



## County of San Mateo Planning & Building Department

# Agricultural Advisory Committee

BJ Burns  
Jess Brown  
Judith Humburg  
Louie Figone  
William Cook  
Cynthia Duenas

Fred Crowder  
Jim Howard  
Laura Richstone  
Robert Marsh  
Peter Marchi

Margaret Gunn  
John Vars  
Lauren Silberman  
Ron Sturgeon  
Natalie Sare

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

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## REGULAR MEETING PACKET

**Date:** Monday, November 18, 2019  
**Time:** 7:30 p.m.  
**Place:** Ted Adcock Community Center- South Day Room  
535 Kelly Avenue Half Moon Bay, California

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### AGENDA

1. Call to Order
2. Member Roll Call
3. Public Comments for Items Not on the Agenda
4. Annual vote of the AAC to elect a new Chairperson and Vice-Chairperson. These positions shall be filled by farmers.
5. Consideration of a Coastal Development Permit and Planned Agricultural District Permit to allow the construction a new two-story, 4,382 sq. ft. single-family residence with an attached 3-car garage, fire truck turnaround and legalization of a domestic water well on a legal vacant 7.85-acre parcel. The project includes 4,334 cubic yards of grading to accommodate the new residence and driveway. No trees are proposed for removal. The property is located at off of La Honda Road in the unincorporated La Honda area of San Mateo County. The project is appealable to the California Coastal Commission. County File Number: PLN2018-00401. Location: La Honda Road, La Honda; APN: 082-160-130; Applicant: Jamie Verdura.
6. Consideration of an Agritourism Event for the Repetto upcoming 2019 pumpkin season. The proposed days and hours of operation are as follows: October 1, 2019 – November 15, 2019; Monday through Saturday from 9:00 a.m. to 7:00 p.m., and Sunday from 9:00 a.m. to 6:00 p.m. The proposed element included in the agritourism events are a pumpkin patch and corn comes, and one food vendor. File Number: PLN2019-00407. Location: 12331 San Mateo Road, Half Moon Bay; APN: 056-321-020; Applicant: David Repetto.
7. Consideration of an Agritourism Event for the Cozzolino upcoming 2019 pumpkin season. The proposed days and hours of operation are as follows: October 1, 2019 – November 15, 2019; Monday through Saturday from 9:00 a.m. to 5:00 p.m., and Sunday from 9:00 a.m. to 6:00 p.m. The proposed elements included in the agritourism event are a pumpkin patch, pony ride, petting zoo, two inflatables, and one food vendor. File Number: PLN2019-00408. Location: 12009 San Mateo Road, Half Moon Bay; APN: 056-331-120; Applicant: John Cozzolino.

8. Consideration of an Agritourism Event for the Santa's Tree Farm upcoming 2019 Christmas tree sales season. The proposed days and hours of operation are as follows: November 14, 2019 – December 28, 2019; Monday through Sunday from 9:00 a.m. to 5:00 p.m. The proposed elements included in the agritourism event are a train on rubber tires that transport guests along an existing graveled road and one food bar for sales of prepackaged foods and associated seasonal related items. File Number: PLN2019-00434. Location: 78 Pilarcitos Creek Road, Half Moon Bay; APN: 056-380-020; Applicant: Natalie Sare.
9. Memo to the AAC regarding questions raised by the Chair and during the September 9, 2019 AAC Meeting.
10. Consideration of the Action Minutes for the June 10, 2019 regular meeting.
11. Community Development Director's Report.
12. Adjournment – Next Meeting December 9, 2019.

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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 an 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) 363-1829, or by fax at (650) 363-4849, or e-mail [LRichstone@smcgov.org](mailto:LRichstone@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 – September, 2019

### Agricultural Advisory Committee Attendance 2018-2019

	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov.
<b>VOTING MEMBERS</b>													
Judith Humburg* Public Member	X	X						X			X		
BJ Burns Farmer, Vice Chair								X			X		
Natalie Sare* Farmer								X			X		
Louie Figone Farmer								X			X		
Cynthia Duenas* Public Member	X	X									X		
John Vars Farmer	X	X						X			X		
William Cook Farmer		X						X			X		
Peter Marchi* Farmer	X	X									X		
Robert Marsh Farmer, Chair	X							X			X		
Ron Sturgeon Conservationist	X										X		
Lauren Silberman Ag Business								X					
Natural Resource Conservation Staff													
San Mateo County Agricultural Commissioner		X						X			X		
Farm Bureau Executive Director								X			X		
San Mateo County Planning Staff	X							X					
UC Co-Op Extension Representative								X					

**X: Present**

**Blank Space: Absent or Excused**

**Grey Color: No Meeting**

**\* As of 06/25/2019**

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

**DATE:** November 18, 2019

**TO:** Agricultural Advisory Committee

**FROM:** Laura Richstone, Planning Staff, 650/363-1829

**SUBJECT:** Consideration of a Coastal Development Permit and Planned Agricultural District Permit to allow the construction a new two-story, 4,382 sq. ft. single-family residence with an attached 3-car garage, fire truck turnaround and legalization of a domestic water well on a legal vacant 7.85-acre parcel. The project includes 4,334 cubic yards of grading to accommodate the new residence and driveway. No trees are proposed for removal. The property is located at off of La Honda Road in the unincorporated La Honda area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN2018-00401 (Verdura)

**PROPOSAL**

The applicant is proposing to legalize an existing domestic water well and construct a new two-story, 4,382 sq. ft. single-family residence, attached 1,069 sq. ft. three-car garage, 500 linear foot driveway, fire turnaround and associated septic system on a vacant 7.85 acre parcel. Two and one-half acres located at the front of the parcel will be set aside for dry hay harvesting. The project includes 4,334 cubic yards (c.y.) of grading to include 846 c.y. of cut, 2,167 c.y. of fill, and 1,321 c.y. of imported material with the majority of the grading associated with the driveway and fire truck turnaround. No trees are proposed for removal but a habitat restoration plan is proposed to mitigate the loss of Baccharis scrub habitat in the rear of the parcel near an intermittent creek.

**DECISION MAKER**

Planning Commission

**QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE**

**For the PAD Permit**

1. Will the development, including the new single-family development, driveway, fire truck turnaround, and associated septic system 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 staff take with respect to the application for this project?

## **BACKGROUND**

Report Prepared By: Laura Richstone, Project Planner

Applicant/Owner: Jamie Verdura

Location: La Honda Road

APN: 082-160-130

Parcel Size: 7.85 acres

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

General Plan Designation: Agriculture/Rural

Local Coastal Plan Designation: Agriculture

Williamson Act: Not Contracted

Existing Land Use: Vacant

Water Supply: As a part of this project, the applicant is proposing to legalize an existing domestic well that has previous Environmental Health Services approval but was constructed without the required Planning permit approvals.

Sewage Disposal: A new septic system to serve the single-family dwelling is proposed as a part of this project.

Flood Zone: Zone X (Area of Minimal Flooding); Community Panel No. 06081C0380E, effective date October 12, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration is being prepared for review. The document will be available and posted for public review prior to the required Planning Commission hearing in which a decision on the project will be rendered.

Setting: The vacant project parcel sits between two developed parcels, is surrounded by rural parcels of similar sizes, and receives access from an unnamed private road off of La Honda Road (Highway 84). The parcel slopes downward in a North to South

direction with a steep slope at the rear (westerly) portion of the parcel adjacent to an unnamed intermittent creek that flows into San Gregorio Creek. The parcel is dominated with non-native grasslands with disconnected patches of Baccharis scrub located throughout. A native oak woodland habitat associated with the intermittent creek and some coastal scrub habitat is located in the rear of the parcel. No riparian or wetland habitat was found on the parcel.

Will the project be visible from a public road?

The project site is located in the La Honda Road County Scenic Corridor. The proposed single-family dwelling will be located uphill from and approximately 800 feet away from La Honda Road. Due to the grassy open nature of the surrounding vegetation and lack of tree cover, the two-story development will be visible from La Honda Road. The applicant has proposed to plant 4 oak trees and install landscaping along the south edge of the dwelling and fire truck turnaround to screen the development from view. The proposed residence will be no more visible than the other surrounding rural residential development and will employ natural colors and materials to blend with the surroundings.

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

The parcel is dominated with non-native grasses, contains an intermittent creek in the rear, woodland habitat along the edges of the creek, and discontinuous scrub habitat located throughout the parcel. The rear of the project site will be located 170 feet from the creek and will not require tree removal. The project will require the removal of approximately 0.03 acres of Baccharis scrub habitat located in intermittent small patches throughout the parcel and proposes a 5-year mitigation monitoring program to restore 0.09 acres of scrub habitat in the rear of the parcel away from the proposed development to reduce conflicts and increase establishment rates.

Is there prime soil on the project site?

No prime soils are located on or adjacent to the project parcel.

Chronology:

<u>Date</u>	<u>Action</u>
October 9, 2018	- Application submitted
November 10, 2019	- Application deemed complete
November 18, 2019	- Agricultural Advisory Committee public hearing

**DISCUSSION**

A. KEY ISSUES

Planning staff has reviewed this proposal and has concluded the following:

1. Compliance with Planned Agricultural District (PAD) Regulations:

a. Setbacks and Height Requirements

As shown in the table below, the proposed residence complies with Sections 6458 and 6359 of the San Mateo County Zoning Regulations, which regulate the height and required setbacks of structures.

	PAD Development Standards	Proposed
Minimum Lot Size	N/A	7.85 acres (existing)
Minimum Front Setback	50 feet	584 feet
Minimum Side Setbacks	20 feet	90 feet (right) 331 feet (left)
Minimum Rear Setback	20 feet	150 feet
Maximum Building Height	36 feet	24 ft. 10 in.

b. PAD Permit Requirements

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 outlined in Section 6355 of the Zoning Regulations. As proposed and conditioned, the project complies with the following applicable policies. These policies will be discussed further in the project staff report to be prepared for the Planning Commission.

(1) General Criteria

- (a) *The encroachment of all development upon land which is suitable for agricultural uses shall be minimized.*

Though no prime soils exist on or adjacent to the project site, the parcel is identified as containing land suitable for grazing by the San Mateo County Important Farmland Map, 2018. Due to the vacant nature of the parcel, any development would result in the conversion of lands suitable for agriculture and greater overall disturbance of previously undisturbed areas. Relative to the size of the parcel as a whole, the residential area (including the house, backyard, and firetruck turnaround) is small and represents 4.8% of the total parcel with the remainder of

the parcel dedicated to agriculture (31.8%), undeveloped areas (60%), and the driveway (3.2%).

- (b) *All development permitted on a site shall be clustered.*

Though the location of the residence in the steeper north westerly portion of the parcel will result in more grading to provide a level building pad and accommodate a longer driveway, the applicant has proposed not locate the proposed residence near the existing access road off of La Honda Road. This was done to preserve the less steep front of the parcel for a 2.5 acre dry hay farming operation. Though the residence will not be located close to the access road, the proposed development will consist of one structure with surrounding retaining walls that clearly separate the residential area of the parcel from the surrounding undeveloped and farming areas. By setting the residence deeper into the parcel, the applicant has allowed enough room to provide a buffer from the residence to the proposed farming operations and from the intermittent creek in the rear of the parcel. No additional structures are proposed at this time.

- (c) *Developed 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 possible.*

As stated previously, the proposed development represents approximately 8% of the parcel with the remainder reserved for agricultural use (31%) and undisturbed areas (60%). The project parcel is located between two parcels developed with single-family residences. The proposed residence is of similar architectural style, size, height, and location within the parcel compared the adjacent residential development and will no more visibly impactful than the surrounding existing rural residential development.

- (d) *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 course, established mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats.*

The intermittent creek and associated woodland habitat at the rear of the property will not be affected by the proposed development as the residence will be located over 170 feet away from the creek and no trees are proposed for removal. However, due to the topography of the parcel (i.e. sits above and slopes down towards La Honda Rd.) any development would be visible from the scenic corridor. The proposed residence matches the architectural style of the surrounding residences, will utilize natural colors and materials, and has proposed to install landscaping trees along the south side of the residence to protect the views from La Honda Road.

(2) Water Supply Criteria

- (a) *The existing availability of water shall be demonstrated for all non-agricultural uses. Each existing parcel developed with non-agricultural uses, shall demonstrate a safe and adequate well water source located on that parcel.*

The subject parcel has a current domestic water well. This well was converted from an agriculture well to a domestic well was reviewed and approved by Environmental Health Services (EHS) in 2015. The legalization of this conversion is a portion of the proposed PAD and Coastal Development Permit. This well has been tested and reviewed by EHS. As a part of their review, EHS reviewed the quality and quantity of the well water and determined that the well meets the minimum standards to provide domestic water to the proposed residence.

- (b) *Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.*

Water beyond that required for the habitation of a single-family residence is not required for this project. The proposed dry hay farming operation will not require irrigation beyond that which is naturally supplied by the environment. As the existing well onsite provides enough water to support a single-family residence, there is no proposal to utilize the creek in the rear of the property to provide supplemental water. There is no expectation that the occupation of the single-family residence would reduce water supplies needed for surrounding agricultural production or sensitive habitats.

(2) Criteria for the Conversion of Lands Suitable for Agriculture

The PAD regulations allow the conversion of lands suitable for agriculture and other lands when the following can be demonstrated:

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

The subject parcel has been identified as having the same type of soils throughout the parcel. While the soil is identified as “lands suitable for agriculture” there are no agriculturally-unsuitable lands on which to locate the proposed development. In an effort to preserve the agricultural capability of the parcel, the applicant has located the residence in farther back and in a steeper portion of the lot to preserve the flatter areas near the front of the parcel for dry hay farming.

- (b) *Continued or renewed agricultural use of the soils is not capable of being accomplished taking into account economic, environmental and/or technological factors.*

The construction of the proposed development is not expected to impact the underlying soils or agricultural suitability of the land. At 7.85 acres, the parcel is not large enough to support the commercial grazing and/or cattle raising operation. Though the surrounding parcels also contain lands suitable for grazing they are developed with single-family residences, held under separate ownership, and there are no plans to combine and lease the lands for cattle rearing or grazing. Though the parcel is not large enough to support commercial grazing operations, the applicant does plan to reserve 2.5 acres of the parcel for dry hay farming. With slopes up to 30% in some portions of the parcel, the applicant has reserved the flattest portion of the parcel for the dry hay operation to aide in future harvest operations.

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

The residence and driveway are surrounded by retaining walls which clearly delineate the developed areas from the non-developed areas of the parcel. While farming operations will occur in the front of the parcel the residence has been located deep into the lot in order to provide appropriate distance from future farming operations/fields and from the creek and associated oak woodland vegetation in the rear of the parcel. The rear of the retaining walls for the house are located over

170 feet from the creek itself and 80 feet from the edge of the woodland vegetation in the rear of the parcel. The hay farming operations at the front of the parcel are located approximately 25 feet away from the driveway and approximately 20 feet from the retaining wall surrounding the residence/driveway turnaround and 70 feet from the residence itself at its closest point.

- (d) *The productivity of any adjacent agricultural lands is not diminished.*

The parcel is located between two parcels that are developed with single-family residence. The subject residence is most closely located near the right (northerly) property line. At its closest point, the proposed residence is located approximately 90 feet from the north property line and 331 feet from its southern property line. There is no expectation that the construction and occupation of a single family house and associated infrastructure would impact the productivity or potential productivity of any agricultural activities that may occur on adjacent parcels.

## 2. Conformance with General Plan Policies

Staff has reviewed the project for conformance with all applicable General Plan Policies as follows:

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." No prime soils are located on site with all soils identified as suitable for agriculture or other lands. Due to the nature of the project (i.e. development on a previously undeveloped parcel), some agriculturally suitable lands will be converted to non-agricultural uses. This conversion of lands which includes the house, fire turnaround, and driveway accounts for approximately 8% of the overall parcel with the rest of the parcel remaining undisturbed or utilized for dry hay farming. As previously discussed, the project will be located deeper into the lot, farther away from the access road, and on steeper soils to reserve flatter portions for the dry hay farming

operation. Furthermore, the project site is located at a similar area parcel and is in line with (both location and size was) the residential development located on the adjacent parcels. The project has been preliminarily reviewed and conditionally approved by Environmental Health Services for the proposed septic system and well conversion to ensure that these systems can support the proposed development and will not impact the adjacent residences/parcels.

Policy 4.69 (*Rural Scenic Corridor District*) calls for regulation of the architectural and site design of structures within the scenic corridors by using a consolidated set of design standards.

As discussed previously, the proposed project, through its design, location, materials, colors, and landscaping provides visual screening from public viewpoints (i.e. La Honda Road), remain subordinate to the surrounding landscape, blends in with the surrounds, preserve agricultural lands at the front of the parcel for dry hay farming, and to leaves the majority of the parcel untouched all in line with the Visual Quality Policies of the County's General Plan.

### 3. Compliance with Local Coastal Program (LCP) Policies

Pursuant to LCP Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*), single-family residences are conditionally permitted with the issuance of a PAD permit. Additionally, LCP Policy 5.10 (*Conversion of Land Suitable for Agriculture Designated as Agriculture*) allows for the conversion of "Lands Suitable" when it can be shown that there are no other suitable locations on the site for the use and that there will not be impacts to adjacent agricultural uses.

As stated previously, any development on a vacant parcel will result in the conversion of lands to non-agricultural uses. The applicant has minimized the impact of the proposed development by limiting its overall footprint and by locating the residence deeper into the parcel. Though the location of the residence will result in a longer driveway and more grading to provide a level building pad, the residence location was chose to that the flatter front of the parcel could be utilized for a proposed dry hay farming operation while still providing a modest buffer from the oak woodland vegetation and associated intermittent creek located at the rear of the property. The scope and location of the proposed project leaves a majority of the parcel undisturbed and undeveloped while still allowing agricultural actives to occur onsite along with appropriate buffer areas between the residence and the subject agricultural activities and from sensitive habitats located in the rear of the parcel.

LCP Policy 8.5 (*Location of Development*) requires that all new development be located on a portion of a parcel where the development is least visible from State and County Scenic Roads, and is least likely to significantly impact views from public viewpoints.

