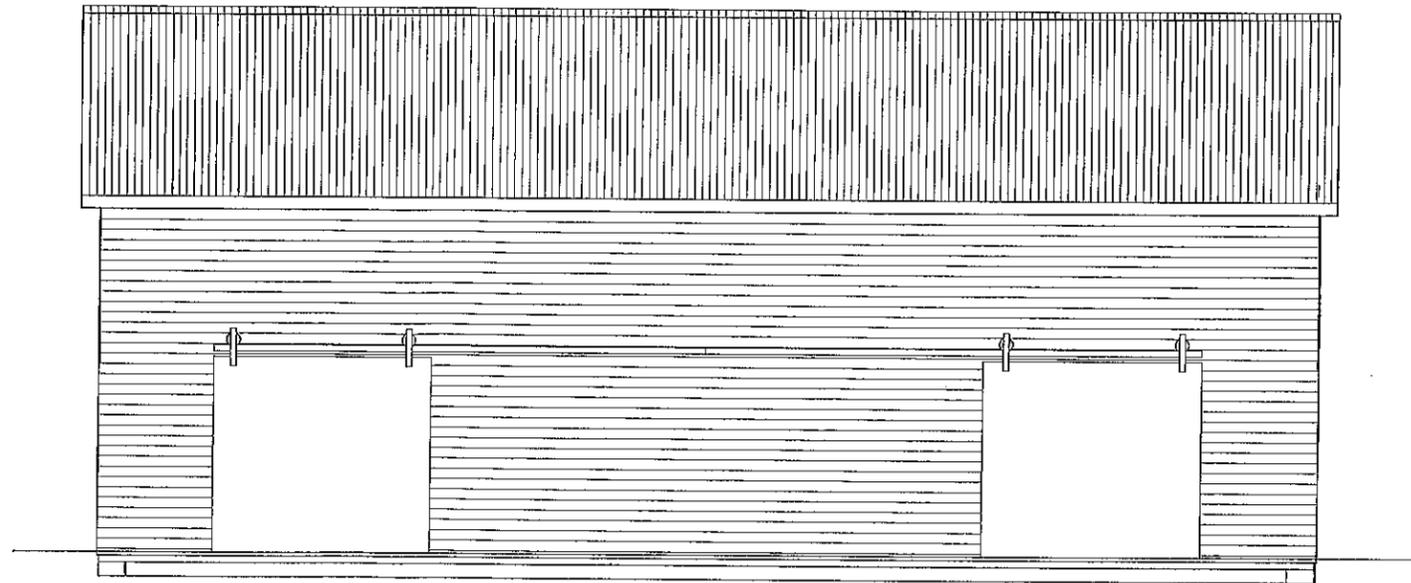
4. AG. BARN EAST ELEVATION



2. AG. BARN NORTH ELEVATION



3. AG. BARN WEST ELEVATION



1. AG. BARN SOUTH ELEVATION


Engineered by:

columns

Design and Construction by:  
**ONE SKY HOMES**  
High-Performance, Zero-Energy Homes  
2186 Glenlark Dr, San Jose, CA 95124  
408-421-6808  
info@oneskyhomes.com

PROJECT:  
Pie Ranch  
2080 Cabrillo Highway  
Pescadero, CA 94060

AG. BARN ELEVATIONS

Date 05.14.2015  
Scale  
Drawn B. BARRY  
Job

Sheet  
**A6**



County of San Mateo Planning & Building Department  
**Agricultural Advisory Committee**

455 County Center, 2<sup>nd</sup> Floor  
Redwood City, California 94063  
650/363-4161  
Fax: 650/363-4849

## Meeting Minutes Regular Meeting June 8, 2015

**1. Call to Order**

Robert Marsh, Committee Chairman, called the Regular Meeting of the Agricultural Advisory Committee (AAC) to order at 7:32 p.m. at the San Mateo County Farm Bureau Conference Room in Half Moon Bay, California.

