



County of San Mateo Planning & Building Department
Agricultural Advisory Committee

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

MEETING PACKET

Date: Monday, January 9, 2017
Time: 7:00 p.m.
Place: Half Moon Bay Historic Train Depot
110 Higgins Canyon Road, Half Moon Bay, California

AGENDA

1. Call to Order
2. Member Roll Call
3. Public Comments for Items Not on the Agenda
4. Consideration a Coastal Development Permit, Planned Agricultural District Permit, and Non-Conforming Use Permit to allow construction of a garage and 2nd story addition to an existing single family house. The property is located in the unincorporated Half Moon Bay area of San Mateo County. The project is appealable to the California Coastal Commission. The project is located at 1590 Purisima Creek Road, Half Moon Bay. County File No. PLN2016-00454; Owner: Peter and Denise Kelly; Applicant Pablo Valle
5. Consideration of an Architectural Review Exemption, a Coastal Development Permit, and a Planned Agricultural District Permit to drill a domestic water well to serve a future single-family dwelling on a vacant parcel located in the unincorporated San Gregorio area of San Mateo County. The project is located within the Cabrillo Highway State Scenic Corridor and is appealable to the California Coastal Commission. County File No. PLN2016-00445; Owner: Raymond Angwin; Applicant Jim Wilkinson
6. Consideration of the Action Minutes for the December 12, 2016 regular meeting.
7. Community Development Director's Report
8. Adjournment – Next meeting February 13, 2017

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) 363-1857, or by fax at (650) 363-4849, or e-mail rbartoli@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 – January 9, 2017

Agricultural Advisory Committee Attendance 2016-2017

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan
VOTING MEMBERS													
Brenda Bonner Public Member		X	X		X		X			X	X	X	
BJ Burns Farmer, Vice Chair		X	X	X	X		X	X	X	X	X	X	
Robert Cevasco Farmer			X	X	X					X			
Louie Figone Farmer		X	X	X	X		X	X	X		X	X	
Marilyn Johnson Public Member		X	X		X		X	X	X	X	X		
Vacant Farmer													
Peter Marchi Farmer		X	X	X	X		X	X	X	X	X	X	
Doniga Markegard Farmer		X									X		
Robert Marsh Farmer, Chair		X	X	X	X		X	X	X	X	X	X	
April Vargas Conservationist		X		X	X		X					X	
Vacant Ag Business													
Natural Resource Conservation Staff													
San Mateo County Agricultural Commissioner		X	X	X					X	X	X		
Farm Bureau Executive Director		X	X	X	X			X	X	X	X	X	
San Mateo County Planning Staff		X	X	X	X		X	X	X	X	X	X	
UC Co-Op Extension Representative		X											

X: Present

Blank Space: Absent or Excused

Grey Color: No Meeting

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

DATE: January 9, 2017

TO: Agricultural Advisory Committee

FROM: Rob Bartoli, Planning Staff, 650/363-1857

SUBJECT: Consideration a Coastal Development Permit, Planned Agricultural District Permit, and Non-Conforming Use Permit to allow construction of a garage and second story addition to an existing single-family house. The property is located in the unincorporated Half Moon Bay area of San Mateo County. The project is appealable to the California Coastal Commission. The project is located at 1590 Purisima Creek Road, Half Moon Bay.

County File Number: PLN2016-00454

PROPOSAL

The applicant is proposing to construct a new attached garage and second story addition to an existing single-family house, where the addition would encroach into the required 50-foot front yard setback.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

1. Will the addition to the existing single-family house 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: Rob Bartoli, Project Planner

Owner: Peter and Denise Kelly

Applicant: Pablo Valle

Location: 1590 Purisima Creek Road, Half Moon Bay

APN: 066-190-020

Parcel Size: 21,942 sq. ft.

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

General Plan Designation: Agriculture/Rural

Williamson Act: Not Contracted

Parcel Legality: The parcel was confirmed as a legal lot by a Certificate of Compliance from 1989.

Existing Land Use: Existing one story single-family house, green house, small accessory structure, and Quonset hut (proposed to be removed).

Water Supply: Single-family utilizes an existing domestic well on the property.

Sewage Disposal: The single-family utilizes an existing septic system on the property.

Setting: The project parcel is accessed via a driveway located off of Purisima Creek Road. The project property abuts an unnamed tributary to Purisima Creek along the east property line. The creek has been determined by the biological report submitted by the applicant to be intermittent. The proposed area of development would be located in an area that is currently developed with a Quonset hut that will be removed. Cut flowers are grown across the creek on the adjacent parcel. The parcel to the south, west, and northwest of the subject property is used for house pastures. The property to the northeast is undeveloped.

Will the project be visible from a public road?

The site is visible from Purisima Creek Road. The subject property is screened by an existing fence and existing vegetation on the site. While the project will include a new second story addition, due to the vegetation on the site, staff concludes that there will be minimal visual impact to the Purisima Creek County Scenic Corridor.

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

No tree or vegetation removal is necessary to accommodate the project. The project property abuts an unnamed tributary to Purisima Creek along the east property line. The proposed area of development would be located in an area that is currently developed with a Quonset hut that will be removed. Per the biological report submitted by the applicant, no riparian vegetation, including Central Coast Riparian Scrub, would be removed. The development that is proposed will be within the required 30-foot buffer for intermittent streams for riparian setbacks required per the Local Coastal Program (LCP). The existing development on the site that was approved in the 1950s, included the Quonset hut, which is located approximately 19 feet from the edge of the riparian vegetation. The removal of the Quonset will allow for the new addition to the house, which will increase the setback from the riparian vegetation to 26 feet. Mitigation

measures from the biological report will be included as part of the project to protect existing vegetation and add native trees and shrubs between the addition and the existing riparian vegetation.

Is there prime soil on the project site?

The project site is located on non-prime soils (Class VII). The site does contain prime soils (Class II). The area that is proposed to be developed for the addition to the existing single-family house, is already converted and disturbed via the development of the area with a Quonset hut building. There are no commercial agricultural activities located on the property.

DISCUSSION

A. KEY ISSUES

1. Zoning 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.

The proposed addition would not be located on prime agricultural land. The project will take access from an existing private drive, minimizing conversion of soils for required access on the property. The total area of disturbance is estimated to be 0.13 acres of the 0.5-acre site. The addition will increase the buffer from riparian vegetation on the site.

“Criteria for Conversion of Lands Suitable for Agriculture and Other Lands” –

As stated, the project site, is not covered with prime soils, as the soil in the area, mixed alluvial land, has a land capability classification of Class VII. The PAD regulations allow the conversion of all lands suitable for agriculture and other lands with a PAD Permit when it can be demonstrated that:

- a. All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.

Staff Response: The existing single-family house was developed in the 1950s. The parcel is less than 0.5 acres and abuts an intermittent

creek and riparian vegetation. While the existing structure does not conform to the required setbacks of the left side yard of the front yard, it does meet setbacks for the rear and right side. The septic system is located behind the house constraining any addition to the rear of the house. An addition to the right side of the house would increase the non-conforming front setback and possibly impact the conforming right side setback.

- b. Continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors (Section 30108 of the Coastal Act).

Staff Response: The size of the parcel (0.5 acres) and existing structures on the site, limit the agricultural uses that could be on the property. While the parcel contains prime soils (0.14 acres), the area proposed for the addition to the single-family house does not contain prime soils. The area for the addition was converted when the Quonset hut was constructed in the 1950s and has not been under agricultural cultivation.

- c. Clearly defined buffer areas are developed between agricultural and non-agricultural uses.

Staff Response: The property is separated from adjacent parcels where agricultural operations are occurring by fences, a creek, and Purisima Creek Road. No additional trips are anticipated to the project site due to the addition and thus, no impact is anticipated on surrounding agricultural and non-agricultural uses.