The subject parcel is located within the La Honda Road County Scenic Corridor. Though located approximately 750 feet from La Honda Road, given the existing topography of the area and lack of naturally occurring screening vegetation, the proposed development will be visible from those traveling on La Honda Road. In order to reduce the visual impacts and better blend with the existing residential development located on adjacent parcels, the proposed residence is of a similar architectural style, has been placed in similar location, and is in line with existing adjacent residences. To reduce visibility from La Honda Road, the applicant has also proposed landscaping (including the planting of four oak trees) along the southerly side of the residence to screen the development from passersby on La Honda Road. Locating the structure in this location, constitutes a conversion of 8% of the overall parcel into a residential use with the remainder of the parcel utilized for agricultural activities or undeveloped to preserve the open space qualities of the overall parcel.

#### 4. Compliance with the Grading Ordinance

The proposed grading activities for this project involve cut and fill activities for the creation of a building pad and the driveway. Approximately 846 cubic yards (c.y.) of cut, 2,176 c.y. of fill, and 1,321 c.y. of imported material is required for the proposed project.

Staff has reviewed the proposal against the required findings for the issuance of a grading permit and concluded that the project conforms to the criteria for review contained in Section 9280 of the Grading Ordinance such as the standards for erosion and sediment controls and submittal of a geotechnical report. Given the goals of both the LCP and PAD that seek to preserve agricultural lands, the proposed location of the residence blackness the interests of these areas of concerns against the interests of the grading ordinance which seeks to reduce proposed grading quantities. The location of the residence would minimize impacts to agricultural lands as it allows the proposed residence to be located in an area that provides a sufficient buffer from the proposed agricultural use in the front of the parcel and sensitive habitats in the rear of the parcel. While the location of the residence requires more grading than would have otherwise been required if it had been located at the front of the parcel, this location places the residence outside of the sensitive habitats at the rear of the parcel, does not require the removal of any trees, preserves approximately 30% of the parcel for agricultural use and leaves the majority of the parcel (60%) undisturbed.

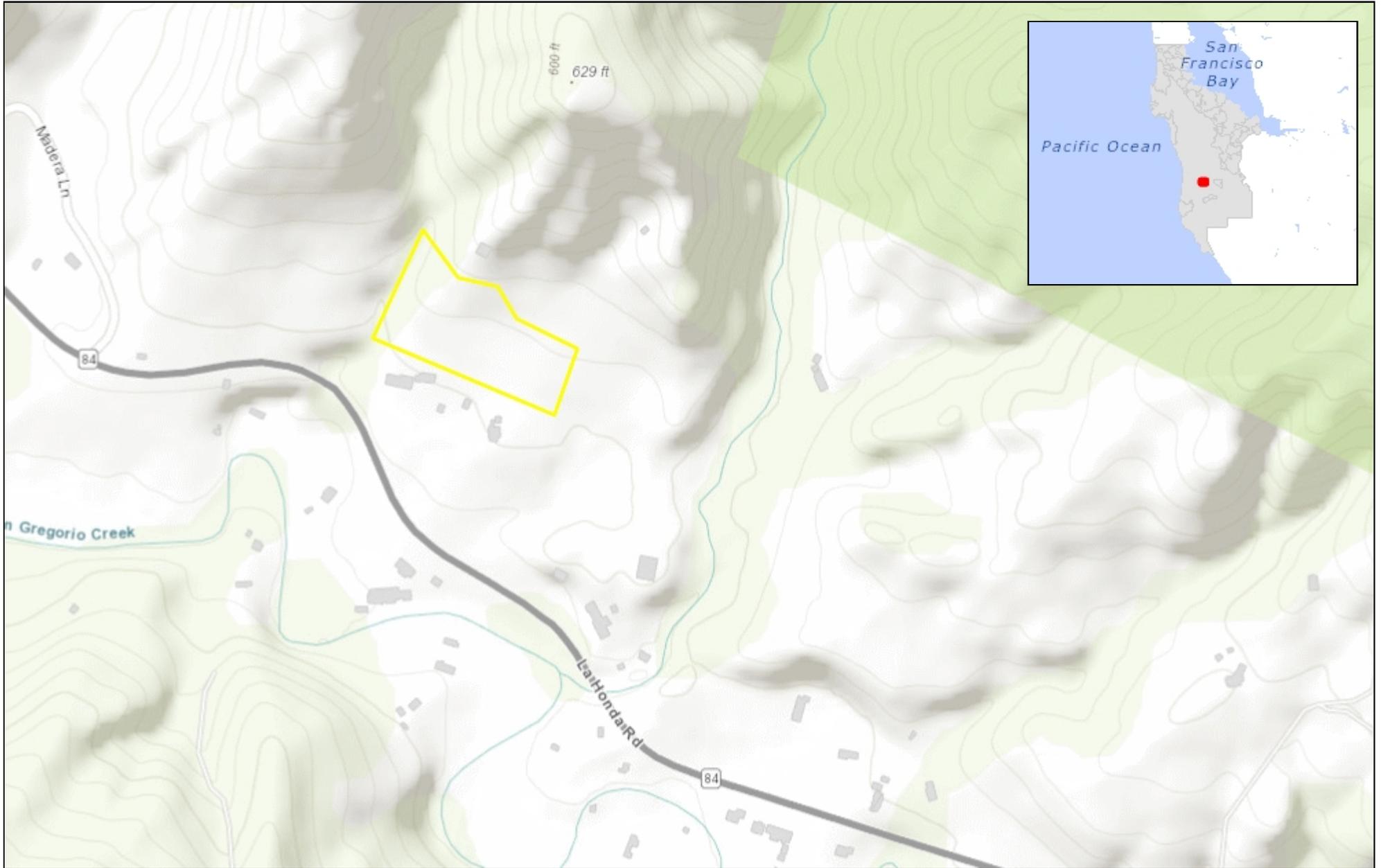
## **ATTACHMENTS**

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



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

**ATTACHMENT**



0.28 0 0.14 0.28 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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1:9,027



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0.24 0 0.12 0.24 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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1:7,703



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

**ATTACHMENT**

# NEW SINGLE FAMILY HOME: VERDURA RESIDENCE

## TBD LA HONDA ROAD, SAN GREGORIO,

BRIAN BRINKMAN  
DRAFTING & DESIGN  
1690 Francisco Blvd.  
Pacifica, CA 94044  
(650) 922-7993



### ABBREVIATIONS

@	AT NUMBER	N	NORTH
#	NUMBER	(N)	NEW
AB	ANCHOR BOLT	N/A	NOT APPLICABLE
A/C	AIR CONDITIONER	NA	NOT AVAILABLE
AFF	ABOVE FINISHED FLOOR	NIC	NOT IN CONTRACT
APPROX	APPROXIMATE	NOM	NOMINAL
ASF	ABOVE SUBFLOOR	NR	NON-RATED
AS	ABOVE SLAB	NSF	NET SQUARE FEET
		NTS	NOT TO SCALE
BLDG	BUILDING	O	OVEN
BLK	BLOCK	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BM	BEAM	OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
BOT	BOTTOM	OFF	OFFICE
CAB	CABINET	OPNG	OPENING
CB	CATCH BASIN	OH	OVERHANG
CL	CENTERLINE	O/H	OVERHEAD
CLG	CEILING	OPP	OPPOSITE
CLST	CLOSET		
CMU	CONCRETE MASONRY UNIT	R	RADIUS
CO	CLEAN OUT	RAG	RETURN AIR GRILLE
COL	COLUMN	RD	ROOF DRAIN
CONC	CONCRETE	REF	REFRIGERATOR
CONT	CONTINUOUS	REINF	REINFORCED OR REINFORCEMENT
D	DRYER	REQD	REQUIRED
DBL	DOUBLE	REV	REVISION
DEPT	DEPARTMENT	RHB	RADIANT HEATING BOILER
DEG	DEGREES	RM	ROOM
DIA	DIAMETER	RO	ROUGH OPENING
DIM	DIMENSION	ROW	RIGHT-OF-WAY
DN	DOWN	S	SOUTH
DR	DOOR	SB	SETBACK
DS	DOWNSPOUT	SCHED	SCHEDULE
DW	DISHWASHER	SD	SMOKE DETECTOR/STORM DRAIN
DWG	DRAWING	SF	SQUARE FEET OR SQUARE FOOT
(E)	EXISTING	SH	SHOWER HEAD
EA	EACH	SHT	SHEET
ELEC	ELECTRICAL	SHWR	SHOWER
ELEV	ELEVATION	SHTG	SHEATHING
ENG	ENGINEER	SIM	SIMILAR
EQPT	EQUIPMENT	SL	SLIDING
EXT	EXTERIOR	SPEC	SPECIFICATION
FAU	FORCED AIR UNIT	SQ	SQUARE
FAR	FLOOR AREA RATIO	SS	SANITARY SEWER
FD	FLOOR DRAIN	STL	STEEL
FF	FINISHED FLOOR	STOR	STORAGE
FIN	FINISH	STRUCT	STRUCTURAL
FL	FLOOR	SUB	SUBCONTRACTOR
FLUOR	FLUORESCENT	SUBFLR	SUBFLOOR
FOUND	FOUNDATION	SW	SHEAR WALL
FP	FIREPLACE	SYM	SYMMETRICAL
FT	FOOT OR FEET	T	TILE, TREAD, TOP, OR TRANSFORMER
FTG	FOOTING	T & G	TONGUE AND GROOVE
FURN	FURNACE	TBD	TO BE DETERMINED
G	GAS	TEL	TELEPHONE
GA	GAUGE	THK	THICK
GALV	GALVANIZED	TO	TOP OF
GC	GENERAL CONTRACTOR	TOC	TOP OF CURB
GD	GARBAGE DISPOSAL	TOP	TOP OF PLATE
GL	GLASS	TOS	TOP OF SUBFLOOR
GR	GRADE	TOW	TOP OF WALL
GYP BD	GYPSUM BOARD	TP	TOP OF PAVEMENT
HC	HANDICAP	TV	TELEVISION
HDR	HEADER	TYP	TYPICAL
HDWD	HARDWOOD	UNO	UNLESS NOTED OTHERWISE
HT	HEIGHT	VERT	VERTICAL
HORIZ	HORIZONTAL	W	WEST, WASHER, OR WATER
HR	HOURLY	W/	WITH
INSUL	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WD	WOOD
JT	JOINT OR JOINT TRENCH	WH	WATER HEATER
LINEN	LINEN CLOSET	W x H	WIDTH BY HEIGHT
LAM	LAMINATE	WNDW	WINDOW
LAV	LAVATORY	W/O	WITHOUT
LT	LIGHT	WP	WATERPROOF
MAX	MAXIMUM	WR	WATER RESISTANT
MECH	MECHANICAL	WT	WEIGHT
MFR	MANUFACTURER		
MH	MANHOLE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MLDG	MOULDING		
MTD	MOUNTED		
MTL	METAL		

### PROJECT SCOPE

NEW TWO-STORY, SINGLE-FAMILY HOME WITH 3-CAR ATTACHED GARAGE, WITH GRADING FOR NEW HOME, DRIVEWAY, AND FIRE TRUCK TURN AROUND. (N) APPROX. 2.5-ACRE HAY HARVESTING AREA.

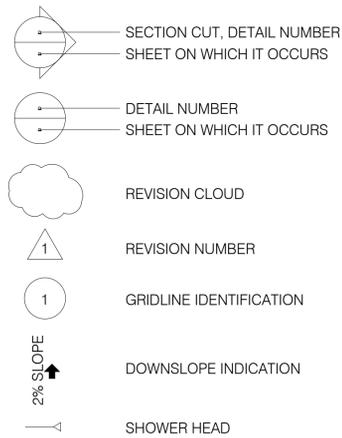
### PLANNING DATA

PROJECT COMMON ADDRESS:  
TBD LA HONDA RD  
SAN GREGORIO, CA 94074  
ASSESSOR'S PARCEL NUMBER: 082-160-130  
ZONING: PAD/CD

### BUILDING CODE DATA

TYPE OF OCCUPANCY: R3/U  
CONSTRUCTION TYPE: VB  
BEARING AND NON-BEARING WALLS (LESS THAN 5' FROM PROPERTY LINE): 1-HOUR  
OPENINGS NOT PERMITTED LESS THAN 3' FROM PROPERTY LINE  
NUMBER OF STORIES: 2  
ALL WORK TO CONFORM TO 2016 CRC, CBC, CFC, CPC, CMC, CEC, 2016 CALIFORNIA ENERGY CODE, AND 2016 CGBC

### SYMBOLS



### PROJECT INFORMATION

LOT SIZE	7.85 ACRES (342,000 SF)
LEVEL 1 LIVING AREA	3,254 SF (CONDITIONED)
LEVEL 2 LIVING AREA	1,034 SF (CONDITIONED)
(N) TOTAL LIVING AREA	3,254 + 1,034 = 4,388 SF (CONDITIONED)
(N) GARAGE	947 SF (UN-CONDITIONED)
(N) UTIL	32 SF (UN-CONDITIONED)
(N) TRASH	90 SF (UN-CONDITIONED)
(N) COVERED FRONT ENTRY	94 SF (UN-CONDITIONED)
(N) REAR COVERED OUTDOOR LIVING AREA	387 SF (UN-CONDITIONED)
(N) TOTAL FLOOR AREA	3,254+1,034+947+32+90+94+387= 5,938 SF
FLOOR AREA RATIO	5,938 SF / 342,000 SF = 1.74%
(N) LOT COVERAGE	3,254+947+32+90+94+387 = 4,804 SF / 342,000 SF = 1.40%
NEW HARDSCAPED AREAS	5,175 SF
NEW TOTAL IMPERVIOUS SURFACES	3,254+947+32+90+94+387+5,175= 9,979 SF
NEW GRAVEL DRIVEWAY	9,962 SF
NEW ALTERED LANDSCAPE AREA	7,214 SF
NEW IRRIGATED LANDSCAPE AREA	0 SF
NEW ALTERED LANDSCAPE AREA	109,700 SF
AREA OF NATURAL VEGETATION TO REMAIN	205,145 SF

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2 of 3	ORIGINAL TOPOGRAPHIC SURVEY SHEET 2
3 of 3	ORIGINAL TOPOGRAPHIC SURVEY SHEET 3
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C1.2	PRELIMINARY GRADING AND DRAINAGE PLAN
C1.3	PRELIMINARY DRIVEWAY PROFILE
C2.1	PRELIMINARY DETAILS
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SS-2	DETAIL SHEET
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A1.2	PARTIAL SITE PLAN 2 OF 3
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A1.4	PROPOSED LANDSCAPE PLAN
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A2.3	ROOF PLAN
A3.1	EAST ELEVATION
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A3.4	NORTH ELEVATION
A4.1	TRANSVERSE SECTIONS
A4.2	LONGITUDINAL SECTIONS

### PROJECT DIRECTORY

SERVICE	COMPANY	CONTACT	TELEPHONE
APPLICANT / OWNER	-	JAMIE VERDURA	(650) 455-0799
CIVIL ENGINEER	ROUND HOUSE INDUSTRIES	MIKE O'CONNELL	(650) 303-0495
DRAFTING/DESIGN	BRIAN BRINKMAN DRAFTING & DESIGN INC.	BRIAN BRINKMAN	(650) 922-7993
SURVEYOR	SAVIOR P. MICALLEFF LAND SURVEYING	SAVIOR MICALLEFF	(805) 709-2423
SOILS ENGINEER	MURRAY ENGINEERS INC.	-	-

### PROJECT NOTES

\* FIRE SPRINKLERS ARE REQUIRED UNDER A SEPARATE PERMIT. THE FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED PER NFPA 13D STANDARDS.

### CALGREEN CONSTRUCTION REQUIREMENTS

\* CONTRACTOR SHALL PROVIDE, AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL TO THE OWNER OR OCCUPANT, ADDRESSING ITEMS 1 THROUGH 10 IN CALGREEN SECTION 4.410.1.  
\* PER CALGREEN SECTION 4.408.2, CONTRACTOR SHALL PROVIDE AND SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN, DIVERTING A MINIMUM OF 65% OF WASTE GENERATED AT THE SITE TO RECYCLE OR SALVAGE, TO THE BUILDING DEPARTMENT. THE FOLLOWING INFORMATION SHALL BE PROVIDED IN THE PLAN:  
· IDENTIFY MATERIALS TO BE RECYCLED, REUSED, OR SALVAGED  
· SPECIFY IF MATERIALS WILL BE SORTED ON SITE OR MIXED FOR TRANSPORTATION  
· IDENTIFY THE DIVERSION FACILITY(IES) TO BE USED  
· IDENTIFY CONSTRUCTION METHODS TO BE USED TO LIMIT WASTE GENERATION  
· SPECIFY THAT THE AMOUNT OF MATERIALS DIVERTED ARE TO BE CALCULATED BY WEIGHT OR VOLUME  
\* AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.  
\* PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, AND CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.  
\* COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION.  
\* ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.  
\* PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.  
\* AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.  
VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.  
\* CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.  
\* MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.  
\* PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.  
\* INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS.  
\* CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.  
\* EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL.