**2. Member Roll Call**

Robert Marsh, AAC Chairman, called the roll. A quorum (a majority of the voting members) was present, as follows:

Regular Voting Members Present

Brenda Bonner  
BJ Burns  
Louie Figone  
Marilyn Johnson  
Peter Marchi  
Doniga Markegard (left at 8:37 pm)  
Robert Marsh  
April Vargas

Regular Voting Members Absent

Robert Cevalasco  
Teresa Kurtak

Nonvoting Members Present

Fred Crowder  
Steven Rosen

Nonvoting Members Absent

Virginia Lj Bolshakova  
Jim Howard

**3. Guest Roll Call**

Guests Present

Adria Arko  
Rob Bartoli  
Kerry Burke

Lorene Burns  
Joey Figone  
Chris Gounalakis  
Suniva Gounalakis  
Kellyx Nelson  
Dante Silvestri  
Ron Sturgeon  
Mike Williams

**4. Public Announcements/Comments for Items not on the Agenda**

7:33 Kellyx Nelson of the Resource Conservation District introduced the new Agriculture Ombudsman, Adria Arko.

7:35 Mike Williams of the Midpeninsula Regional Open Space District discussed the District's plan for the Apple Orchard and Event Center lands adjacent to the La Honda Creek Open Space Preserve.

**5. Consideration of a Planned Agricultural District Permit, pursuant to Section 6350 of the San Mateo County Zoning Regulations, and a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to allow seasonal commercial recreation activities at the Arata Pumpkin Farm located at 185 Verde Road, in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission. File Number PLN2015-00084. (Gounalakis)**

7:59 Rob Bartoli presented the staff report, addressing the Agricultural Advisory Committee's questions posed at its May 11 meeting. The AAC discussed the proposal.

8:17 Fred Crowder stated that he had determined that the value of the agricultural production on the land is least \$10,000 and that agriculture is the primary use on the land.

8:42 The AAC discussed Questions 1 and 2 from the staff report:

1. Will the proposal have any negative effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?

2. What position do you recommend that the Planning Department staff take with respect to the application for this project?

8:53 Peter Marchi moved to state that the project would not have a negative impact on surrounding agriculture because the two-year term would provide sufficient opportunity to monitor compliance within the term of the permit. April Vargas seconded the motion.

8:59

Roll call vote.

Yes: April Vargas, Peter Marchi

No: BJ Burns, Marilyn Johnson, Louie Figone

Abstain: Brenda Bonner

The motion was rejected.

9:01

The AAC discussed the exception to the minimum parcel size required by the County's Williamson Act program and the specific findings required to grant the exception.

9:04

Fred Crowder repeated that he had determined that the value of the agricultural production on the land is least \$10,000 and that agriculture is the primary use on the land, and added that he could not make a recommendation regarding the finding that retaining agriculture on the site is a "significant public benefit" because that term is undefined.

The AAC discussed whether the agriculture on the site created a significant public benefit.

9:15

Brenda Bonner moved to recommend that the exception to the minimum parcel size requirement not be granted. Marilyn Johnson seconded the motion.

Roll call vote.

Yes: Brenda Bonner , BJ Burns, Louie Figone, Marilyn Johnson

No: Peter Marchi

Abstain: April Vargas

The motion was approved.

6.

**Consideration of a Planned Agricultural District Permit and Use Permit pursuant to Sections 6361, 6350, and 6405 of the San Mateo County Zoning Regulations, and a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to co-locate a new wireless telecommunication facility at an existing wireless telecommunication site, north of Highway 92, at 78 Pilarcitos Creek in the unincorporated rural Midcoast area of San Mateo County. File Number: PLN 2015-00002 (AT&T Mobility)**

9:25

Rob Bartoli of the Planning Department presented the staff report.

Marilyn Johnson moved to recommend that the Planning Commission approve the application. BJ Burns seconded the motion. The motion was approved with Peter Marchi abstaining.

**7. Consideration of the Action Minutes for the May 11, 2015, regular meeting.**

9:30 Louie Figone moved to approve the minutes as mailed. BJ Burns seconded the motion. The AAC approved the motion, with Marilyn Johnson abstaining.

**Adjournment**