- d. The productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing.

Staff Response: The addition to the existing house will not change the land use on the site. The addition does propose a new bathroom, but it is estimated that this bathroom will not diminish available water for surrounding properties for agricultural purposes.

- e. Public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

Staff Response: The addition to the existing single-family residence will not degrade the air and water quality as conditioned. No new land use will be introduced on the property. All improvements will be on the subject parcel and will not impact surrounding uses.

2. General Plan Policies

Policy 9.23 (*Land Use Compatibility in Rural Lands*) and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) encourages compatibility of land uses in order to promote the health, safety and economy, and seeks to maintain the scenic and harmonious nature of the rural lands; and seeks to (1) promote land use compatibility by encouraging the location of new residential development immediately adjacent to existing developed areas, and (2) cluster development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural and other resources.

The subject parcel has a General Plan land use designation of “Agriculture.” The proposed addition will not be located on prime soils. All development associated with the project will be located in a developed area to retain open space on the property. The connection to the existing septic system and water connection will be reviewed by Environmental Health prior to approval of the addition.

3. Local Coastal Program (LCP) Agriculture Policies

Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) conditionally allows single-family structures provided the criteria in Policy 5.10 (*Conversion of Land Suitable for Agriculture Designated as Agriculture*) are met:

- a. All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.
- b. Continued or renewed agricultural use of the soils is not feasible as defined by Section 30108 of the Coastal Act.
- c. Clearly defined buffer areas are provided between agriculture and non-agricultural uses.
- d. The productivity of any adjacent agricultural land will not be diminished.
- e. Public service and facility expansion and permitted uses will not impair agricultural viability, including by increases assessment costs or degraded air and water quality.

As discussed in Section 1, above, the project meets these requirements.

ATTACHMENTS

- A. Vicinity Map of Project Parcel
- B. Project Plans
- C. Prime Soils Map

RB:pac - RJBAA0728_WPU.DOCX



0.22 0 0.11 0.22 Miles

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© Latitude Geographics Group Ltd.

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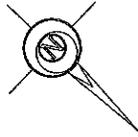
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

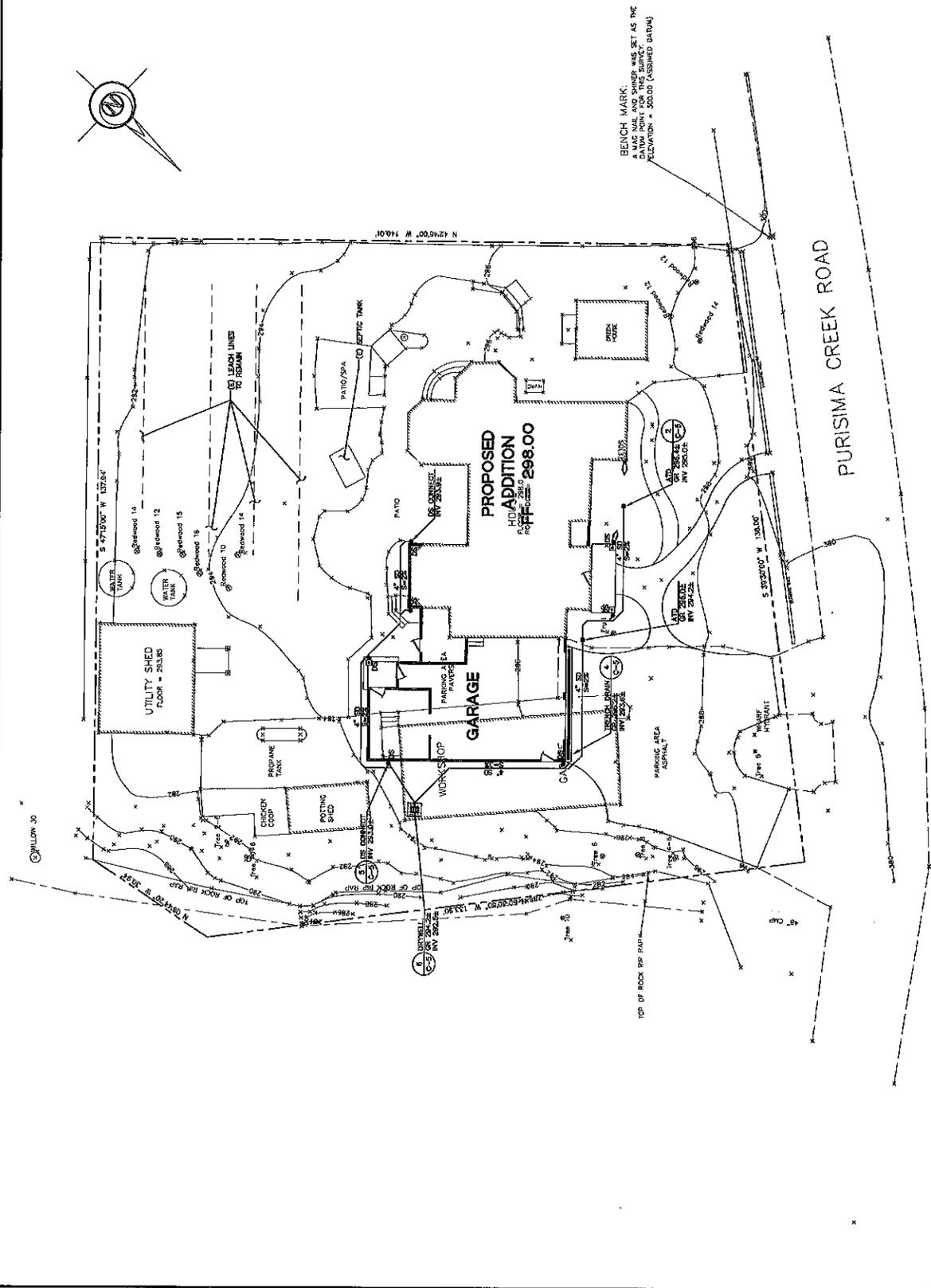
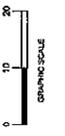
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DATE:	10/06/2006
SCALE:	T = 10'
PROJECT:	A.P.
CLIENT:	TTL
DRAWING NO.:	C-3
PROJECT NO.:	PEC 5-170



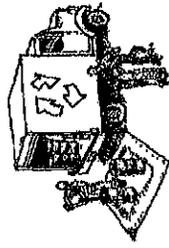
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LEGEND AND SHEET
C-1 FOR NOTES



Construction Best Management Practices (BMPs)

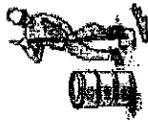
Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



- Non-Hazardous Materials**
- Store and cover receptacles of sand, dirt or other construction material with tops when rain is forecast or if not actively being used within 14 days.
 - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.

Equipment Management & Spill Control



- Maintenance and Parking**
- Designate an area, fenced with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair, jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and have a drip pan or drip cloth big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
 - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.
- Spill Prevention and Control**
- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
 - Clean up spills or leaks immediately and dispose of cleanup materials properly.
 - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - Swap up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt roads by digging up and properly disposing of contaminated soil.
 - Report significant spills immediately. You are required to report all spills to the San Mateo County Regional Water Quality Control Board. To report a spill, call (650) 924-9111 or your local emergency response number. 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and construction work during dry months.
- Stabilize all finished areas, install and maintain erosion control measures on each area until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel traps, berms, etc.
- Keep contaminated soil on site and transfer it to dump trucks on site, not in the streets.