REV	DATE	DESCRIPTION
0	6/14/2017	PRELIMINARY DESIGN
1	9/17/2018	REVIEW SET
2	10/09/2018	PLANNING SUBMITTAL SET
3	04/29/2019	PLANNING RESUBMITTAL
4		

PROJECT NAME:  
**NEW SINGLE FAMILY HOME: VERDURA RESIDENCE**

PROJECT ADDRESS:  
TBD LA HONDA ROAD  
SAN GREGORIO, CA 94074

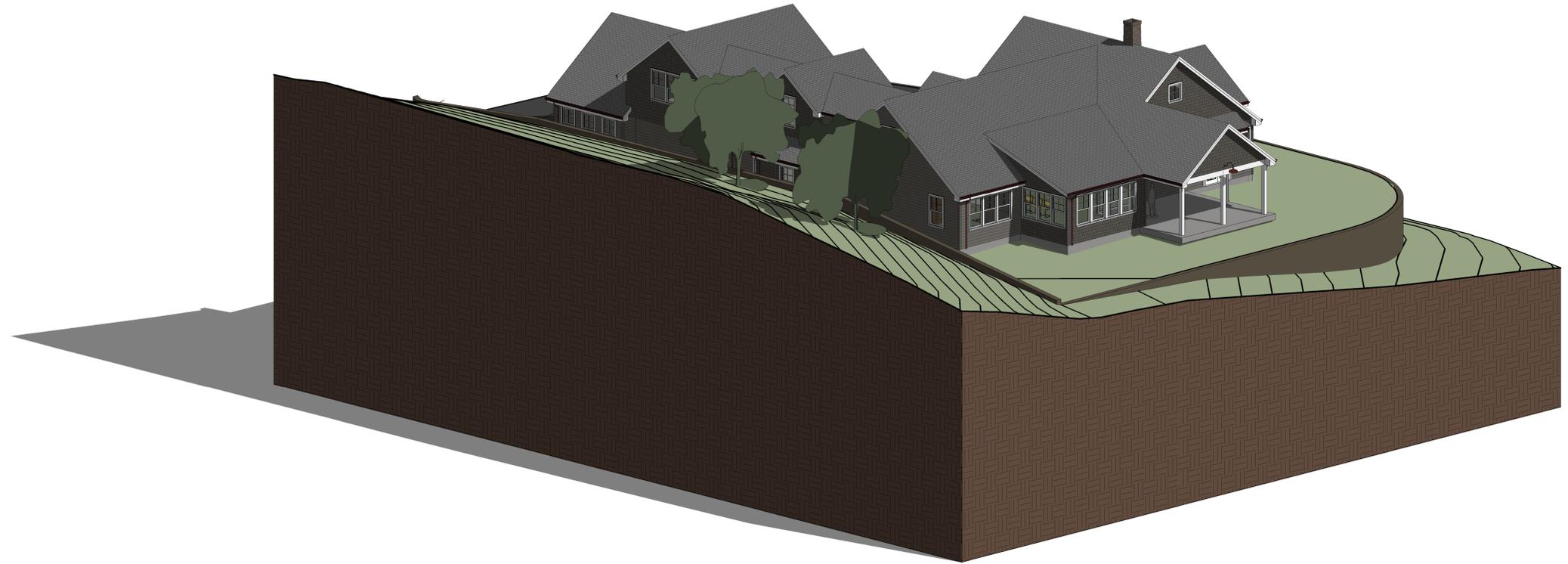
PROJECT SCOPE:  
CONSTRUCTION OF (N) SINGLE FAMILY HOME W/ ATTACHED GARAGE

SHEET TITLE  
**TITLE SHEET/ PROJECT INFO**

SHEET  
**A0.0**



1 3D VIEW 1



2 3D VIEW 2

BRIAN BRINKMAN  
DRAFTING & DESIGN  
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1690 Francisco Blvd.  
Pacifica, CA 94044  
(650) 922-7993



REV	DATE	DESCRIPTION
0	6/14/2017	PRELIMINARY DESIGN
1	9/17/2018	REVIEW SET
2	10/09/2018	PLANNING SUBMITTAL SET
3	04/29/2019	PLANNING RESUBMITTAL
4		

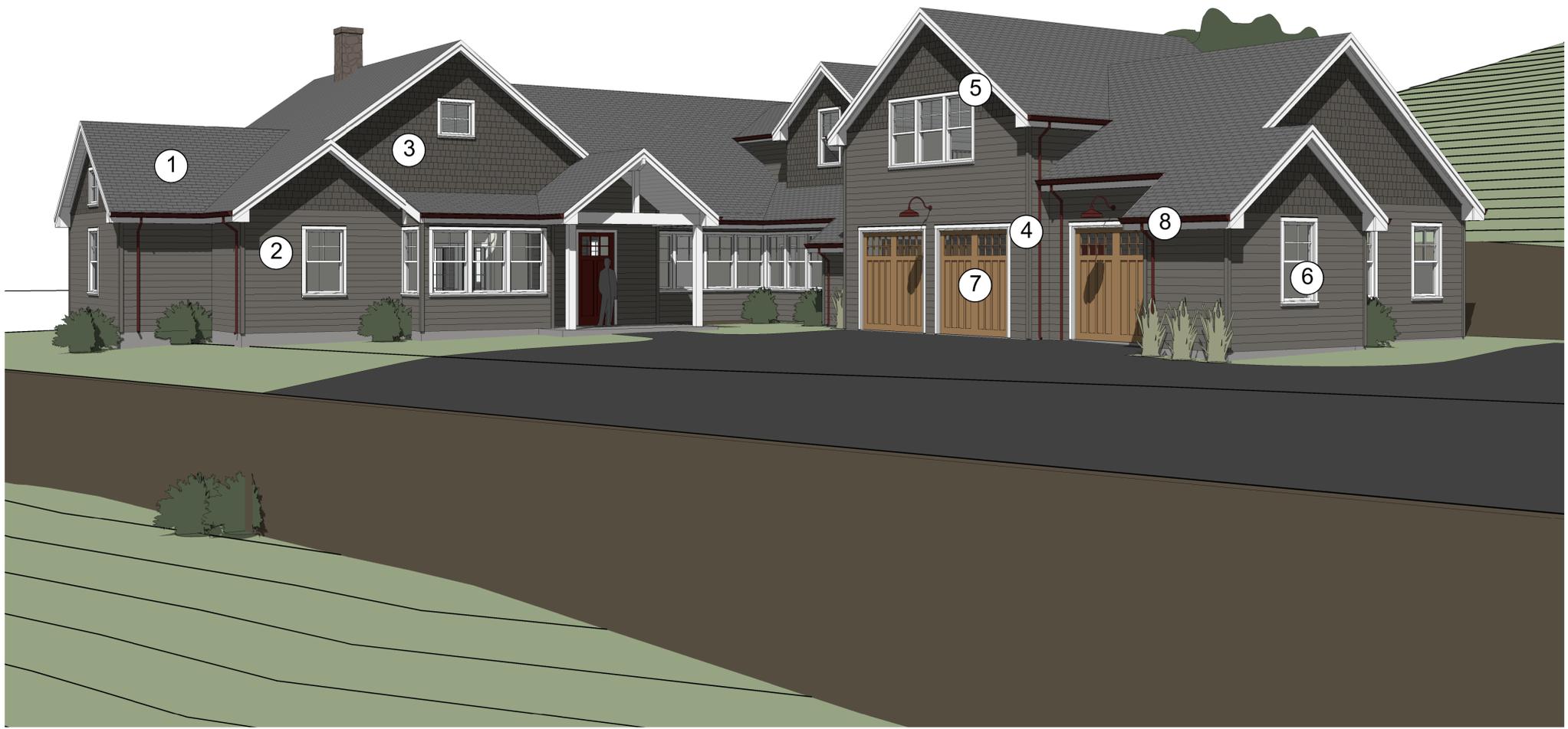
PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
VERDURA RESIDENCE**

PROJECT ADDRESS:  
TBD LA HONDA ROAD  
SAN GREGORIO, CA 94074

PROJECT SCOPE:  
CONSTRUCTION OF (N) SINGLE  
FAMILY HOME W/ ATTACHED  
GARAGE

SHEET TITLE  
**3D VIEWS**

SHEET  
**A0.1**



① MATERIALS PERSPECTIVE

- 1 ROOFING: GAF TIMBERLINE HD COMPOSITION ASPHALT ROOFING SHINGLES - 'SLATE'
- 2 HOUSE SIDING MATERIAL: 6" COURSE HARDIEPLANK LAP SIDING PAINTED 'SECRET' BY BENJAMIN MOORE
- 3 HOUSE SIDING IN GABLES: HARDIESHINGLE STRAIGHT EDGE PANEL SIDING PAINTED 'KENDALL CHARCOAL' BY BENJAMIN MOORE
- 4 CORNER TRIM: WOOD PAINTED 'SECRET' BY BENJAMIN MOORE
- 5 WINDOW TRIM AND FASCIA: WOOD PAINTED 'WHITE WISP' BY BENJAMIN MOORE
- 6 WHITE MILGARD VINYL WINDOWS
- 7 GARAGE DOOR: FINISHED WOOD
- 8 GUTTERS & DOWNSPOUTS: PRE-PATINATED COPPER

REV	DATE	DESCRIPTION
0	6/14/2017	PRELIMINARY DESIGN
1	9/17/2018	REVIEW SET
2	10/09/2018	PLANNING SUBMITTAL SET
3	04/29/2019	PLANNING RESUBMITTAL
4		

PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
 VERDURA RESIDENCE**

PROJECT ADDRESS:  
 TBD LA HONDA ROAD  
 SAN GREGORIO, CA 94074

PROJECT SCOPE:  
 CONSTRUCTION OF (N) SINGLE  
 FAMILY HOME W/ ATTACHED  
 GARAGE

SHEET TITLE

**MATERIALS  
PERSPECTIVE**

SHEET

**A0.2**



PROPOSED RENDERING FROM LA HONDA ROAD AT DRIVEWAY



PROPOSED RENDERING FROM LA HONDA ROAD FURTHER WEST



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REV	DATE	DESCRIPTION
0	6/14/2017	PRELIMINARY DESIGN
1	9/17/2018	REVIEW SET
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3	04/29/2019	PLANNING RESUBMITTAL
4		

PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
 VERDURA RESIDENCE**

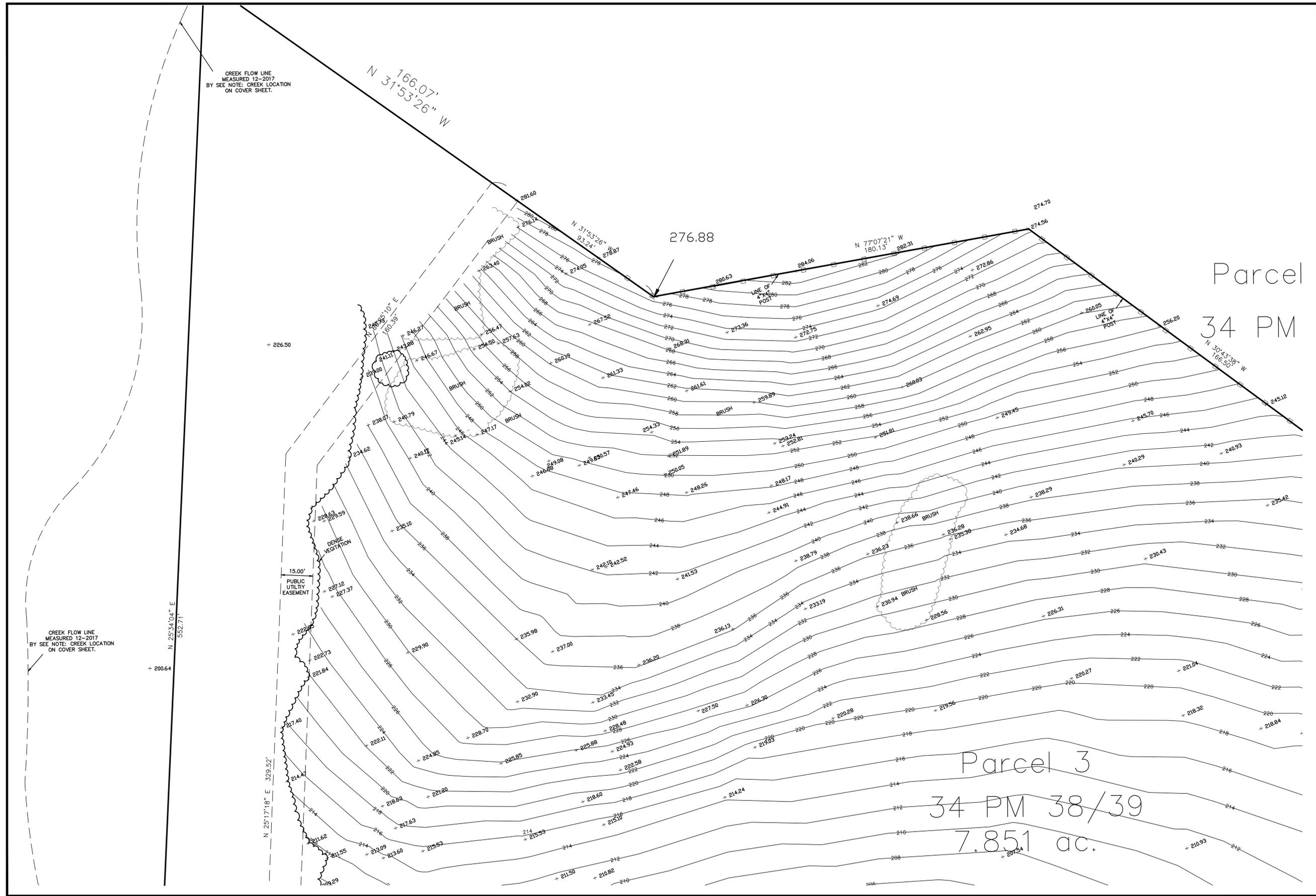
PROJECT ADDRESS:  
 TBD LA HONDA ROAD  
 SAN GREGORIO, CA 94074

PROJECT SCOPE:  
 CONSTRUCTION OF (N) SINGLE  
 FAMILY HOME W/ ATTACHED  
 GARAGE

SHEET TITLE  
**PROPOSED  
 RENDERINGS**

SHEET  
**A0.3**

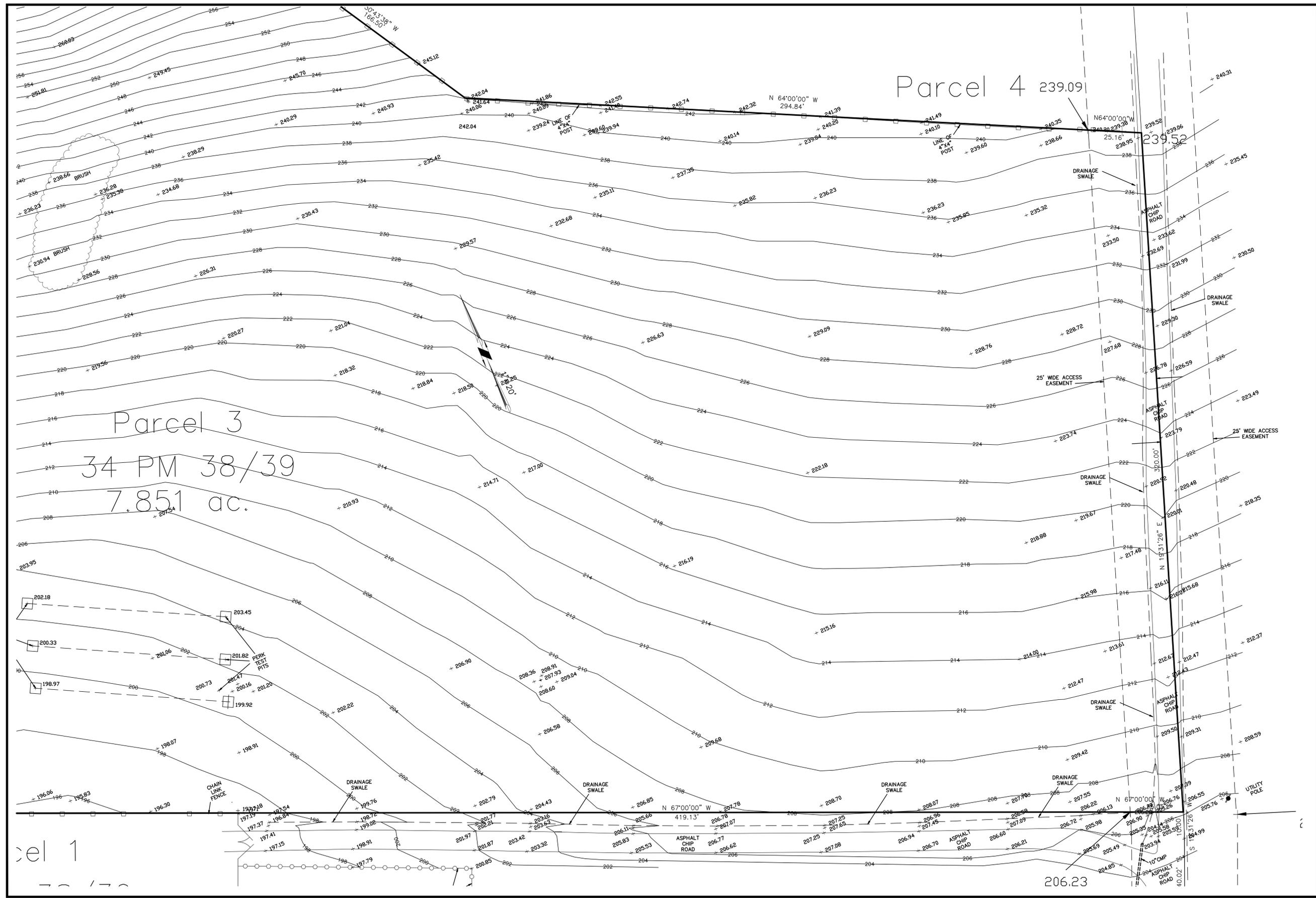




SAVIORE P. MICALLEF LAND SURVEYING  
 421 WILDWOOD DRIVE  
 SOUTH SAN FRANCISCO, CA 94080  
 805/709-2423

CALIFORNIA  
 UNINCORPORATED SAN MATEO COUNTY  
 SAN MATEO COUNTY RECORDS  
 BOOK 34 OF PARCEL MAPS AT PAGES 38&39  
 TOPOGRAPHIC SURVEY OF PARCEL 3,

Date	04-18-17	No.		Revisions
Scale	1"=20'			12-2017 survey location of creek
Design	SPM			
Drawn	SPM			
Approved	SPM			
Job No.				
Drawing Number:				