- Contaminated Soils**
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Install paving and seal coating in wet weather. Do not allow rain to run on freshly installed materials or to be carried from completed stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, leak test, if any seal, fog seal, etc.
- Collect and recycle, or appropriately dispose of excess abrasive gravel or seal.
- Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

- Sawcutting & Asphalt/Concrete Removal**
- Prevent nearby storm drain inlets when saw cutting. Use filter cloths, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
 - Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
 - If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



- Store concrete, grout, and mortar away from storm drains. Do not allow rain runoff to pollute under covers to protect them from rain, snow, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary water pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of its garbage.
- When washing exposed aggregates, prevent wastewater from entering storm drains. Block any inlets and vacuum debris. Use wastewater into the catch basin and dispose of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarp all year-round.
- Stack bugged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



- Painting, Cleanup and Removal**
- Never clean brushes or rags painter containers into a street, gutter, storm drain, or stream.
 - For water-based paints, pour out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
 - Paint chips and dust from non-hazardous dry spraying and sand blasting may be swept up or collected in plastic deep drums and disposed of as trash.
 - Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or phosphorus may be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

De-watering



- Discharge of groundwater or captured runoff from de-watering pumps must be properly managed and disposed. When possible send de-watering discharge to designated area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Direct rain-on-water from offsite away from all disturbed areas.
- When de-watering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or treatment may be required.
- In areas of low flow, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.



Storm drain polluters may be liable for fines of up to \$10,000 per day!

NO.	DATE	REVISIONS

NO. 0000 00000
 DATE 00/00/00
 DRAWN BY: JVP
 JOB NO. 0000

1830 PUMPKIN CREEK RD.
 HALF MOON BAY, GA 30419
THE KELLY FAMILY
 2-STORY ADDITION FOR:
INTERIOR REMODEL &



ARCHITECTS
 1830 PUMPKIN CREEK RD.
 HALF MOON BAY, GA 30419

SCHEDULES & CALCS

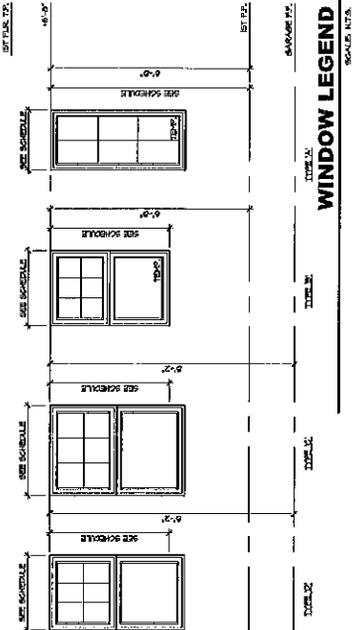
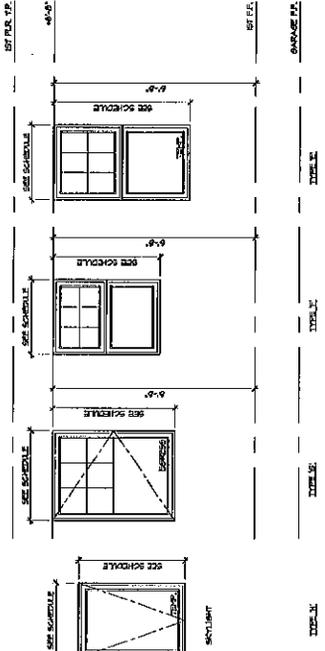
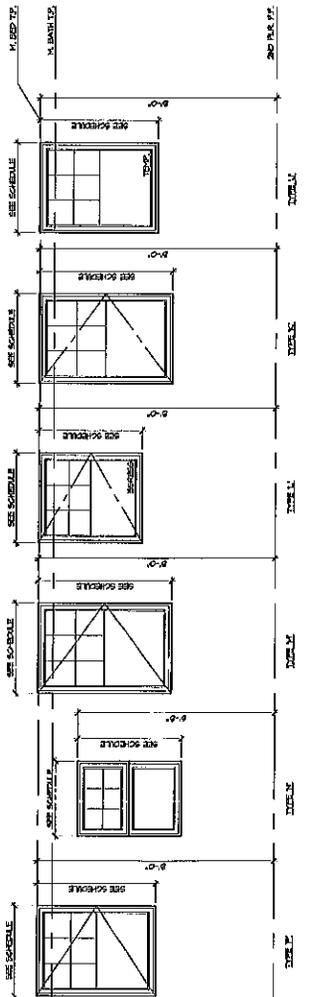
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DOOR SCHEDULE

Count	Door No.	Size	Finish	Hardware	Notes
1	1	3'-0" x 6'-0"	LH	ENTRY, DEBOULT	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	2	3'-0" x 6'-0"	LH	OVERHEAD	SOLID CORE, WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	3	3'-0" x 6'-0"	OV	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	4	3'-0" x 6'-0"	LH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	5	3'-0" x 6'-0"	LH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	6	3'-0" x 6'-0"	LH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	7	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	8	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	9	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	10	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	11	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	12	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	13	3'-0" x 6'-0"	LH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	14	3'-0" x 6'-0"	LH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	15	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	16	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	17	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	18	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	19	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	20	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	21	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	22	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE
1	23	3'-0" x 6'-0"	RH	OVERHEAD	WEATHERSTRIP, THRESHOLD, EXISTING, RELOCATE

WINDOW SCHEDULE

Count	Win. No.	Size	Finish	Hardware	Notes
1	A	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	B	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	C	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	D	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	E	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	F	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	G	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	H	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	I	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	J	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	K	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	L	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	M	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	N	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	O	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES
1	P	3'-0" x 6'-0"	GL	MARKIN INTERIORITY	TEMPERED BOTH SIDES

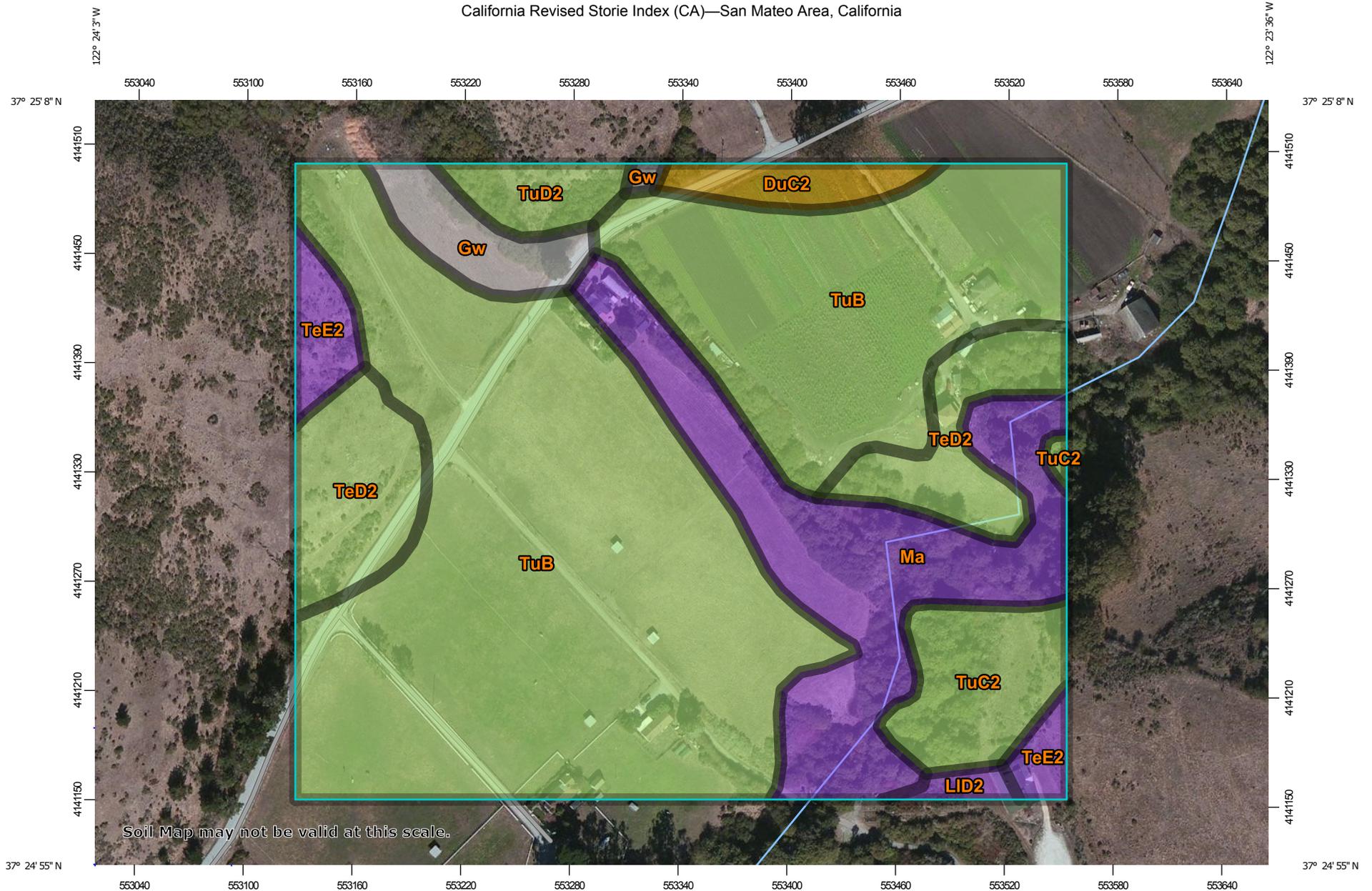


1. VENDOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL WINDOW SCHEDULES AND THE PROVISION OF ALL WINDOW SCHEDULES TO THE ARCHITECT FOR REVIEW AND APPROVAL.
2. ALL WINDOWS AND EXTERIOR DOORS TO BE MARKED WITH THE FOLLOWING INFORMATION: MARKING SHALL BE MADE AT THE TIME OF MANUFACTURE AND SHALL BE MADE IN A LOCATION THAT IS EASILY ACCESSIBLE TO THE ARCHITECT AND THE OWNER. MARKING SHALL BE MADE IN A LOCATION THAT IS EASILY ACCESSIBLE TO THE ARCHITECT AND THE OWNER. MARKING SHALL BE MADE IN A LOCATION THAT IS EASILY ACCESSIBLE TO THE ARCHITECT AND THE OWNER.
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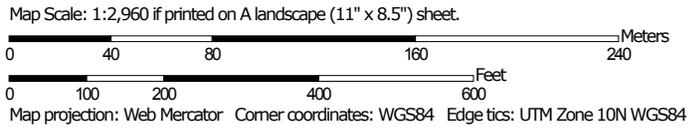
WINDOW LEGEND



California Revised Storie Index (CA)—San Mateo Area, California



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Grade 1 - Excellent
-  Grade 2 - Good
-  Grade 3 - Fair
-  Grade 4 - Poor
-  Grade 5 - Very Poor
-  Grade 6 - Nonagricultural
-  Not rated
-  Not rated or not available

Soil Rating Lines

-  Grade 1 - Excellent
-  Grade 2 - Good
-  Grade 3 - Fair
-  Grade 4 - Poor
-  Grade 5 - Very Poor
-  Grade 6 - Nonagricultural
-  Not rated
-  Not rated or not available

Soil Rating Points

-  Grade 1 - Excellent
-  Grade 2 - Good
-  Grade 3 - Fair
-  Grade 4 - Poor

-  Grade 5 - Very Poor
-  Grade 6 - Nonagricultural
-  Not rated
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Mateo Area, California
 Survey Area Data: Version 10, Sep 12, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 26, 2010—Sep 17, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

California Revised Storie Index (CA)

California Revised Storie Index (CA)— Summary by Map Unit — San Mateo Area, California (CA637)					
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
DuC2	Dublin clay, sloping, eroded	Grade 4 - Poor	Dublin (85%)	0.8	2.1%
Gw	Gullied land (tierra and watsonville soil materials)	Not Applicable for Storie Index	Gullied land, (tierra) (85%)	1.2	3.2%
			Unnamed (5%)		
			Watsonville (5%)		
			Tierra (5%)		
LID2	Lobitos loam, moderately steep, eroded	Grade 3 - Fair	Lobitos (85%)	0.2	0.6%
Ma	Mixed alluvial land	Grade 3 - Fair	Mixed alluvial land (90%)	5.6	15.2%
TeD2	Tierra loam, moderately steep, eroded	Grade 2 - Good	Tierra (85%)	3.4	9.3%
TeE2	Tierra loam, steep, eroded	Grade 3 - Fair	Tierra (85%)	1.0	2.7%
TuB	Tunitas clay loam, gently sloping	Grade 2 - Good	Tunitas (85%)	22.1	59.8%
TuC2	Tunitas clay loam, sloping, eroded	Grade 2 - Good	Tunitas (85%)	1.9	5.0%
TuD2	Tunitas clay loam, moderately steep, eroded	Grade 2 - Good	Tunitas (85%)	0.8	2.1%
Totals for Area of Interest				36.9	100.0%

Description

The Storie Index is a soil rating based on soil properties that govern a soil's potential for cultivated agriculture in California.

The Storie Index assesses the productivity of a soil from the following four characteristics: Factor A, degree of soil profile development; factor B, texture of the surface layer; factor C, slope; and factor X, manageable features, including drainage, microrelief, fertility, acidity, erosion, and salt content. A score ranging from 0 to 100 is determined for each factor, and the scores are then multiplied together to derive an index rating.

For simplification, Storie Index ratings have been combined into six grade classes as follows: Grade 1 (excellent), 81 to 100; grade 2 (good), 61 to 80; grade 3 (fair), 41 to 60; grade 4 (poor), 21 to 40; grade 5 (very poor), 11 to 20; and grade 6 (nonagricultural), 10 or less.

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

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

DATE: January 9, 2017

TO: Agricultural Advisory Committee

FROM: Carmelisa Morales, Planning Staff, 650/363-1873

SUBJECT: Consideration of an Architectural Review Exemption, a Coastal Development Permit, and a Planned Agricultural District Permit pursuant to State of California Streets and Highways Code, and Sections 6328.4 and 6363 of the San Mateo County Zoning Regulations respectively, to drill a domestic water well to serve a future single-family dwelling on a vacant parcel located in the unincorporated San Gregorio area of San Mateo County. The project is located within the Cabrillo Highway State Scenic Corridor and is appealable to the California Coastal Commission.

County File Number: PLN 2016-00445

PROPOSAL

The applicant proposes to drill a domestic water well to serve a future single-family residence. An attempt to drill a well for domestic use in the northern portion of the property, approved in 2015 under PLN 2014-00421, was unsuccessful. The proposed location is approximately 95 feet from the front property line. A location approximately 45 feet from the front property line is also proposed if the initial location is unsuccessful. The two locations are both accessible from an existing road on the property, thus not requiring grading or significant vegetation removal.

DECISION MAKER

Planning Commission.

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

1. Will the proposal, the drilling of a domestic well, 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: Carmelisa Morales, Project Planner

Owner/Applicant: John Franklin and Raymond Angwin/Wilkinson Enterprises, Inc.

Location: South Cabrillo Highway, Unincorporated San Gregorio

APNs: 066-330-130 and 066-330-150

Parcel Size: 26 acres (both parcels)

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

General Plan Designation: Agriculture/Rural

Williamson Act: Not Contracted

Existing Land Use: Undeveloped

Water Supply: Not applicable. The proposed project will be utilized to supply domestic water to a future single-family residence on the subject parcel.