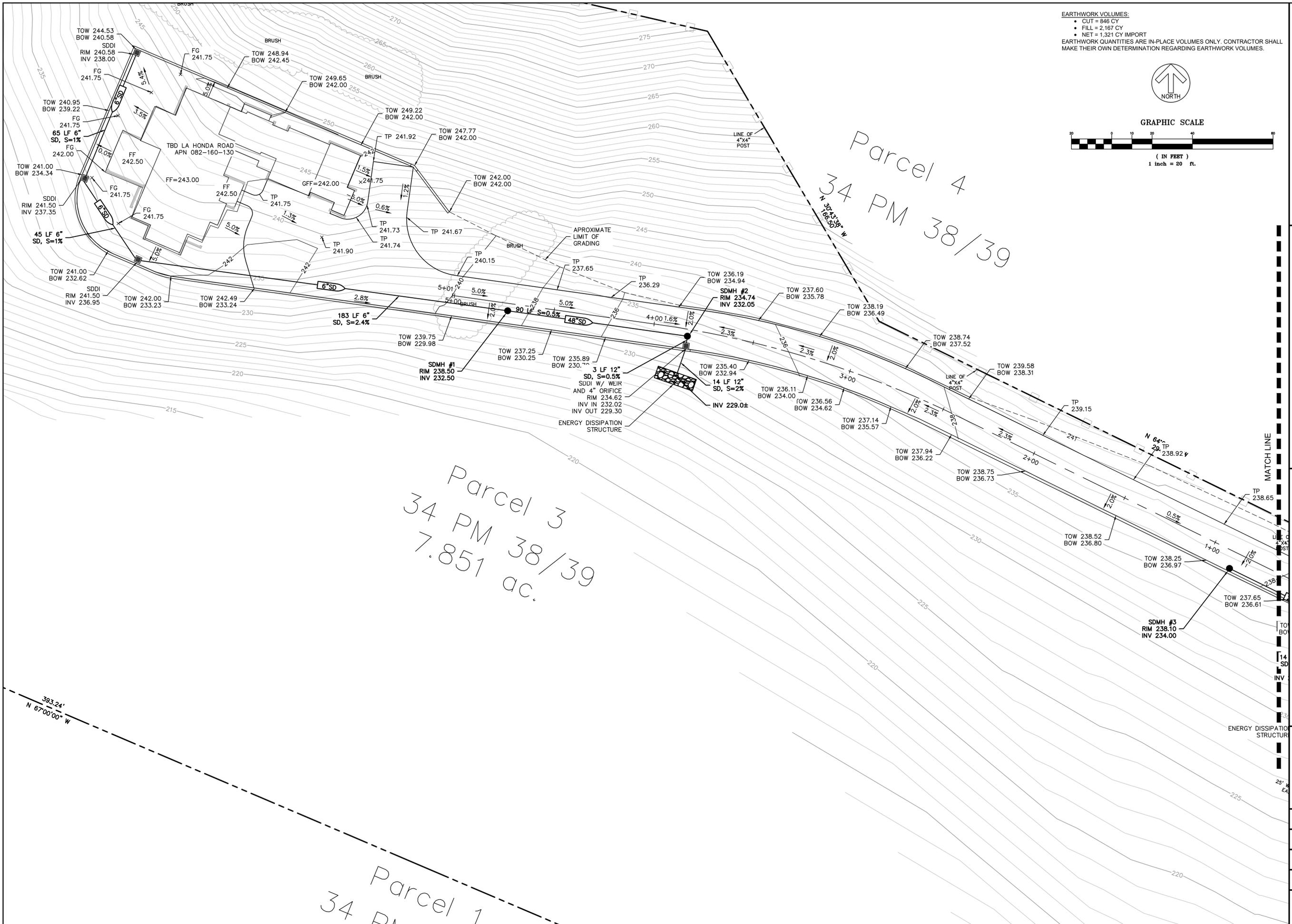
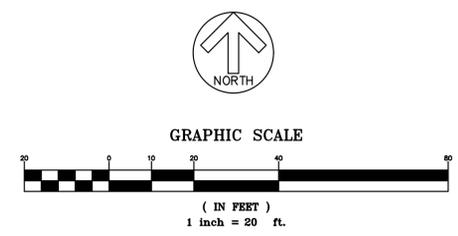
**TOPOGRAPHIC SURVEY OF PARCEL 3,**  
**BOOK 34 OF PARCEL MAPS AT PAGES 38&39**  
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

Date	04-18-17	No.	12-2017 survey location of creek	Revisions
Scale	1"=20'			
Design	SPM			
Drawn	SPM			
Approved	SPM			
Job No.				

Drawing Number:  
**3** OF **3**

SAVIDE P. MICALLEF LAND SURVEYING  
 421 WILDWOOD DRIVE  
 SOUTH SAN FRANCISCO, CA 94080  
 805/709-2423

EARTHWORK VOLUMES:  
 • CUT = 846 CY  
 • FILL = 2,167 CY  
 • NET = 1,321 CY IMPORT  
 EARTHWORK QUANTITIES ARE IN-PLACE VOLUMES ONLY. CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION REGARDING EARTHWORK VOLUMES.



**ROUND HOUSE INDUSTRIES, INC.**  
 900 ROSITA ROAD  
 PACIFICA, CA 94044  
 650.303.0495

**PRELIMINARY GRADING & DRAINAGE PLAN**

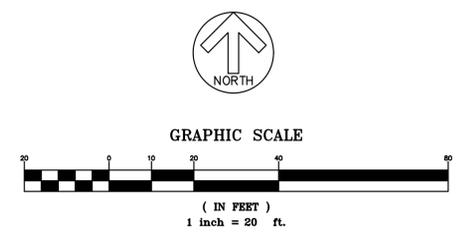
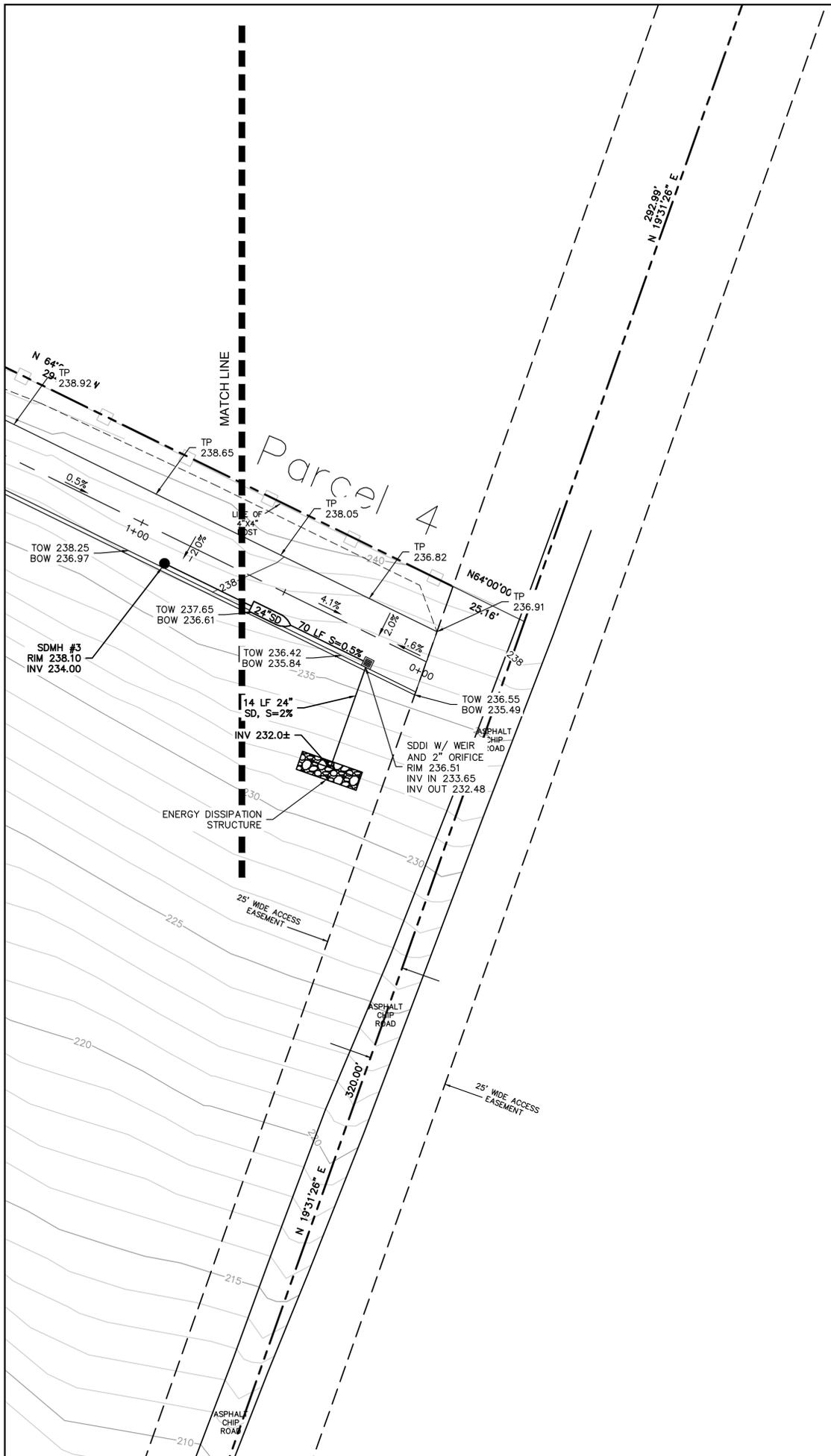
No.	Revisions	Approved

**VERDURA RESIDENCE**  
 TBD LA HONDA ROAD  
 LA HONDA, CA 94020



DATE: 9.15.18  
 SCALE: 1"=20'  
 DRAWN: MO  
 JOB NO: 2018-018

SHEET  
**C1.1**



**ROUND HOUSE INDUSTRIES, INC.**  
**900 ROSITA ROAD**  
**PACIFICA, CA 94044**  
**650.303.0495**

**PRELIMINARY GRADING & DRAINAGE PLAN**

No.	Revisions

Approved

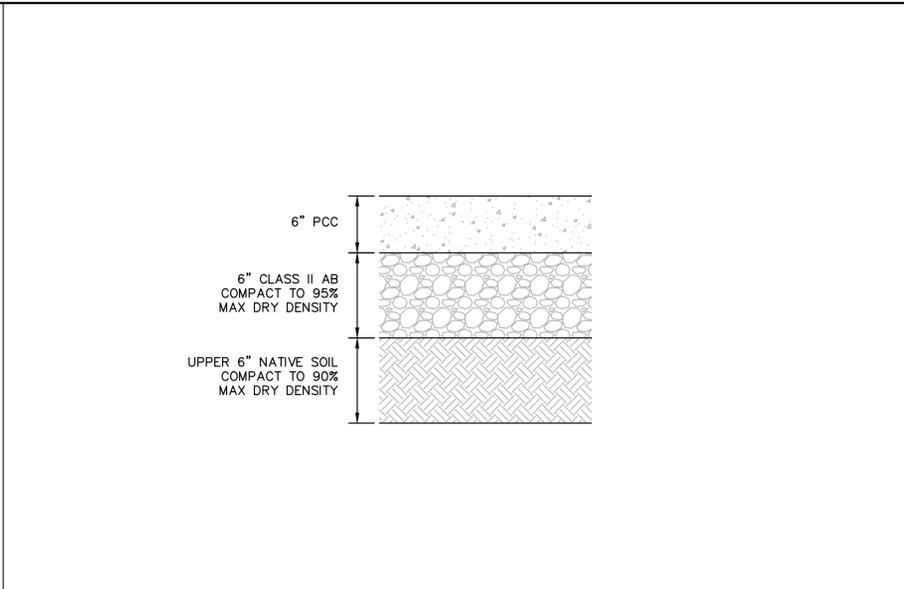
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**TBD LA HONDA ROAD**  
**LA HONDA, CA 94020**



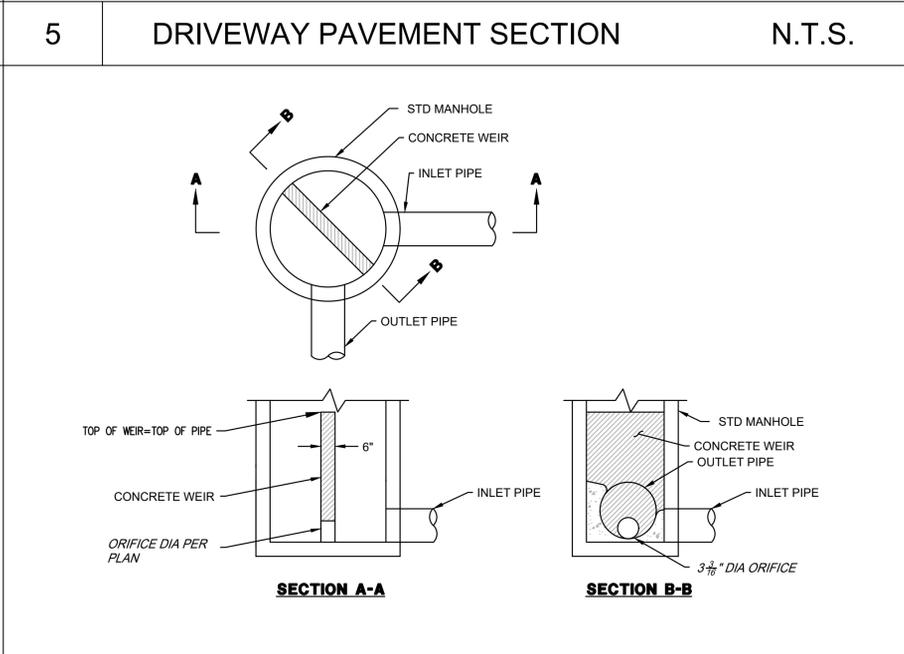
DATE: 9.15.18  
 SCALE: 1"=20'  
 DRAWN: MO  
 JOB NO: 2018-018

SHEET  
**C1.1**

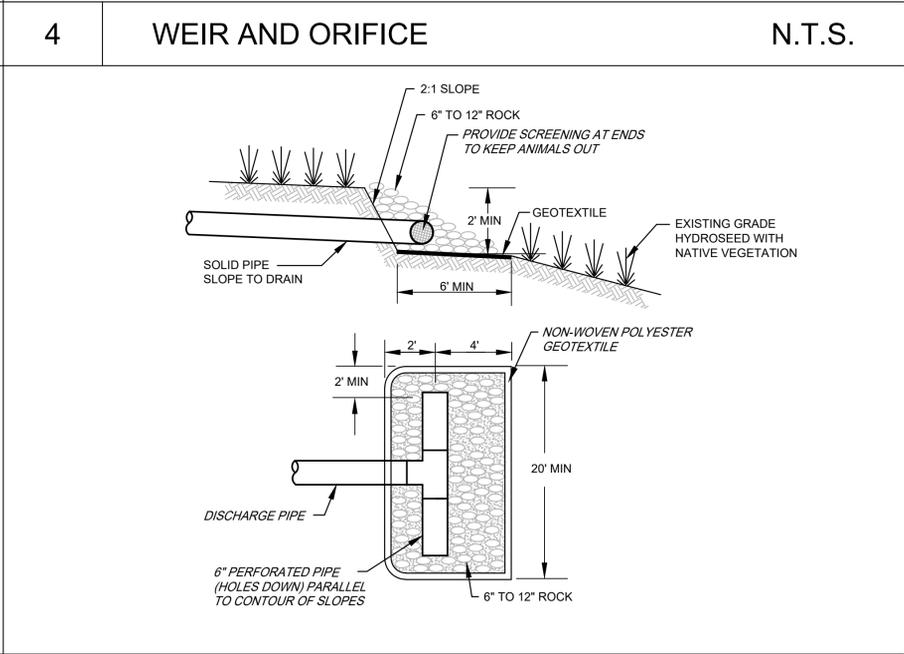
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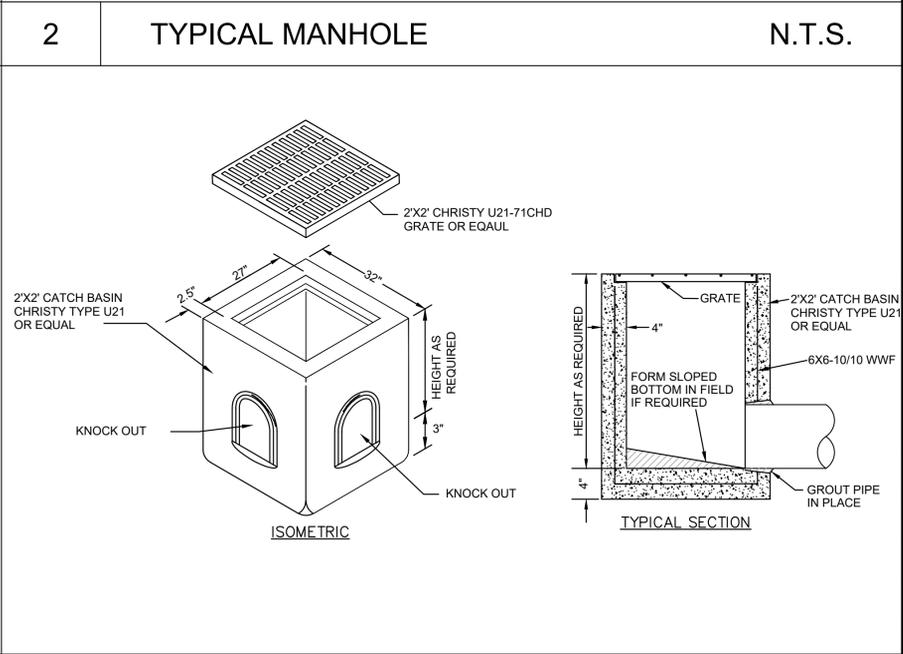
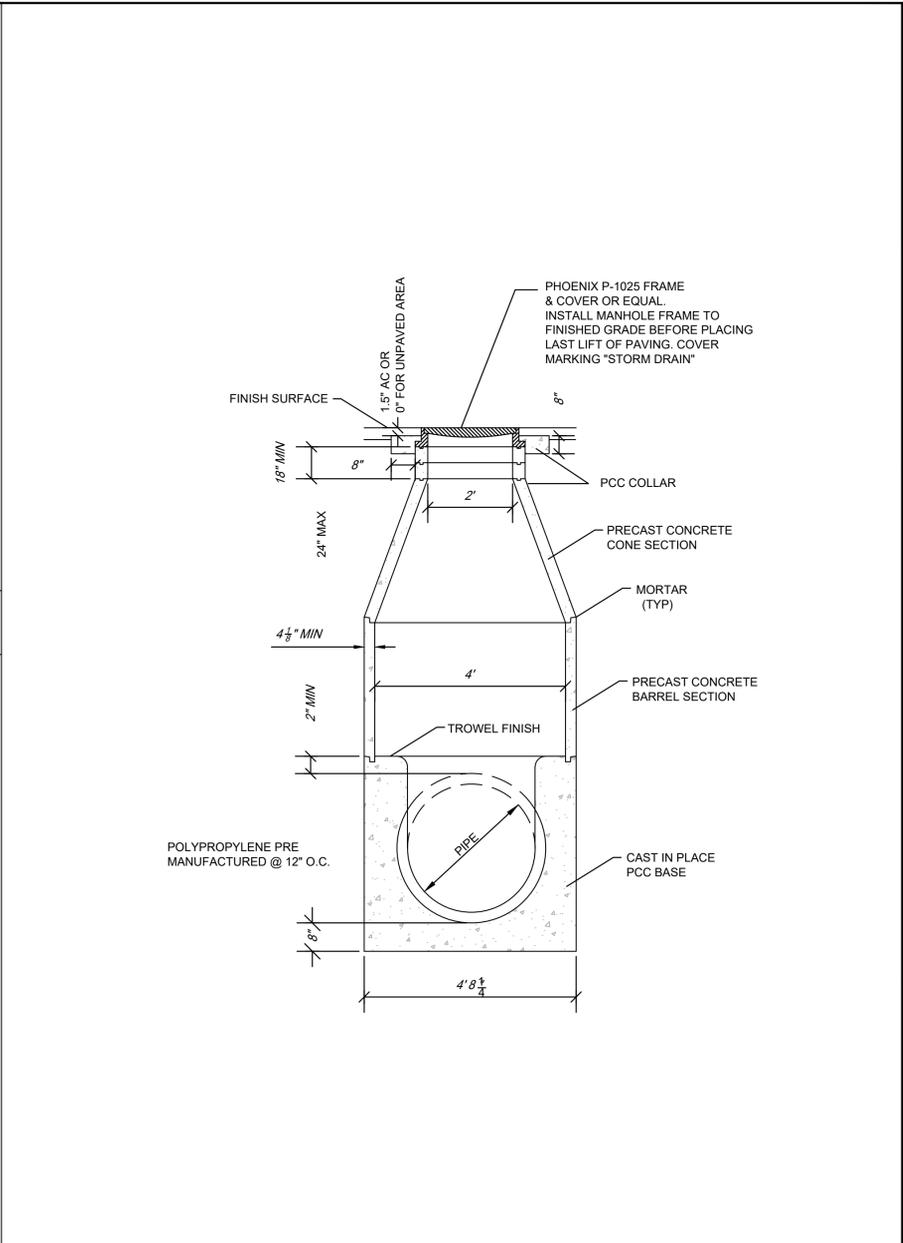
8	NOT USED	N.T.S.	5	DRIVEWAY PAVEMENT SECTION	N.T.S.
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7	NOT USED	N.T.S.	4	WEIR AND ORIFICE	N.T.S.
---	----------	--------	---	------------------	--------