Sewage Disposal: Not applicable

Environmental Evaluation: An Initial Study and Negative Declaration will be prepared for this project. Public review will occur with dates to be determined.

Setting: The subject parcel is accessed from and located on the west side of Highway 1 (Cabrillo Highway). The parcel is bordered by a bluff top to the Pacific Ocean on its left and is located less than 1-mile south of Martin's Beach and approximately 0.5 miles north of the intersection of Cabrillo Highway and Tunitas Creek Road. The parcel is unimproved with coastal scrub and other vegetation. An intermittent pond is located on the southeastern portion of the parcel. Hay is grown on the parcel and harvested. Neighboring parcels are largely undeveloped. However, there are single-family residential development and farming activities present sporadically to the north, south, and east of the subject parcel.

Will the project be visible from a public road?

The site is visible from Cabrillo Highway. Existing mature trees screen the proposed well locations as they lie between the parcel boundary and Cabrillo Highway. There will be no visual impact to the Cabrillo Highway State Scenic Corridor.

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

The project site is relatively flat with ruderal grassland and coastal brush. No grading or vegetation removal is necessary to accommodate the project. The proposed well locations are accessible from an existing road on the property.

Is there prime soil on the project site?

The project site is not located on prime soils.

DISCUSSION

A. KEY ISSUES

1. Compliance with Planned Agricultural Development (PAD) Regulations

The subject parcel does not contain prime soils, but is identified as having lands suitable for agriculture. Currently, hay is grown on the parcel throughout the year and harvested annually.

Section 6353.B of the PAD regulations states that single-family residences are allowed on lands suitable for agriculture and other lands upon issuance of a PAD Permit. Since the proposed well will be certified as domestic, the project is considered ancillary to residential development, and therefore a PAD Permit is required.

The proposed well locations comply with Section 6359 (*Maximum Height of Structures*) and 6359 (*Minimum Yards*) of the San Mateo County (SMC) Zoning Regulations, which regulates the height and setbacks of structures in the PAD Zoning District.

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 delineated in Section 6355 of the SMC 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.

General Criteria

The proposed well may convert lands suitable for agriculture. From the 26-acre size of the property, the total area of temporary disturbance is estimated to be 0.349 acres with permanent disturbance approximately 0.018 acres. The proposed well will be accessed by an existing road, minimizing the disturbance to access the project area and overall. There is no existing development on the property. Although the well itself does not result in a significant conversion, future development, if proposed, may have potential impacts for agricultural uses. However, any future development

would be subject to review against all applicable requirements and require the issuance of separate Coastal Development (CD), Architectural Review, and PAD Permits.

Water Supply Criteria

There is no known water source currently on the parcel. The proposed project seeks to determine if any on-site domestic water source is available to service the property. While the proposal seeks certification of the well as a potable water source, there is no development proposal at this time. Any domestic water that may be found may serve both domestic and agricultural purposes.

Criteria for the Conversion of Lands Suitable for Agriculture and Other Land

As stated, the subject parcel does not contain prime soils, but is identified as having lands suitable for agriculture. Section 6355.F of the San Mateo County Zoning Regulations states that the conversion of lands suitable for agriculture is not allowed unless all agriculturally unsuitable lands on the parcel have been developed or were determined to be undevelopable, the continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, and the productivity of adjacent agricultural lands will not be diminished.

The subject parcel consists entirely of soils that have been deemed “lands suitable for agriculture,” therefore it is unavoidable. The proposed well will convert only a small portion of the subject parcel, thus leaving the majority of the 26-acre property available for agricultural activities. The proposed well will not impact the parcel’s capability to support continued or renewed agricultural activity or impact the agricultural capability on neighboring parcels. Lastly, as discussed above, the parcel is undeveloped and all future development will be reviewed and required to adhere to all applicable regulations.

2. Compliance with the General Plan

Staff has reviewed the proposed project and found that it complies with all applicable County General Plan policies, specifically:

Policy 9.23 (*Land Use Compatibility in Rural Lands*) encourages compatibility of land uses in order to promote the health, safety and economy, and the maintenance of scenic and harmonious nature of the rural lands. In addition, Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) aims to avoid locating non-agricultural activities on soils with agricultural capability and locate non-agricultural

activities in areas of agricultural parcels which cause the least disturbance to feasible agricultural activities.

The subject parcel has a General Plan land use designation of "Agriculture." The proposed unit will be located on soils identified as suitable for agriculture. However, the temporarily disturbed area will be 0.349 acres and the permanently disturbed area will be 0.018 acres of the 26-acre property. The proposed well will be easily accessible by an existing road on the property and will provide potable water to future development, if proposed. The proposed project will be reviewed and approved by the Environmental Health Division prior to approval.

3. Compliance with Local Coastal Program Policies

Staff has reviewed the proposed project and found it to be in compliance with all applicable Local Coastal Program (LCP) Policies, specifically:

Agriculture Component

Policy 5.22 (*Protection of Agricultural Water Supplies*) discusses the preservation of agricultural water supplies and the requirement that there be a water source for each non-agricultural development. The applicant has not submitted a development proposal aside from the proposed well. The applicant provided an existing hydrologic conditions report prepared by Mark Woynshner of Balance Hydrologic, Inc., which found that a well that utilizes standard best management practices to control drilling fluids, considered pumping at a rate typical for a single-family residence, and location, will not pose any significant impacts to agricultural water resources in the area. Special care is recommended for the first proposed location to prevent drilling muds, foam, and turbid water from entering the nearby pond.

Further, Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) which conditionally allows single-family residences provided that the applicable criteria in Policy 5.10 (*Conversion of Land Suitable for Agriculture Designated as Agriculture*) are met:

- a. All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable;
- b. Continued or renewed agricultural use of the soils is not feasible as defined by Section 30108 of the Coastal Act; and
- c. Clearly defined buffer areas are developed between agricultural and non-agricultural uses.

As discussed in Section 1 above, the project meets these requirements.

Locating and Planning New Development Component

Policy 1.25 (*Protection of Archaeological/Paleontological Resources*) discusses the protection of archaeological resources on sites proposed for development. An archaeological reconnaissance was performed on the project site and no archaeological or paleontological resources were found. However, the archaeologist did identify the parcel as historically part of the Ocean Shore Railroad Line. The archaeologist incorporated recommendations on how to protect the potential historic resource and instructions on what to do in the event that resources are found during well drilling activity. These recommendations will be included as mitigation measures in the initial study and negative declaration.

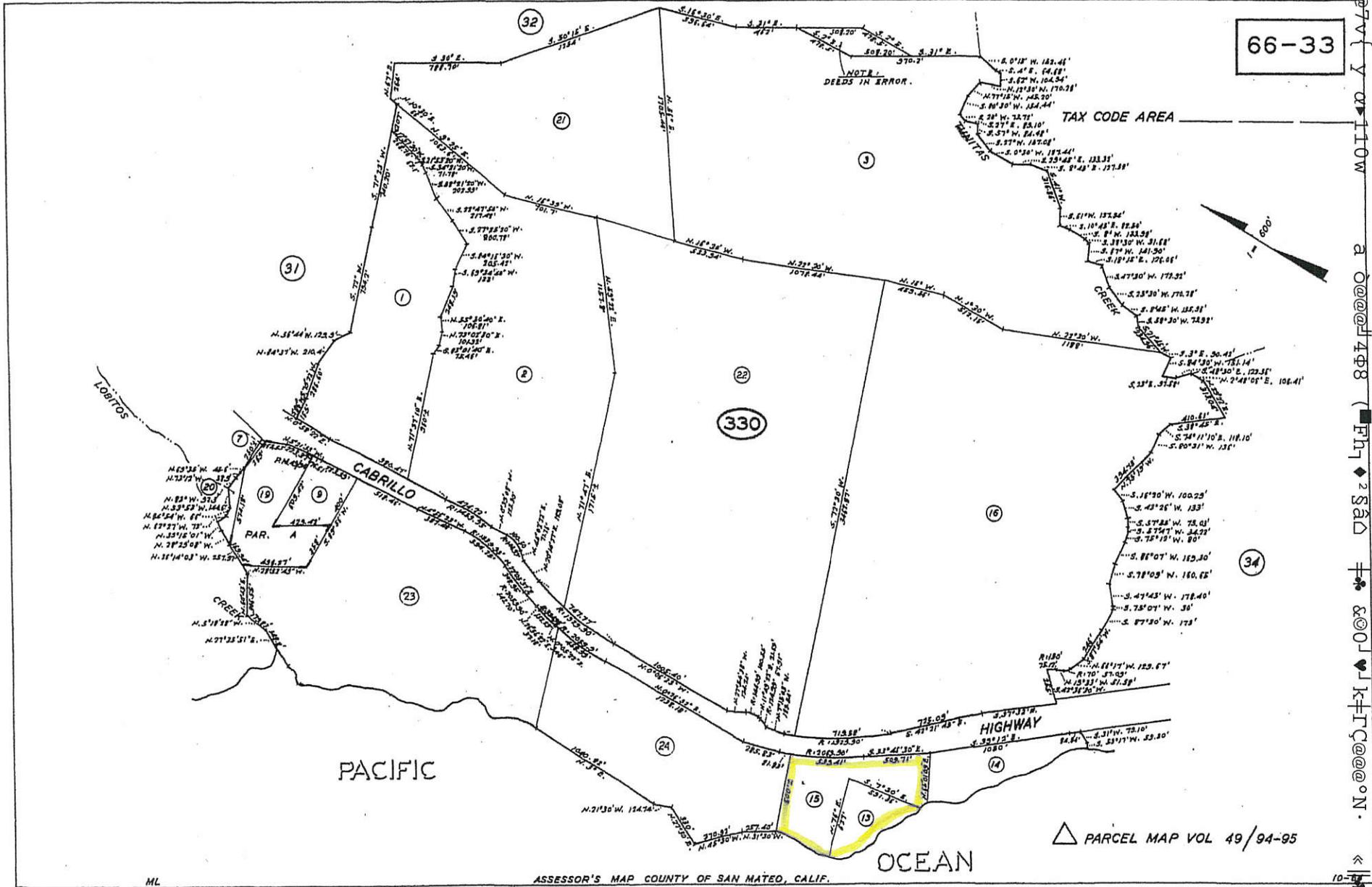
Visual Resources Component

Policy 8.5 (*Location of Development*) requires new development to be located on a portion of a parcel where development is least visible from State and County Scenic Roads, least likely to significantly impact views from public viewpoints and is consistent with all other LCP requirements which best preserves the visual and open space qualities of the parcel. Policy 8.31 (*Regulation of Scenic Corridors in Rural Areas*) also applies special regulations for the Cabrillo Highway State Scenic Corridor to protect the visual quality and natural settings of rural scenic areas. Given the topography, existing vegetation, finished height, and location of the proposed well, it will not be visible from the roadway. The proposed project does not require significant vegetation removal or grading. Any future development on the property will be subject to review and issuance of separate Architectural Review, CD, and PAD Permits.

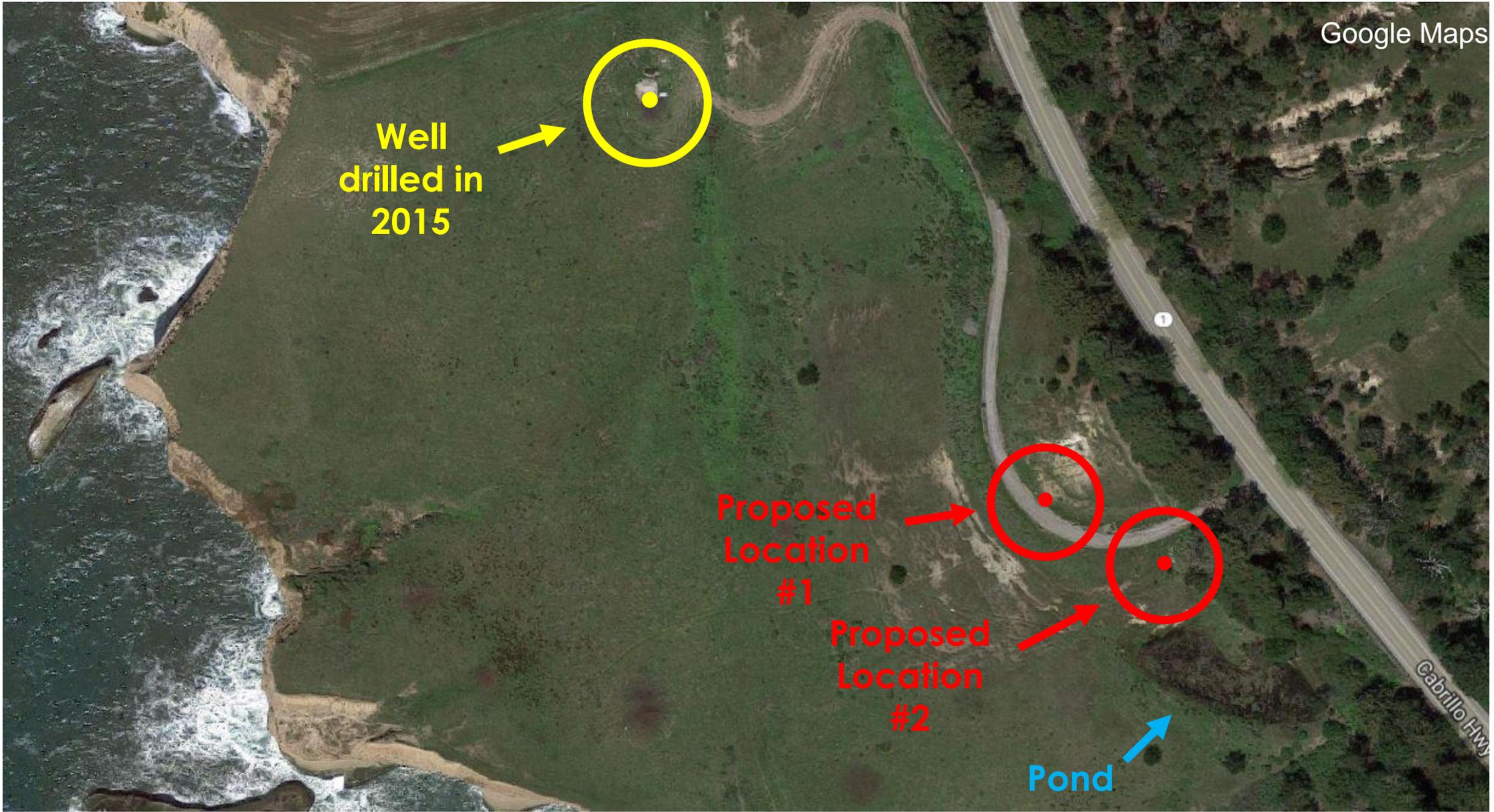
ATTACHMENTS

- A. Parcel Map
- B. Vicinity Map
- C. Site Plan

CM:pac - CJMAA0731_WPU.DOCX



Attachment A



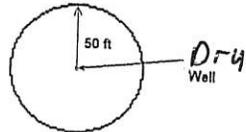
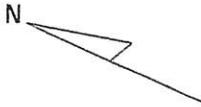
Attachment B

APNs 066-330-130 &
066-330-150

Location: Cabrillo Hwy, Half Moon Bay

Wilkinson Enterprises, Inc.
P.O. Box 3218
Half Moon Bay, CA 94019
P: 650-726-4212
F: 650-728-8586

CABRILLO HWY



15



Proposed Well

13

OCEAN

Attachment C



County of San Mateo Planning & Building Department
Agricultural Advisory Committee

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

Meeting Minutes
Regular Meeting December 12, 2016

1. Call to Order

Robert Marsh, Committee Chairman, called the Regular Meeting of the Agricultural Advisory Committee (AAC) to order at 7:05 p.m. at the Half Moon Bay Historic Train Depot, 110 Higgins Canyon Road, Half Moon Bay, CA.