6	NOT USED	N.T.S.	3	ENERGY DISSIPATION STRUCTURE	N.T.S.
---	----------	--------	---	------------------------------	--------



1	CATCH BASIN	N.T.S.
---	-------------	--------

**ROUND HOUSE INDUSTRIES, INC.**  
900 ROSITA ROAD  
PACIFICA, CA 94044  
650.303.0495

<b>PRELIMINARY DETAILS</b>	
No.	Revisions
	Approved

**VERDURA RESIDENCE**  
TBD LA HONDA ROAD  
LA HONDA, CA 94020



DATE:	9.15.18
SCALE:	AS SHOWN
DRAWN:	MO
JOB NO:	2018-018
SHEET	

**C2.1**

**PROJECT DESCRIPTION:**

THE PROPERTY OWNER(S) WOULD LIKE TO BUILD A NEW 3 BEDROOM HOME AND FUTURE 4 BEDROOM ADU UNIT. IN ORDER TO DO SO, A NEW SEPTIC SYSTEMS THAT MEETS CURRENT REGULATIONS TO SERVE A TOTAL OF 7 BEDROOMS IS REQUIRED.

A NEW SEPTIC TANK WITH A CAPACITY OF 2,500 GALLONS IS REQUIRED TO SERVE THE NEW 3 BEDROOM HOME AND FUTURE 4 BEDROOM ADU UNIT.

THE LEACH FIELDS FOR THE HOUSE ARE SIZED BY THE NUMBER OF PROPOSED BEDROOMS (7 TOTAL) AND THE PERCOLATION RATE ("A" COPY OF TEST ATTACHED). THE COUNTY REQUIRES FOUR SEPARATE LEACH FIELDS. EACH LEACH FIELD SHALL HAVE 70' MINIMUM OF TRENCH TO SERVE THE FIRST THREE BEDROOMS AND 20' MORE LEACH TRENCH FOR EACH ADDITIONAL BEDROOM (LEACH LENGTH = 70' + 20' + 20' + 20' + 20' = 150'). TWO OF THESE LEACH FIELDS, (DESIGNATED AS PRIMARY ON THIS PLAN) MUST BE INSTALLED AND THE AREA FOR THE OTHER TWO LEACH FIELDS (DESIGNATED AS RESERVE ON THIS PLAN) MUST BE RESERVED FOR FUTURE USE IF EVER NEEDED.

**APPLICABLE SETBACKS FOR SEPTIC AND LEACH SYSTEMS:**

**SECTION 9321 LOCATIONS**

1. NO SEPTIC, PUMPING, OR HOLDING TANK SHALL BE LOCATED CLOSER THAN:
  - 1.1. FIVE (5) FEET OF ANY BUILDING.
  - 1.2. FIFTY (50) FEET OF ANY PROPERTY LINE FOR PARCELS WITHOUT AVAILABLE PUBLIC WATER SUPPLY. TEN (10) FEET OF ANY PROPERTY LINE FOR PARCELS WITH APPROVED PUBLIC WATER SUPPLY.
  - 1.3. ONE HUNDRED (100) FEET OF THE TOP OF BANK OF A STREAM AS DEFINED BY THE MOST RECENT U.S. GEOLOGICAL SURVEY TOPOGRAPHICAL MAP (7½ ACRES, OR EQUIVALENT SCALE) OF THE AREA.
  - 1.4. TWENTY-FIVE (25) FEET OF A SWIMMING POOL.
2. NO DRAIN FIELD OR OTHER LEACHING SYSTEM SHALL BE LOCATED CLOSER THAN:
  - 2.1. TEN (10) FEET OF ANY BUILDING.
  - 2.2. FIFTY (50) FEET OF ANY PROPERTY LINE FOR PARCELS WITHOUT AVAILABLE PUBLIC WATER SUPPLY. TEN (10) FEET OF ANY PROPERTY LINE FOR PARCELS WITH APPROVED PUBLIC WATER SUPPLY.
  - 2.3. ONE HUNDRED (100) FEET OF ANY WELL.
  - 2.4. ONE HUNDRED (100) FEET OF THE TOP BANK OF A STREAM.
  - 2.5. SETBACK EQUAL TO 4 X THE HEIGHT OF A CUT OR EMBANKMENT; THE REQUIRED SETBACK DISTANCE SHALL BE AT LEAST TWENTY FIVE (25) FEET AND NO MORE THAN FIFTY (50) FEET.
  - 2.6. SETBACK FROM SLOPES OF 50% OR GREATER SHALL BE AT LEAST TWENTY FIVE (25) FEET WHERE THE HEIGHT OF THE SLOPE 50% OR GREATER IS LESS THAN TWELVE (12) FEET, AND AT LEAST FIFTY (50) FEET WHERE THE HEIGHT OF THE SLOPE 50% OR GREATER IS GREATER THAN TWELVE (12) FEET.
  - 2.7. SETBACK OF ONE HUNDRED (100) FEET FROM AN UNSTABLE LAND MASS.
  - 2.8. TWENTY-FIVE (25) FEET OF A SWIMMING POOL.
  - 2.9. TWO HUNDRED (200) FEET OF A DOMESTIC WATER SUPPLY RESERVOIR.
  - 2.10. ONE HUNDRED (100) FEET OF A RESERVOIR, OTHER THAN A DOMESTIC WATER SUPPLY RESERVOIR.
3. THE SEPTIC TANK, DRAIN FIELD, AND OTHER COMPONENTS OF THE SEPTIC SYSTEM SHALL BE LOCATED WITHIN THE BOUNDARIES OF THE PARCEL UPON WHICH THE STRUCTURE REQUIRING THE SYSTEM IS BUILT.
4. NO DRAIN FIELD OR OTHER LEACHING SYSTEM SHALL BE LOCATED IN SLOPES OF FIFTY PERCENT (50%) OR GREATER.

NOTE: WORK SHALL NOT TO BE DONE WHEN SOIL IS "WET"

**INDIVIDUAL ONSITE WASTEWATER AND TREATMENT DISPOSAL SYSTEM AND SEPTIC TANK NOTES:**

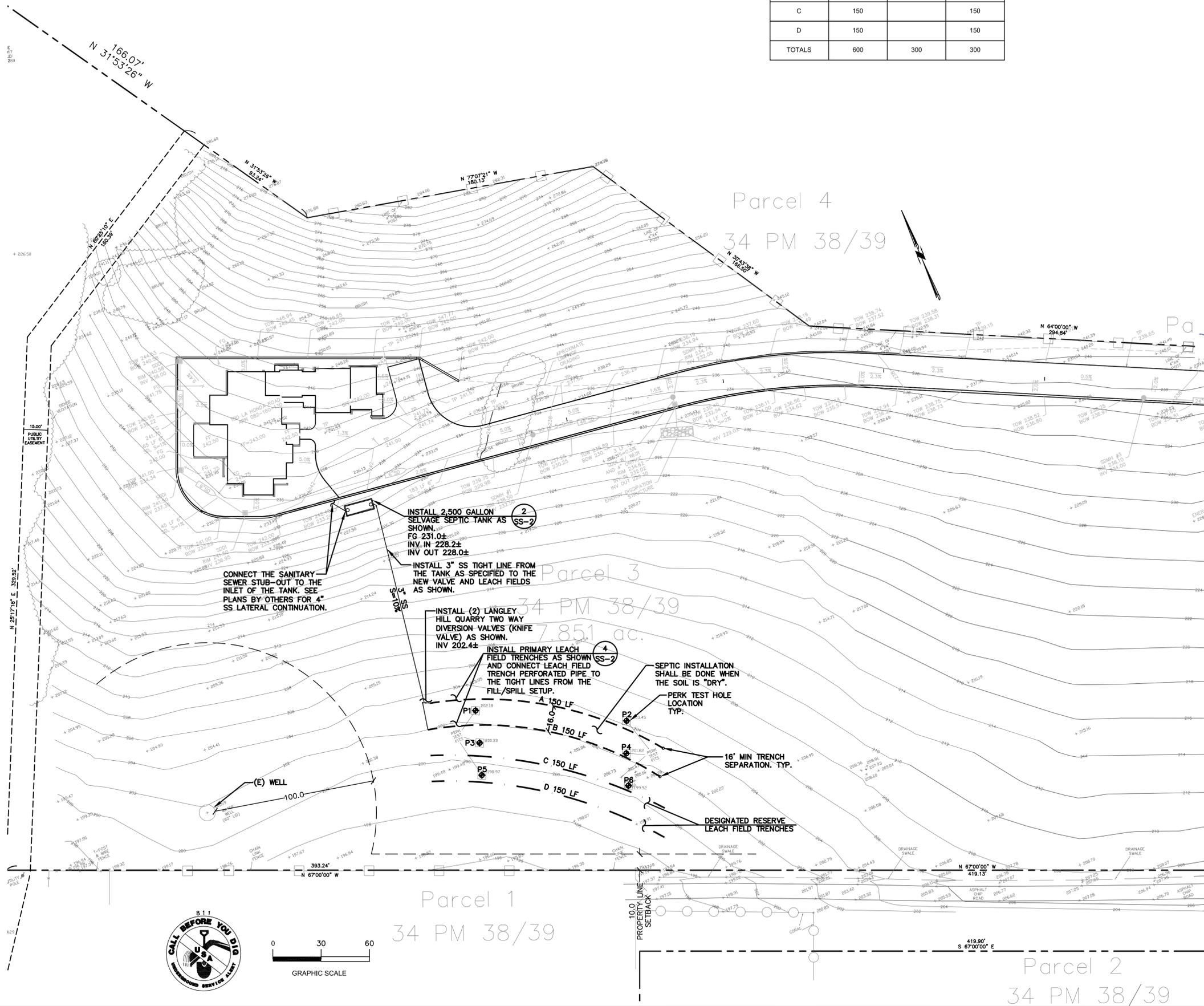
1. FOLLOWING SUBMITTAL OF A SEPTIC TANK DESTRUCTION PERMIT APPLICATION WITH APPROPRIATE FEE, AN INSPECTION OF THE INDIVIDUAL ONSITE WASTEWATER AND TREATMENT DISPOSAL SYSTEM/SEPTIC TANK WILL BE CONDUCTED BY COUNTY STAFF TO ASCERTAIN THE EXTENT OF SUCH DESTRUCTION.
2. SEPTIC TANKS CAN EITHER BE REMOVED COMPLETELY, OR CAN BE DESTROYED IN PLACE IN THE FOLLOWING MANNER:
  - 2.1. BOTH CHAMBERS OF THE SEPTIC TANK MUST BE PUMPED OUT BY A PERMITTED PUMPING COMPANY, AND THE SEWAGE DISPOSED OF IN AN APPROVED MANNER.
  - 2.2. IF THE TANK CANNOT BE COMPLETELY REMOVED, THE BOTTOM OF THE EMPTY SEPTIC TANK MUST BE BROKEN OR PERFORATED TO ALLOW FOR DRAINAGE.
  - 2.3. THE SEPTIC TANK CAN THEN BE FILLED WITH SAND, NATIVE SOIL, OR OTHER APPROVED MATERIAL, AND THE MATERIAL APPROPRIATELY COMPACTED.
  - 2.4. THE TOP OF THE SEPTIC TANK MUST THEN BE COLLAPSED.
3. DRAINFIELDS MAY BE REMOVED, ALTHOUGH SUCH REMOVAL MAY NOT BE NECESSARY (IF THERE IS TO BE NO CONSTRUCTION ON THE SITE OF THE DRAINFIELD). IF DRAINFIELD REMOVAL IS NECESSARY, SUCH REMOVAL MUST BE CONDUCTED IN THE FOLLOWING MANNER:
  - 3.1. THE PERFORATED DRAINPIPE MUST BE REMOVED AND PROPERLY DISPOSED.
  - 3.2. THE DRAINROCK MUST BE REMOVED AND PROPERLY DISPOSED.
  - 3.3. THE TRENCH MUST BE BACKFILLED WITH NATIVE SOIL, AND THE SOIL COMPACTED TO AS CLOSE TO THE ORIGINAL STATE OF THE SOIL AS POSSIBLE.
4. ALL MATERIAL AND METHODS SHALL COMPLY WITH SAN MATEO COUNTY REGULATIONS AND POLICIES. ALL WORK MUST BE INSPECTED AND APPROVED BEFORE IT IS COVERED.
5. THIS SYSTEM WAS DESIGNATED TO HANDLE A LIMITED AMOUNT OF WASTEWATER. SINCE ANY ADDITIONAL WATER COULD CAUSE THE SYSTEM TO FAIL, ALL WATER LEAKS NEED TO BE REPAIRED AS SOON AS POSSIBLE AND ALL STORMWATER DRAINAGE FEATURES SHOULD BE DESIGNED TO DIRECT SAID WATER AWAY FROM THE LEACH FIELD TRENCH AREA. IRRIGATION LEACH FIELD AREAS SHOULD NOT EXCEED THE EVAPOTRANSPIRATION CAPACITY OF THE VEGETATION IN QUESTION.
6. THE OWTS WILL NEED TO BE STAKED OUT BY THE SEPTIC CONTRACTOR AND FIELD VERIFIED WITH ENVIRONMENTAL HEALTH. ALLOW A MINIMUM OF 48 HOURS' NOTICE FOR INSPECTION REQUEST.

**LEACH TRENCH LAYOUT**

TRENCH	LENGTH (LINEAR FEET)	P1	E1
A	150	150	
B	150	150	
C	150		150
D	150		150
TOTALS	600	300	300

**LEGEND:**

- PRIMARY LEACH TRENCH
- EXPANSION LEACH TRENCH



PRECISION ENGINEERING AND CONSTRUCTION, INC.  
 901 Walformire Street  
 Belmont, CA 94002  
 T: 650.236.8640  
 F: 650.637.1059  
 Travis@Precision-EC.com

DATE: \_\_\_\_\_

REVISIONS:

NO.	DATE	DESCRIPTION



**SEPTIC AND LEACH SYSTEM PLAN**  
**NEW RESIDENCE**  
**OLD LA HONDA ROAD**  
**SAN GREGORIO, CA 94074**  
 APN 082-160-130

Date: 04/08/2019

Scale: 1" = 30'

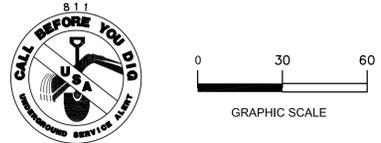
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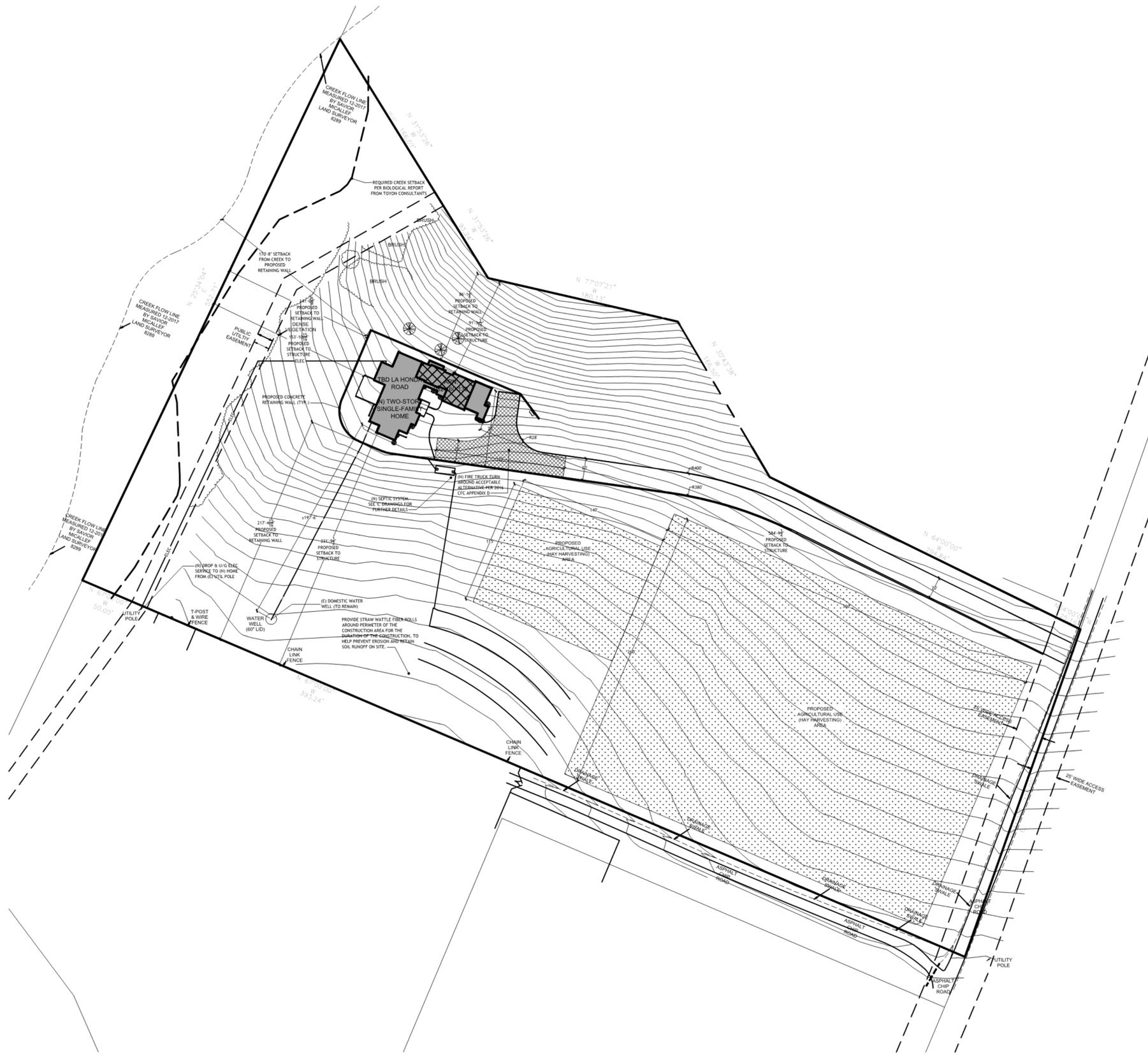
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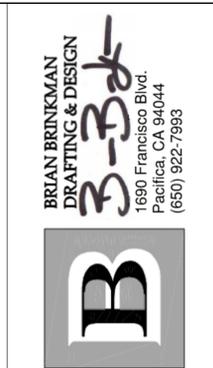
PEC Job No.: PEC 18-134

DATE: 04/08/2019 11:54 AM  
 USER: TRAVIS.LUTZ  
 PROJECT: 18-134  
 DRAWING: SS-1






 ① OVERALL SITE PLAN  
 1" = 50'-0"



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 Pacifica, CA 94044  
 (650) 922-7993

REV	DATE	DESCRIPTION
0	6/14/2017	PRELIMINARY DESIGN
1	9/17/2018	REVIEW SET
2	10/09/2018	PLANNING SUBMITTAL SET
3	04/29/2019	PLANNING RESUBMITTAL
4		

PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
 VERDURA RESIDENCE**

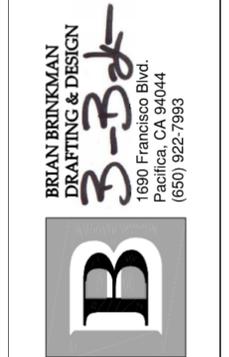
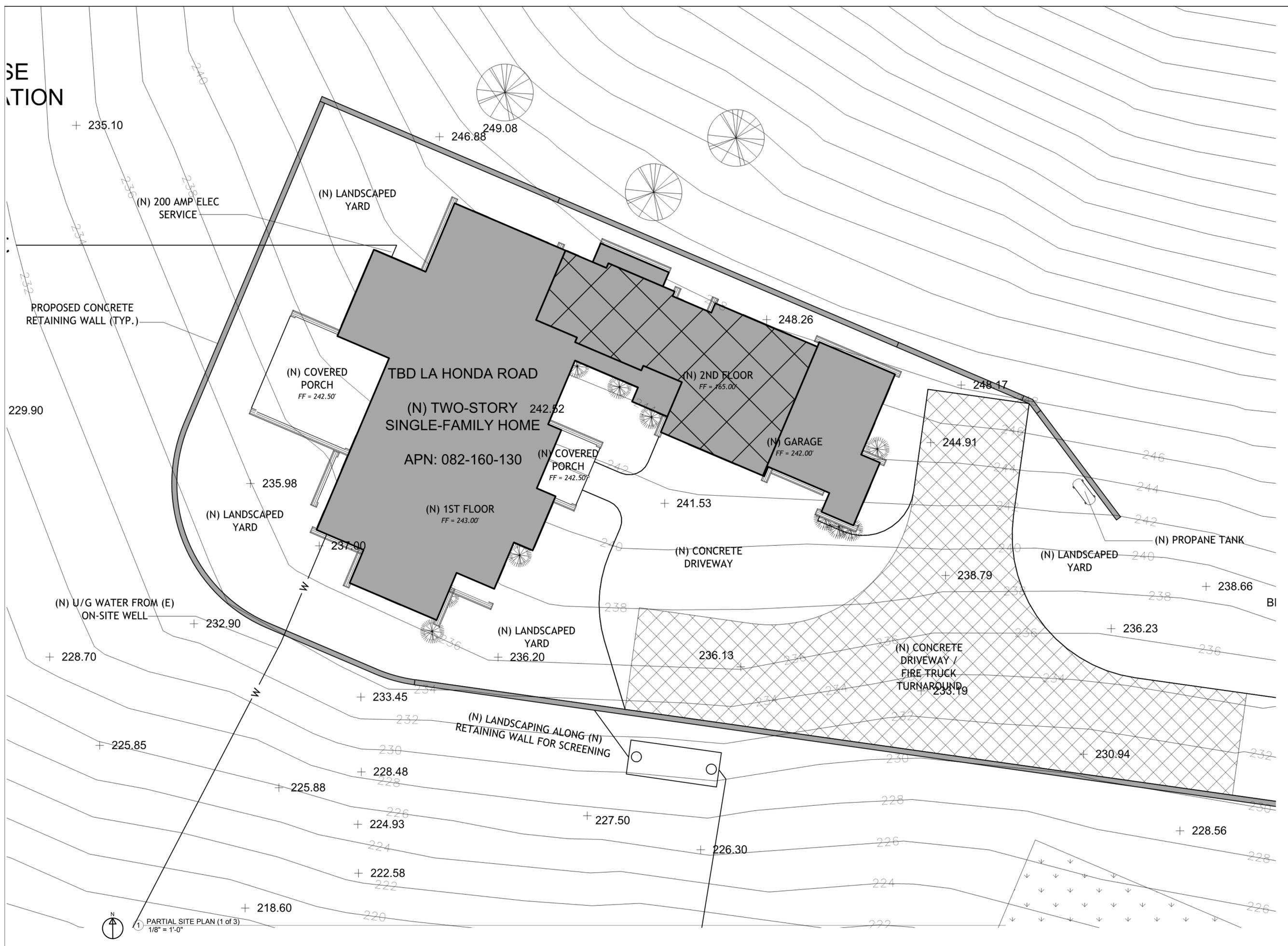
PROJECT ADDRESS:  
**TBD LA HONDA ROAD  
 SAN GREGORIO, CA 94074**

PROJECT SCOPE:  
**CONSTRUCTION OF (N) SINGLE  
 FAMILY HOME W/ ATTACHED  
 GARAGE**

SHEET TITLE  
**OVERALL  
 SITE PLAN**

SHEET  
**A1.0**

SECTION



REV	DATE	DESCRIPTION
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PROJECT NAME:  
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PROJECT ADDRESS:  
 TBD LA HONDA ROAD  
 SAN GREGORIO, CA 94074

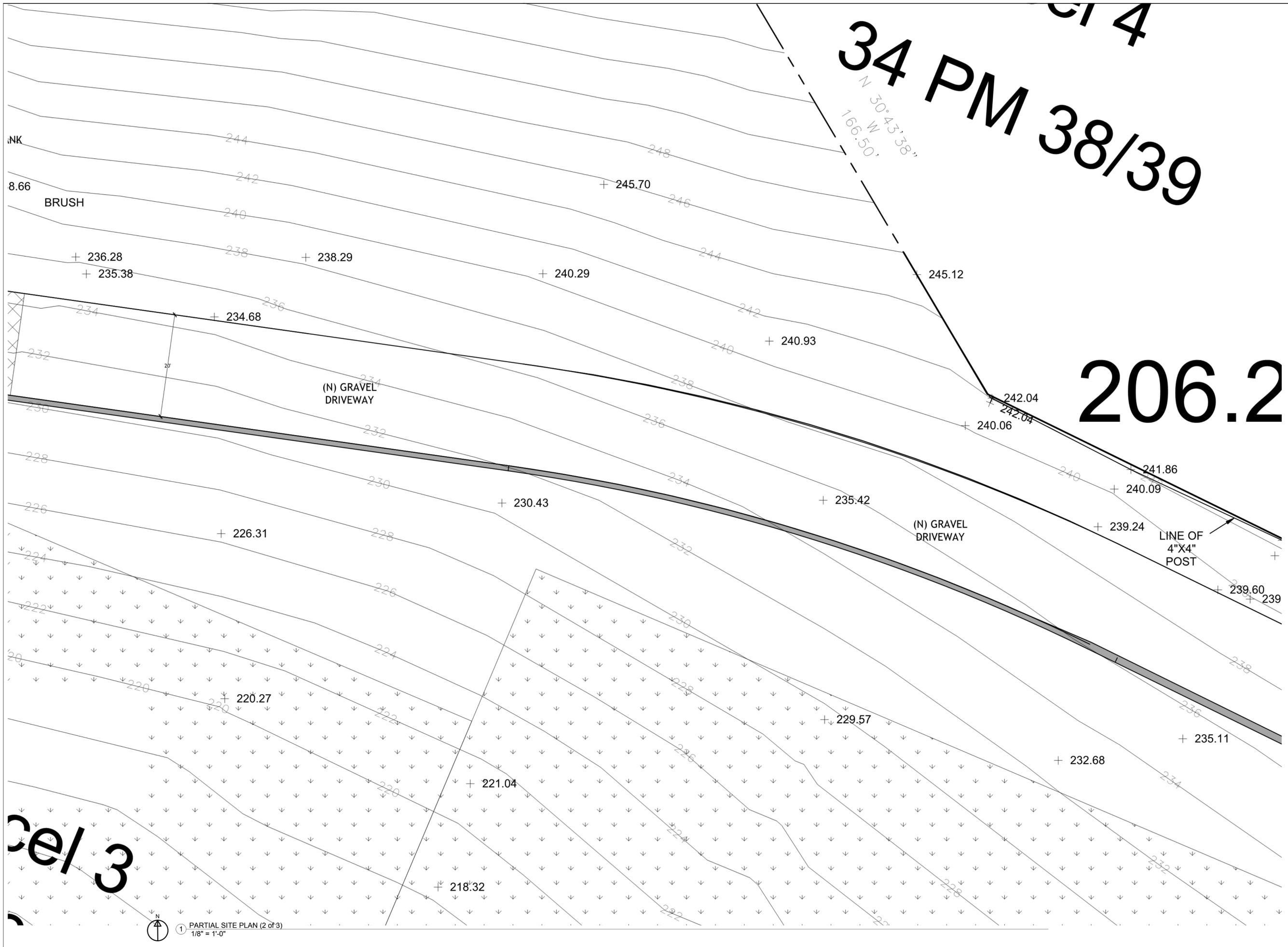
PROJECT SCOPE:  
 CONSTRUCTION OF (N) SINGLE  
 FAMILY HOME W/ ATTACHED  
 GARAGE

SHEET TITLE  
**PARTIAL  
 SITE PLAN 1  
 of 3**

SHEET  
**A1.1**

1 PARTIAL SITE PLAN (1 of 3)  
 1/8" = 1'-0"

4/30/2019 4:38:29 PM



34 PM 38/39  
 N 30°43'38"  
 166.50'

206.2

3e/3

1 PARTIAL SITE PLAN (2 of 3)  
 1/8" = 1'-0"

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 Pacifica, CA 94044  
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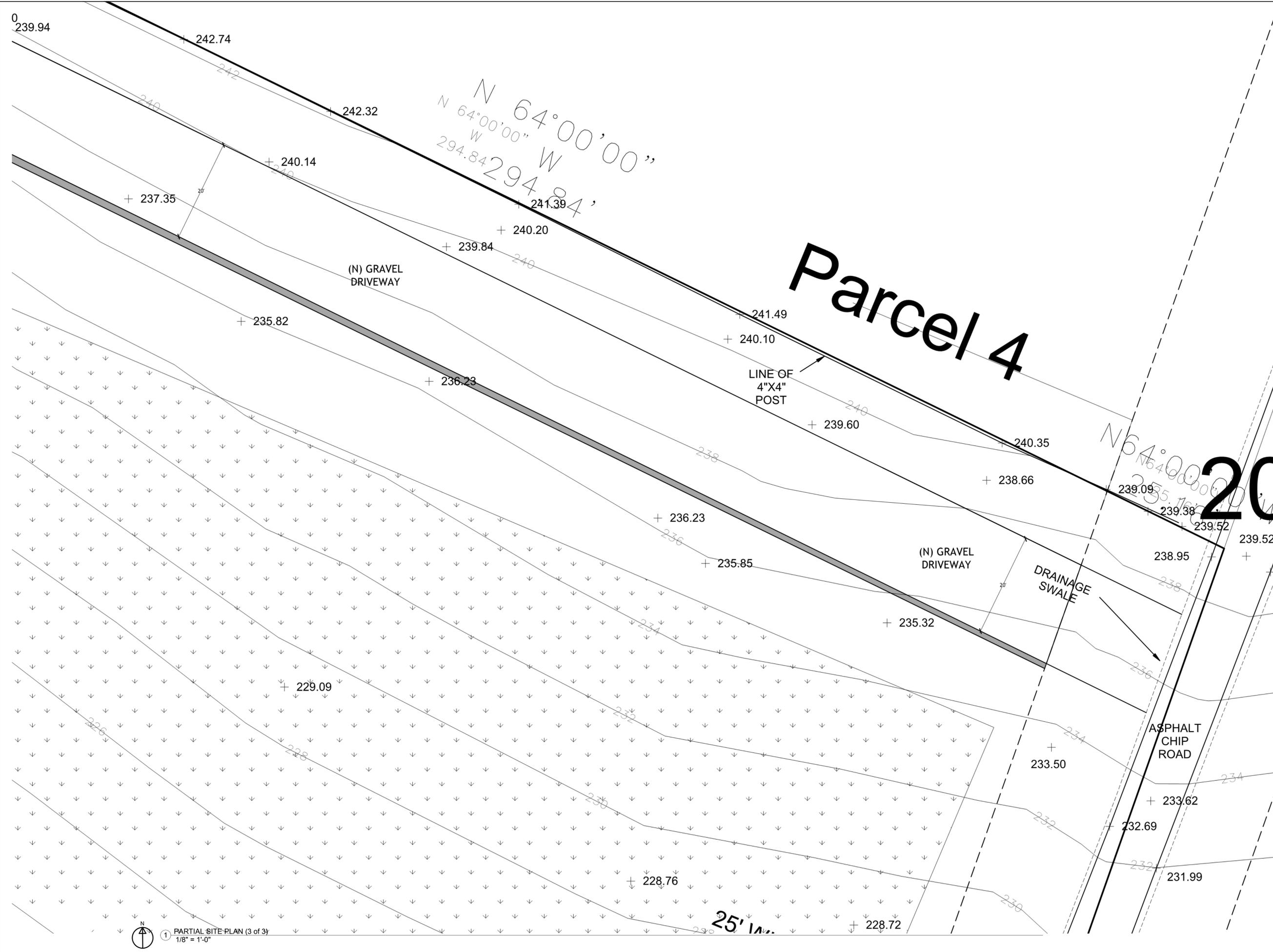
PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
 VERDURA RESIDENCE**

PROJECT ADDRESS:  
 TBD LA HONDA ROAD  
 SAN GREGORIO, CA 94074

PROJECT SCOPE:  
 CONSTRUCTION OF (N) SINGLE  
 FAMILY HOME W/ ATTACHED  
 GARAGE

SHEET TITLE  
**PARTIAL  
 SITE PLAN 2  
 of 3**

SHEET  
**A1.2**



N 64°00'00"  
 W 294.84'  
 294.84'

Parcel 4

N 64°00'00"  
 W 235.16'  
 235.16'

20'

25' 1/4"