2. Member Roll Call

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

Regular Voting Members Present

BJ Burns
Peter Marchi
Robert Marsh
Brenda Bonner
Louie Figone
April Vargas

Regular Voting Members Absent

Robert Cevalco
Doniga Markegard
Marilyn Johnson

Nonvoting Members Present

Rob Bartoli
Jess Brown

Nonvoting Members Absent

Jim Howard
Fred Crowder
UC Extension Representative

3. Public Comments for Items not on the Agenda

No comments.

4. Consideration a renewal and amendment to a Coastal Development Permit and Planned Agricultural District Permit to allow construction of one additional Farm Labor Housing unit where five units were approved and constructed. The property is located in the unincorporated Moss Beach area of San Mateo County. The project is appealable to the CA Coastal Commission. Project is located at 9851 Cabrillo Highway, Moss Beach. County File No. PLN2007-00054; Owner: POST; Applicant David Lea.

Planner Bartoli presented the item. The applicant is proposing to construct one new 850 sq. ft. Farm Labor Housing unit with three bedrooms and two bathrooms that will be located 9851 Cabrillo Highway, Moss Beach (APN 037-320-350) and the renewal of five existing Farm Labor Housing units.

Planner Bartoli stated that the project parcel is accessed via a private road located off of Highway 1. Denniston Creek is located along the east property line. The proposed area of development is developed with a packing shed, barn, and five Farm Labor Housing units. The western, eastern, and southern portions of the property consist of row crops. The property is adjacent to agricultural use and open space on all sides. Across Highway 1 from the property is the Half Moon Bay Airport. The property is not under a Williamson Act Contract.

Planner Bartoli stated that the Farm Labor Housing unit and driveway leading to it are designated as prime soils, but are in an already accessible area, in close proximity to the existing farm center and Farm Labor Housing units. Location the unit off prime soils farther to the parcel's south, east, or west boundaries would require additional disturbance of the soils from an extended access road, as well as the added distance to run the power and water to the unit. The project area is already disturbed and is separated from the agricultural activities on the property by farm roads. The area for the project is in close proximity to the road and will not impact the farming operation on the property.

Chair Marsh opened the public comment period.

Kerry Burke stated support for the project.

Chair Marsh closed the public comment period.

Committee Member Figone stated that he has visited the site and the location of the proposed unit would not be an area that would be farmed due to the location of the farm center.

Vice Chair Burns moved approval the project Committee Member Bonner seconded the motion. The motion was approved unanimously (5 ayes – 0 noes).

5. Agenda Topics – Williamson Act

Senior Planner Ross presented the item. She gave an overview of the current status of Williamson Act Contracts in the County. She stated that in 2007, 43,606 acres of land was under Williamson Act Contract. Currently, 30,071 acres remain under Contract, 16,755 acres are non-renewed, and 1,600 acres is under appeal. Senior Planner Ross presented maps showing the location of the parcels under contract, non-renewal, and appeal.

Chair Marsh stated that just because there are properties that are being non-renewed, that does not mean that agricultural uses are being lost.

Dante Silvestri asked if County staff has acreage number for farming and grazing uses.

Senior Planner Ross stated not yet, but those number will be coming as the County moves forward with review of farming and grazing lands under Williamson Act Contract.

Senior Planner Ross gave background on the history of the Williamson Act. The California Land Conservation Act of 1965 authorizes local governments to enter into contracts with private landowners for the purpose of restricting development in exchange for reduced property tax assessments. San Mateo County first entered into contracts under this Act in 1966.

She stated that in 2007, the State Department of Conservation (DOC) conducted a statewide audit of all participating cities and counties. Non-compliance with the Williamson Act requirements was found in San Mateo County. In response, the Planning and Building Department (Department) developed a multi-step approach: (1) formal response to the DOC, (2) non-renewal of non-compliant parcels, and (3) improve the County's Williamson Act Program (Program) with the assistance of the Williamson Act Subcommittee.

Since the audit, the Planning Department has formally responded to the DOC, recorded county-initiated non-renewals for 174 non-compliant parcels, resolved 11 non-renewal appeals, recorded 26 landowner initiated non-renewals, and adopted a revised Program.

Kerry Burke asked if parcels are APNs.

Senior Planner Ross stated that yes, parcel are APNs.

There are 314 parcels under active contract, 200 parcels non-renewed, and 8 parcels under appeal.

Senior Planner Ross stated that the purpose and intent of the County's Williamson Act Program is to preserve the limited supply of agricultural land, encourage agricultural production through commercial channels, discourage premature conversion of agricultural land to non-agricultural uses, and allow uses on contracted lands provided agricultural productivity is not compromised.

She stated that the role of the AAC in supporting the purpose and intent of the Program is to review Agricultural Preserve boundary modifications, new or modified contracts, exceptions to Program requirements, Determination of Compatibility, and non-renewal appeals. An Agricultural Preserve boundary is different than a contracted area. The Agricultural Preserve area has to be greater than 100 acres. If a parcel is in an Agricultural Preserve boundary, then a property can be entered into a Williamson Act Contract. If a property is not in an Agricultural Preserve, then before a property can have a Williamson Act Contract, the Agricultural Preserve boundary must be expanded.

Vice Chair Burns and Committee Member Figone asked how the Agricultural Preserve functions with Williamson Act Contract.

Senior Planner Ross stated that if a property has never been under a Williamson Act Contract, that parcel is not located in an Agricultural Preserve. If a property wants to enter into an Agricultural Preserve, the size of the Agricultural Preserve must consist of no less than 100 acres. In order to meet this requirement two or more parcels may be combined if they are contiguous, or if they are in common ownership

Kerry Burke asked how many new contracts have been entered into since 2007. She also asked if there are any restriction for properties in the Agricultural Preserve and not under Contract.

Senior Planner Ross said that only a handful of parcels have entered into new Williamson Act Contracts. There are no additional requirements or restrictions for parcels in an Agricultural Preserve, but not under Contract.

Committee Member Marchi asked about agricultural enterprise area.

Senior Planner Ross stated the agricultural enterprise area is an area established by the Board to identify privately owned lands that meet zoning designation and general land use criteria for eligibility under the Williamson Act as a guide for landowners considering entering into an Agricultural Preserve and contract. This is different from the Agricultural Preserve.

Senior Planner Ross stated that two contract options are available through the Program: Agricultural Land Conservation Contracts (A/LCA) and Farmland Security Zone Act Contracts (FSZA/LCA). A/LCA contracts carry an initial term of 10 years and are self-renewing; FSZA/LCA contracts carry an initial term of 20 years and are self-renewing.

She stated that in order for a property to be eligible for the Williamson Act Program, the parcel must be located within an Agricultural Preserve, have a General Plan Land Use Designation of “Open Space” or “Agriculture”, be zoned: PAD, RM or RM-CZ, meet minimum parcel size of 10 or 40 acres depending on agricultural use, meet minimum annual crop income, grazing land utilization or horse breeding requirement and not exceed maximum allowance of compatible uses

Exceptions to Eligibility Criteria may be requested by the landowner for minimum parcel size, minimum crop income, and minimum grazing land utilization. No exceptions are available for horse breeding.