1 PARTIAL SITE PLAN (3 of 3)  
 1/8" = 1'-0"

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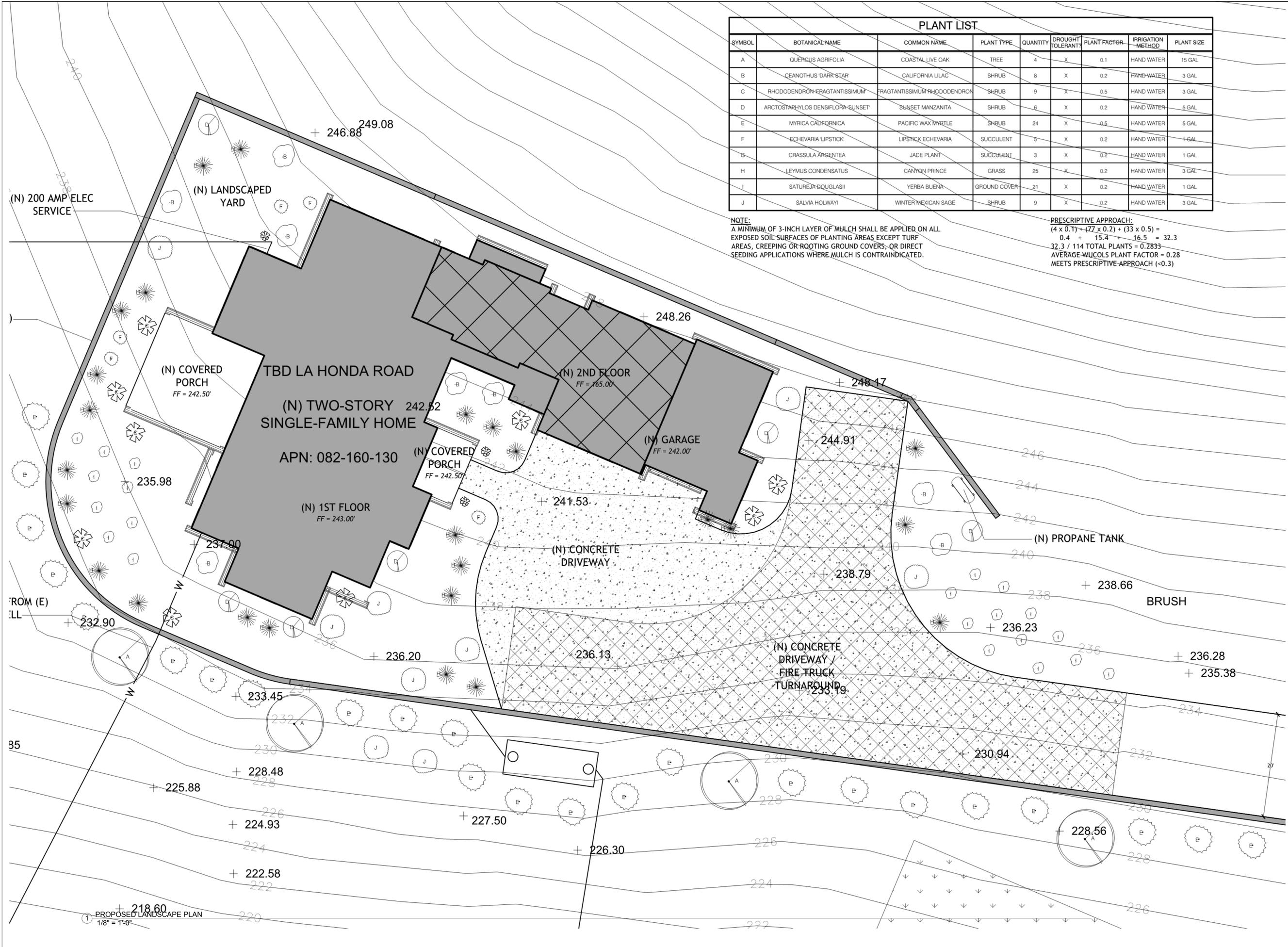
PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
 VERDURA RESIDENCE**

PROJECT ADDRESS:  
 TBD LA HONDA ROAD  
 SAN GREGORIO, CA 94074

PROJECT SCOPE:  
 CONSTRUCTION OF (N) SINGLE  
 FAMILY HOME W/ ATTACHED  
 GARAGE

SHEET TITLE  
**PARTIAL  
 SITE PLAN 3  
 of 3**

SHEET  
**A1.3**



PLANT LIST								
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT TYPE	QUANTITY	DROUGHT TOLERANT?	PLANT FACTOR	IRRIGATION METHOD	PLANT SIZE
A	QUERCUS AGRIFOLIA	COASTAL LIVE OAK	TREE	4	X	0.1	HAND WATER	15 GAL
B	CEANOTHUS DARK STAR	CALIFORNIA LILAC	SHRUB	8	X	0.2	HAND WATER	3 GAL
C	RHODODENDRON ERAGTANTISSIMUM	FRAGRANTISSIMUM RHODODENDRON	SHRUB	9	X	0.5	HAND WATER	3 GAL
D	ARCTOSTAPHYLOS DENSIFLORA 'SUNSET'	SUNSET MANZANITA	SHRUB	6	X	0.2	HAND WATER	5 GAL
E	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	SHRUB	24	X	0.5	HAND WATER	5 GAL
F	ECHVEARIA LIPSTICK	LIPSTICK ECHEVARIA	SUCCULENT	5	X	0.2	HAND WATER	1 GAL
G	CRASSULA ARGENTEA	JADE PLANT	SUCCULENT	3	X	0.2	HAND WATER	1 GAL
H	LEYMUS CONDENSATUS	CANYON PRINCE	GRASS	25	X	0.2	HAND WATER	3 GAL
I	SATUREJA BOUGLASII	YERBA BUENA	GROUND COVER	21	X	0.2	HAND WATER	1 GAL
J	SALVIA HOLWAYI	WINTER MEXICAN SAGE	SHRUB	9	X	0.2	HAND WATER	3 GAL

**NOTE:**  
 A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

**PRESCRIPTIVE APPROACH:**  
 $(4 \times 0.1) + (77 \times 0.2) + (33 \times 0.5) = 0.4 + 15.4 + 16.5 = 32.3$   
 $32.3 / 114 \text{ TOTAL PLANTS} = 0.2833$   
 AVERAGE WUCOLS PLANT FACTOR = 0.28  
 MEETS PRESCRIPTIVE APPROACH (<0.3)

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 Pacifica, CA 94044  
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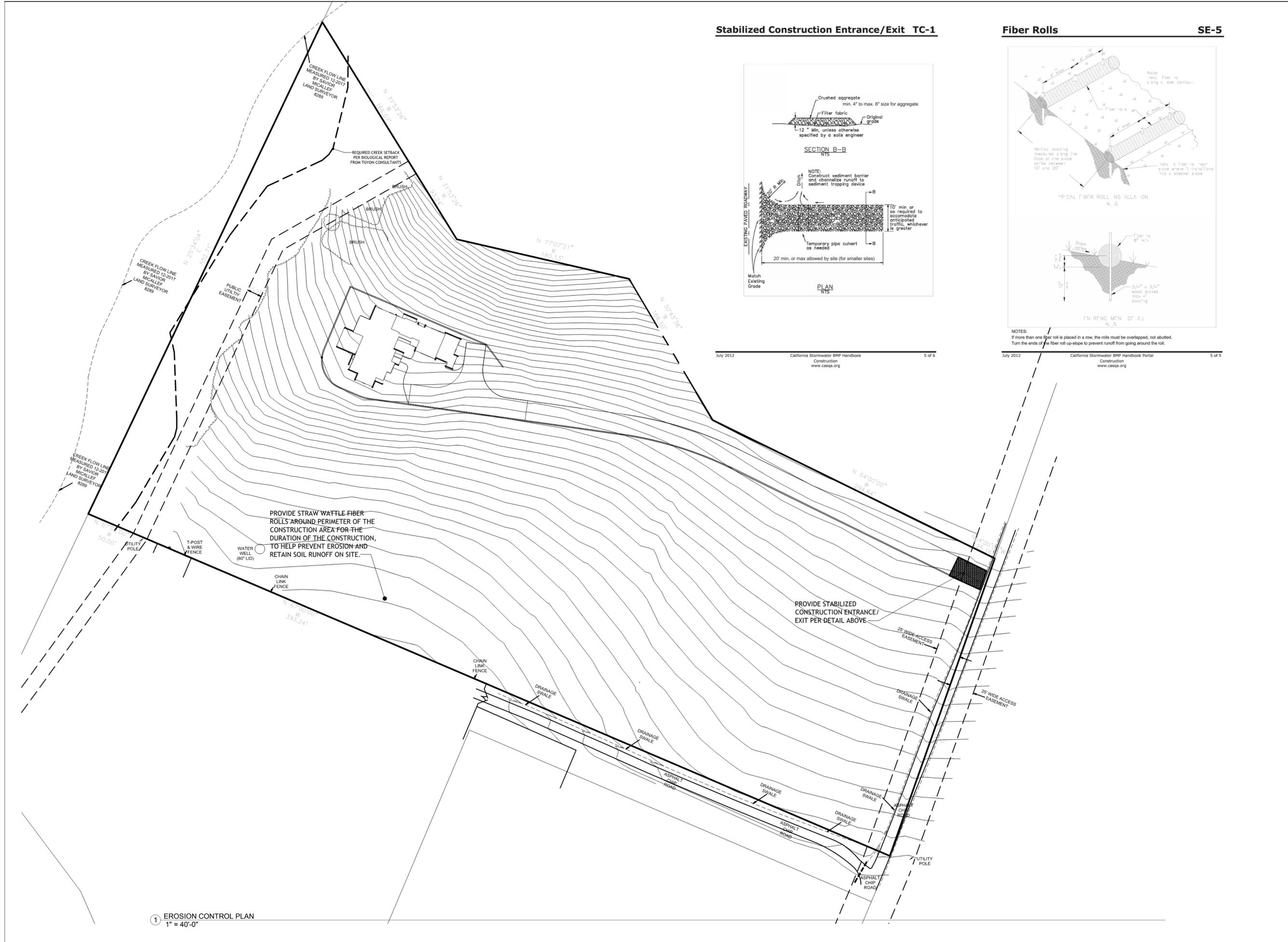
**PROJECT NAME:**  
 NEW SINGLE FAMILY HOME:  
 VERDURA RESIDENCE

**PROJECT ADDRESS:**  
 TBD LA HONDA ROAD  
 SAN GREGORIO, CA 94074

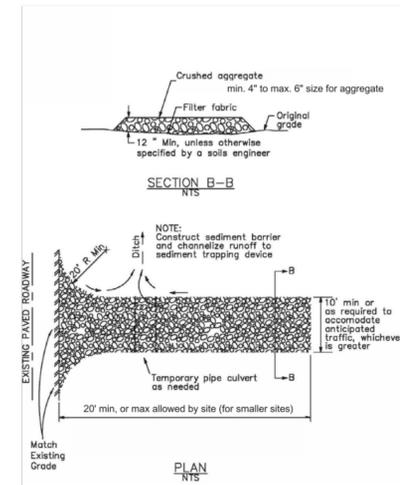
**PROJECT SCOPE:**  
 CONSTRUCTION OF (N) SINGLE  
 FAMILY HOME W/ ATTACHED  
 GARAGE

**SHEET TITLE**  
**PROPOSED LANDSCAPE PLAN**

**SHEET**  
**A1.4**

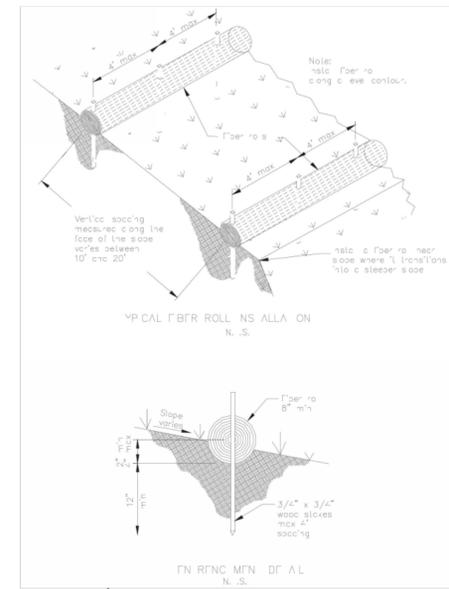


**Stabilized Construction Entrance/Exit TC-1**



July 2012 California Stormwater BMP Handbook Construction www.cdeqa.org 5 of 6

**Fiber Rolls SE-5**



July 2012 California Stormwater BMP Handbook Portal Construction www.cdeqa.org 5 of 6

1 EROSION CONTROL PLAN  
1" = 40'-0"

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**B-B-D**  
1690 Francisco Blvd.  
Pacific, CA 94044  
(650) 922-7993



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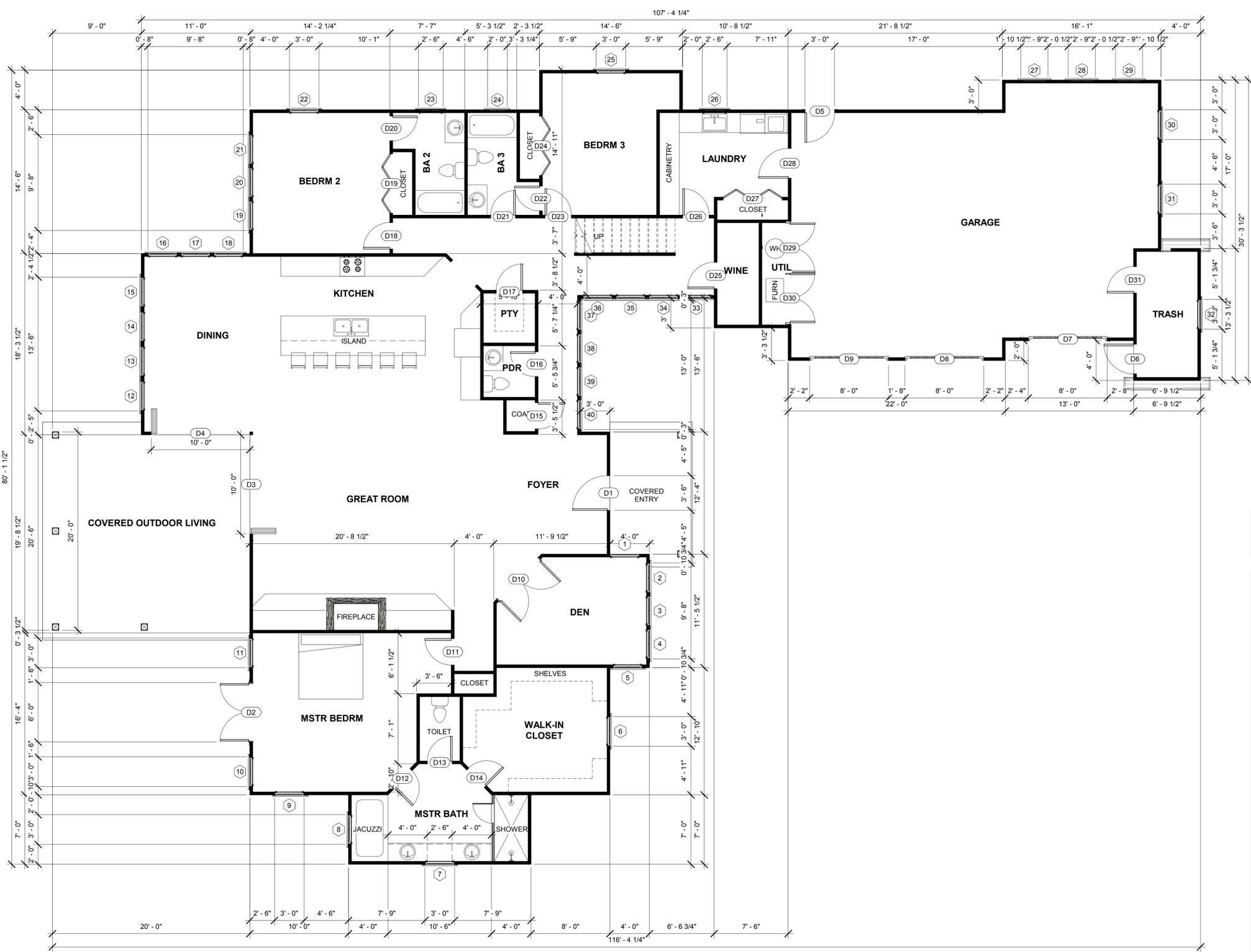
PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
VERDURA RESIDENCE**

PROJECT ADDRESS:  
TBD LA HONDA ROAD  
SAN GREGORIO, CA 94074

PROJECT SCOPE:  
CONSTRUCTION OF (N) SINGLE  
FAMILY HOME W/ ATTACHED  
GARAGE

SHEET TITLE  
**EROSION  
CONTROL  
PLAN**

SHEET  
**A1.5**



LEVEL 1 DOOR SCHEDULE

Mark	Level	Width	Height	Operation	Comments
D1	LEVEL 1 FF	3'-6"	8'-0"		
D2	LEVEL 1 FF	6'-0"	8'-0"		
D3	LEVEL 1 FF	10'-0"	8'-0"		
D4	LEVEL 1 FF	10'-0"	8'-0"		
D5	LEVEL 1 FF	3'-0"	7'-0"		
D6	LEVEL 1 FF	3'-0"	7'-0"		
D7	LEVEL 1 FF	8'-0"	8'-0"		
D8	LEVEL 1 FF	8'-0"	8'-0"		
D9	LEVEL 1 FF	8'-0"	8'-0"		
D10	LEVEL 1 FF	6'-0"	7'-2"		
D11	LEVEL 1 FF	2'-8"	7'-0"		
D12	LEVEL 1 FF	2'-6"	7'-0"	SINGLE	
D13	LEVEL 1 FF	2'-6"	7'-0"	SINGLE	
D14	LEVEL 1 FF	2'-6"	7'-0"	SINGLE	
D18	LEVEL 1 FF	2'-8"	7'-0"		
D19	LEVEL 1 FF	6'-0"	6'-8"		
D20	LEVEL 1 FF	2'-6"	7'-0"	SINGLE	
D21	LEVEL 1 FF	2'-6"	7'-0"	SINGLE	
D22	LEVEL 1 FF	2'-6"	7'-0"	SINGLE	
D23	LEVEL 1 FF	2'-8"	7'-0"		
D24	LEVEL 1 FF	6'-0"	6'-8"		
D25	LEVEL 1 FF	2'-8"	7'-0"		
D26	LEVEL 1 FF	2'-8"	7'-0"		
D27	LEVEL 1 FF	6'-0"	6'-8"		
D28	LEVEL 1 FF	3'-0"	7'-0"		
D29	LEVEL 1 FF	5'-0"	7'-0"		
D30	LEVEL 1 FF	5'-0"	7'-0"		
D31	LEVEL 1 FF	2'-8"	7'-0"		