Exceptions are reviewed by the AAC and Agricultural Commissioner for: A determination that the land is highly productive and that maintaining the land in agricultural production has a significant public benefit.

She went on to say that a Determination of Compatibility review by the AAC is required when non-agricultural uses are present/proposed on a contracted parcel. Non-agricultural uses (aka “Compatible Uses”) are uses outlined in the underlying zoning district of the parcel. These uses include single-family residences, commercial recreation, etc. Compatible uses do not include: barns, small residential additions, new small structures of less than 500 s/f, farm labor housing, etc., and are exempt from a Determination of Compatibility.

Chair Marsh asked if the Determination of Compatibility process would be required for new house.

Senior Planner Ross stated that a new house would need go through this process.

Senior Planner Ross stated that contracts may only be terminated by non-renewal or cancellation. Non-renewal is a 9-year process and may be initiated by the County or landowner. County-initiated non-renewals may be appealed; the appeal process is 3 years. A property has three years to bring the property back into compliance if the non-renewal is appealed. If they do that, then they can remain under Contract.

Cancellation may only be initiated by the landowner, must be approved by the Board of Supervisors and carries a cancellation fee of 12.5% of the current fair market value as assessed by the County Assessor’s Office. Cancellation, she stated, is a lengthy process.

Kerry Burke stated that cancellation area rare and the findings for them are hard to make.

Senior Planner Ross went on to describe the County’s contract monitoring and next steps for the Williamson Act Program. The

Planning Department and Assessor's Office work collaboratively to review the Agricultural Preserve Questionnaires mailed annually to landowners. In 2017, Compliance Review will focus on grazing operations followed by crop operations in subsequent years. The Department intends to review all parcels under contract at least once then begin the annual 20% parcel contract compliance review.

Chair Marsh asked what is reviewed when a Williamson Act survey is returned. What information is asked for by the County? He stated that on smaller parcels, it can be difficult to conduct commercial agricultural operations.

Senior Planner Ross stated that in partnership with the Assessor's Office, the Department reviews the Agricultural Preserve Questionnaires (Questionnaires) mailed annually to landowners by the Assessor to evaluate ongoing commercial agriculture on contracted lands. In some cases, the County will ask for more information, such as lease agreements, to confirm that the agricultural operations is commercial. County staff sends letters requesting this information and making them aware of the County review of their Williamson Act Contract.

Dante Silvestri asked if the County knew the amount of increase in property tax due to the non-renewal of parcels.

Senior Planner Ross stated she would have to ask the Assessor's Office for that information.

Kerry Burke stated that the County captures the property tax soon once a property is non-renewed.

Vice Chair Burns asked what type of penalties the County can impose on a land owner if a property is not in compliance.

Senior Planner Ross stated that the property would be non-renewed and that the County will not issue any permits on the property that are not agricultural related, such as a house, until the property is completed with the non-renewal process. A property that is under Contract still will need to show compliance with the Williamson Act.

Committee Member Marchi asked about the cancellation fee for a Williamson Act Contract.

Senior Planner Ross stated that the 12% is only for the contract. There is also a fee for staff to process the cancellation. The fees for cancellation are meant to be a deterrent from cancellation.

Dante Silvestri stated that there is a recording fee for a property owner initiated non-renewal. He asked if there is fee for entering into a Williamson Act Contract.

Senior Planner Ross stated that there is a fee for entering into a Contract and property owner imitated non-renewals.

Kerry Burke asked what the deadline is for entering into a Contract. She also stated that older contracts where there were separate parcels, the parcels have now been sold off and essentially created several difference Contracts. She would like to know how many contracts there are instead of APNs.

Senior Planner Ross stated that there can be multiple parcels under one contract. Each of the surveys goes out to the property by APN not by contract.

Erik Martinez asked if there have only been oral agreements for cattle grazing, will they be sufficient for Williamson Act. Does a POST agricultural easement impact the Williamson Act? Would a California Farmlink program qualify as commercial ag?

Senior Planner Ross stated that the agreements need to be in writing. A POST easement is separate from Williamson Act and is not taken into consideration. Staff would need to review the use of the property to see if it met the Williamson Act requirements.

Chair Marsh talked about the requirements of the Williamson Act.

Vice Chair Burns asked about the next steps for Williamson Act compliance.

Senior Planner Ross stated the next group of Contracts to be reviewed will be grazing uses.

6. Consideration of the Action Minutes for the November 14, 2016 regular meeting.

Committee Member Bonner moved approval the meeting minutes ask amended for the November 14, 2016 regular meeting Vice Chair Burns seconded the motion. The motion was approved unanimously (6 ayes – 0 noes).

7. Community Development Director's Report

Vice Chair Burns asked about the land next the Pescadero High School and if there was an update from the Planning Department.

Planner Bartoli stated that in response regarding the trenching that has occurred at the Pescadero High School, the trench site was left “mounded” in the middle (parallel to Butano Cut Off) in anticipation of soil settling during the wet season. The site will be regraded next spring to level out the site after settling has occurred. From Google Earth, the area had been farmed off and on through the years (looks like it stopped around 2012). It is staff’s understanding that no interest in farming the site has been expressed to the school district.

Vice Chair Burns stated that the farmer has asked school district staff about farming the property. Vice Chair Burns went on to say that he has picked fava beans this year from the field. He stated that the farmer has intentions to farm it. He is not sure why the field has not been leveled out. He would like to see this issue be addressed as soon as possible.

Planner Bartoli stated that the farmer should contact the school district regarding the field and farming it.

Planner Bartoli stated one PAD permit (PLN2016-00257) was approved last month by the Planning Commission. The permit was for one new Farm Labor Housing unit. Planning staff has received two PAD permit, one for four new Farm Labor Housing units and one for a new non-soil dependent green house. Both projects are located at 950 La Honda Road. One rural CDX was received during the month of November.

Director Monowitz gave an overview of the Director’s Report and stated that as part of the CDX report, staff can include address so that people can see the location of the permit. In cases where there is no address, staff can add the street name.

Chair Marsh opened and closed public comment. No comments were received.

Adjournment (8:17 p.m.)

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

DATE: January 9, 2017

TO: Agricultural Advisory Committee
FROM: Planning Staff
SUBJECT: Community Development Director's Report

CONTACT INFORMATION: Rob Bartoli, Planner III, 650-363-1857, rbartoli@smcgov.org

The following is a list of Planned Agricultural District permits and Coastal Development Exemptions for the rural area of the County that have been received by the Planning Department from December 1, 2016 to December 30, 2016.

PLANNED AGRICULTURAL DISTRICT PERMIT OUTCOMES

PLN2016-00037, a PAD permit for a new public radio tower in Pescadero, was approved by the San Mateo County Planning Commission on December 14, 2016.

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

Two application for a PAD permit was received during the month of December:

- PLN2015-00084, a renewal of a PAD permit to operate commercial recreation activities, including: a Halloween pumpkin patch with straw bale maze, haunted house, petting zoo, hay rides, train, pony rides, & other activities; Christmas tree sales with train ride, petting zoo, pony rides & limited year-round commercial activities like farm tours & produce sales located at 185 Verde Road.
- PLN2016-00515, a CDP & PAD permit to legalize a 1,381 sq/ft single family residence, located at 900 Seaside School Road, San Gregorio (APN 081-240-060). The parcel is under an active Williamson Act contract.

COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS

No CDXs for Agricultural project were received from 12/1/16-12/30/16.

ADDITIONAL ANNOUNCEMENTS

None

ATTACHMENTS

None