LEVEL 1 WINDOW SCHEDULE

Mark	Level	Width	Height	Sill Height	Head Height	Operation	Comments
1	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
2	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
3	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
4	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
5	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
6	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
7	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
8	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
9	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
10	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
11	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
12	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
13	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
14	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
15	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
16	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
17	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
18	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
19	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
20	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
21	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
22	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
23	LEVEL 1 FF	2'-6"	4'-0"	4'-0"	8'-0"		
24	LEVEL 1 FF	2'-0"	2'-0"	6'-0"	8'-0"		
25	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
26	LEVEL 1 FF	2'-6"	4'-0"	4'-0"	8'-0"		
27	LEVEL 1 FF	2'-9"	2'-9"	5'-3"	8'-0"		
28	LEVEL 1 FF	2'-9"	2'-9"	5'-3"	8'-0"		
29	LEVEL 1 FF	2'-9"	2'-9"	5'-3"	8'-0"		
30	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
31	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
32	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
33	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
34	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
35	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
36	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
37	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
38	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
39	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		
40	LEVEL 1 FF	3'-0"	5'-0"	3'-0"	8'-0"		

1 LEVEL 1 FLOOR PLAN  
3/16" = 1'-0"

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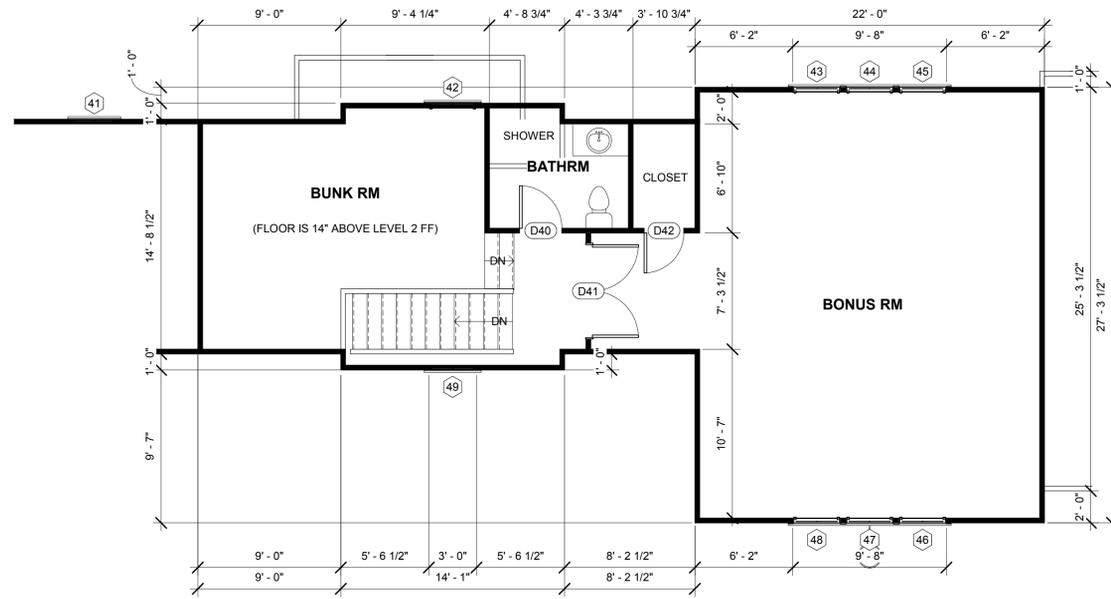
PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
VERDURA RESIDENCE**

PROJECT ADDRESS:  
TBD LA HONDA ROAD  
SAN GREGORIO, CA 94074

PROJECT SCOPE:  
CONSTRUCTION OF (N) SINGLE  
FAMILY HOME W/ ATTACHED  
GARAGE

SHEET TITLE  
**LEVEL 1  
FLOOR PLAN**

SHEET  
**A2.1**



1 LEVEL 2 FLOOR PLAN  
3/16" = 1'-0"

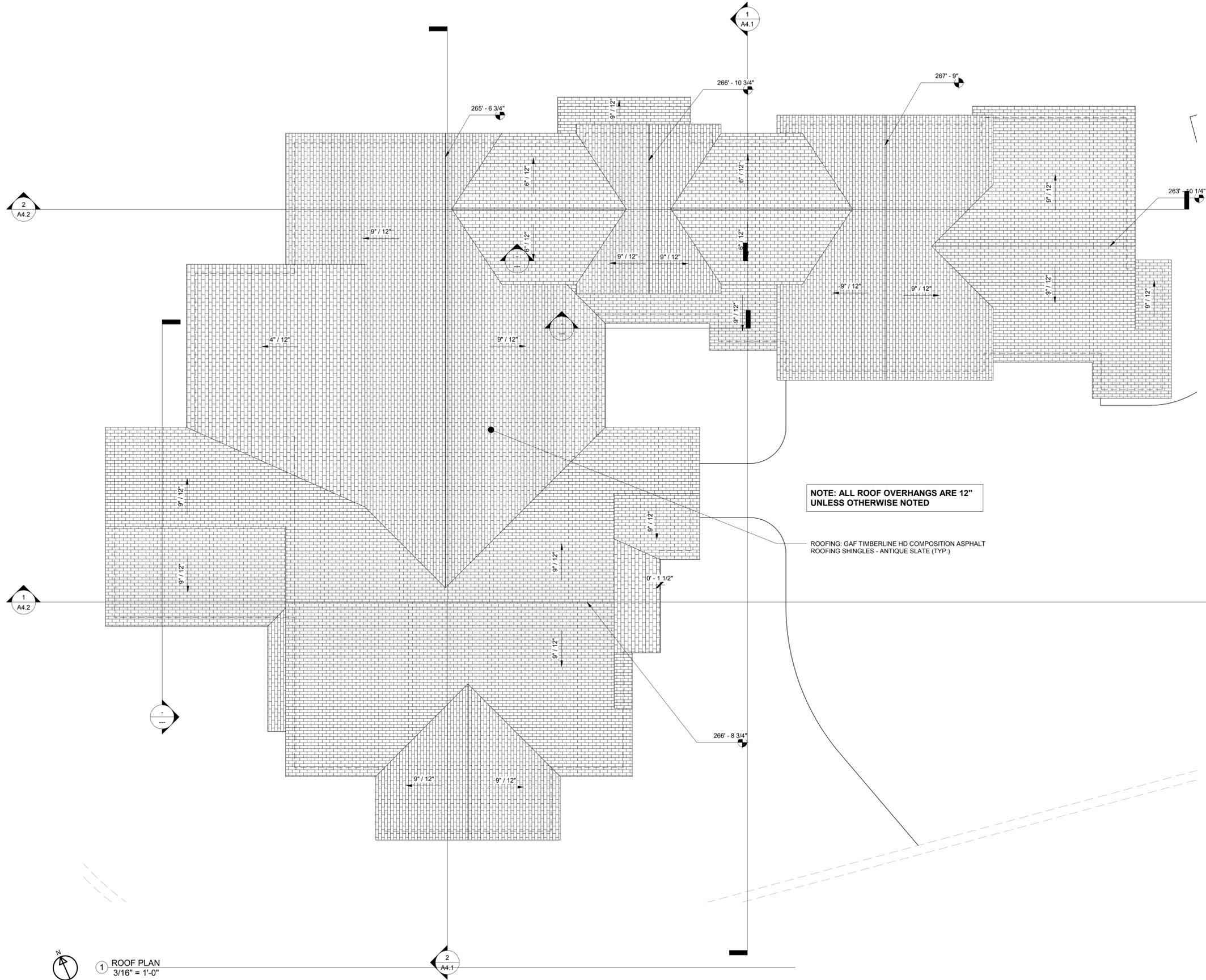
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PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
 VERDURA RESIDENCE**

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 SAN GREGORIO, CA 94074

PROJECT SCOPE:  
 CONSTRUCTION OF (N) SINGLE  
 FAMILY HOME W/ ATTACHED  
 GARAGE

SHEET TITLE  
**LEVEL 2  
 FLOOR PLAN**



1 ROOF PLAN  
3/16" = 1'-0"

NOTE: ALL ROOF OVERHANGS ARE 12"  
UNLESS OTHERWISE NOTED

ROOFING: GAF TIMBERLINE HD COMPOSITION ASPHALT  
ROOFING SHINGLES - ANTIQUE SLATE (TYP.)

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 (650) 922-7993

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PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
 VERDURA RESIDENCE**

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 SAN GREGORIO, CA 94074

PROJECT SCOPE:  
 CONSTRUCTION OF (N) SINGLE  
 FAMILY HOME W/ ATTACHED  
 GARAGE

SHEET TITLE  
**ROOF PLAN**

SHEET  
**A2.3**



1 EAST ELEVATION  
1/4" = 1'-0"

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PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
VERDURA RESIDENCE**

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PROJECT SCOPE:  
CONSTRUCTION OF (N) SINGLE  
FAMILY HOME W/ ATTACHED  
GARAGE

SHEET TITLE

**EAST  
ELEVATION**

SHEET

**A3.1**



1 SOUTH ELEVATION  
3/16" = 1'-0"



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PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
VERDURA RESIDENCE**

PROJECT ADDRESS:  
TBD LA HONDA ROAD  
SAN GREGORIO, CA 94074

PROJECT SCOPE:  
CONSTRUCTION OF (N) SINGLE  
FAMILY HOME W/ ATTACHED  
GARAGE

SHEET TITLE  
**SOUTH  
ELEVATION**

SHEET  
**A3.2**



① WEST ELEVATION  
3/16" = 1'-0"

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PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
 VERDURA RESIDENCE**

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 SAN GREGORIO, CA 94074

PROJECT SCOPE:  
 CONSTRUCTION OF (N) SINGLE  
 FAMILY HOME W/ ATTACHED  
 GARAGE

SHEET TITLE  
**WEST  
 ELEVATION**

SHEET  
**A3.3**



1 NORTH ELEVATION  
3/16" = 1'-0"



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**NEW SINGLE FAMILY HOME:  
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SAN GREGORIO, CA 94074

PROJECT SCOPE:  
CONSTRUCTION OF (N) SINGLE  
FAMILY HOME W/ ATTACHED  
GARAGE

SHEET TITLE  
**NORTH  
ELEVATION**

SHEET  
**A3.4**



1 TRANSVERSE SECTION 1  
3/16" = 1'-0"



2 TRANSVERSE SECTION 2  
3/16" = 1'-0"



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PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
VERDURA RESIDENCE**

PROJECT ADDRESS:  
TBD LA HONDA ROAD  
SAN GREGORIO, CA 94074

PROJECT SCOPE:  
CONSTRUCTION OF (N) SINGLE  
FAMILY HOME W/ ATTACHED  
GARAGE

SHEET TITLE

**TRANSVERSE  
SECTIONS**

SHEET

**A4.1**



① LONGITUDINAL SECTION 1  
3/16" = 1'-0"



② LONGITUDINAL SECTION 2  
3/16" = 1'-0"

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PROJECT NAME:  
**NEW SINGLE FAMILY HOME:  
VERDURA RESIDENCE**

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SAN GREGORIO, CA 94074

PROJECT SCOPE:  
CONSTRUCTION OF (N) SINGLE  
FAMILY HOME W/ ATTACHED  
GARAGE

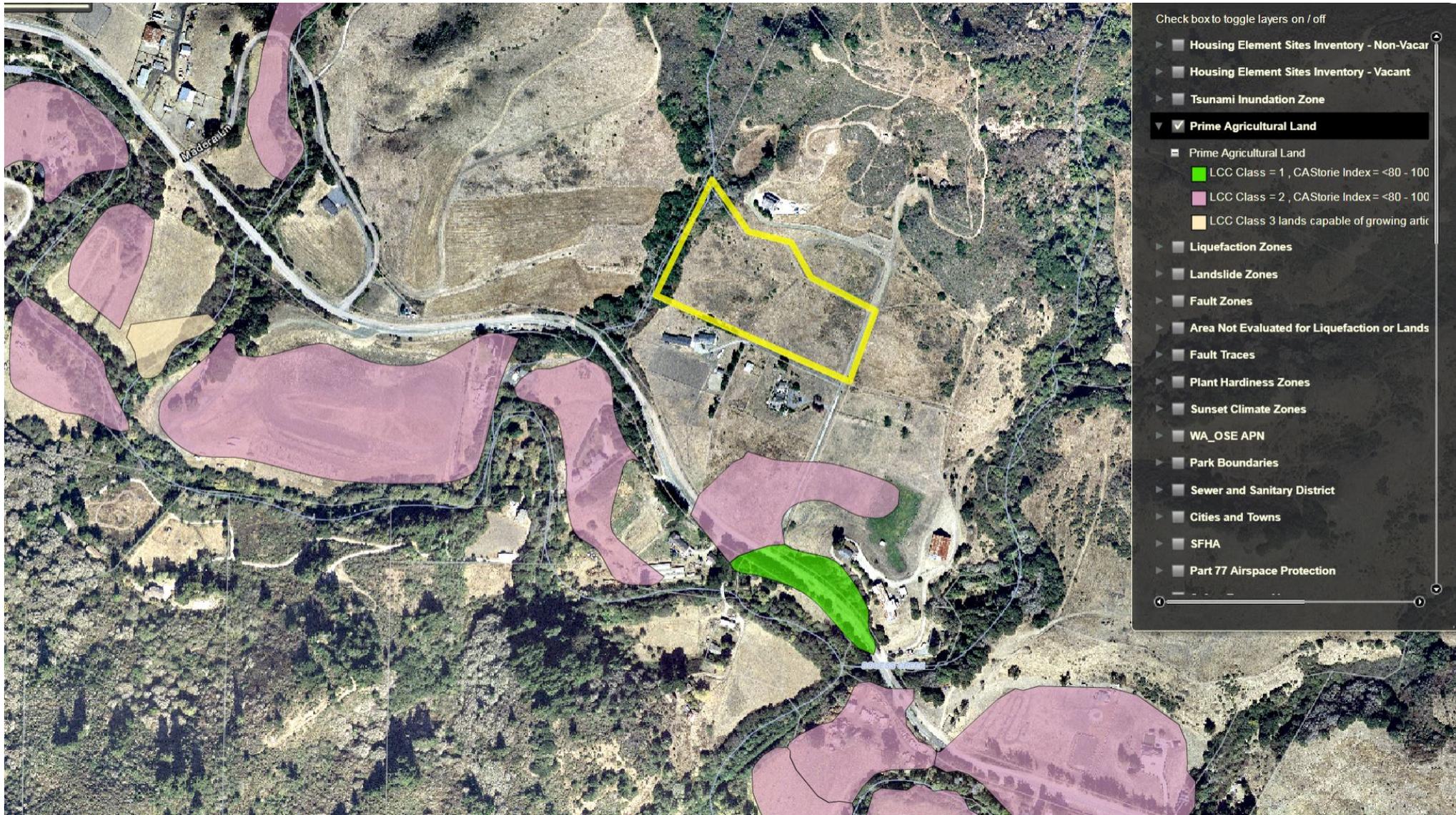
SHEET TITLE  
**LONGITUDINAL  
SECTIONS**

SHEET  
**A4.2**



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

**ATTACHMENT**



Check box to toggle layers on / off

- Housing Element Sites Inventory - Non-Vacant
- Housing Element Sites Inventory - Vacant
- Tsunami Inundation Zone
- Prime Agricultural Land
  - Prime Agricultural Land
    - LCC Class = 1 , CAStorie Index = <80 - 100
    - LCC Class = 2 , CAStorie Index = <80 - 100
    - LCC Class 3 lands capable of growing agric
- Liquefaction Zones
- Landslide Zones
- Fault Zones
- Area Not Evaluated for Liquefaction or Lands
- Fault Traces
- Plant Hardiness Zones
- Sunset Climate Zones
- WA\_OSE APN
- Park Boundaries
- Sewer and Sanitary District
- Cities and Towns
- SFHA
- Part 77 Airspace Protection

# MEMORANDUM

## COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

**DATE:** November 15, 2019  
**TO:** Agricultural Advisory Committee  
**FROM:** Tiare Peña  
**SUBJECT:** 2019 Agritourism Permits Approved for Repetto and Cozzolino Farms

---

Due to time constraints, these permit applications were not presented to your committee for a recommendation during the 2019 pumpkin season. The Community Development Director approved the applications, and the farms proceeded with seasonal events at the farms during the month of October. You will find copies of the application and the staff reports in your documents.

Planning staff will work with the property owners of the above-mentioned farms to ensure that future applications are submitted in a timely manner to allow your committee the appropriate time to review and make recommendations on these permits.

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

**DATE:** November 2019

**TO:** Agricultural Advisory Committee

**FROM:** Tiare Peña  
(650) 363-1850

**SUBJECT:** Agritourism Event  
**12331 Half Moon Bay Road (Repetto)**

County File Number: PLN2019-00407

**PROPOSAL**

The applicant (Repetto) submitted an application for an Agritourism Event for the upcoming 2019 October pumpkin selling season. The proposed days and hours of operation are as follows: October 1, 2019 - November 15, 2019; Monday through Saturday from 9:00 a.m. to 7:00 p.m., and Sunday from 9:00 a.m. to 6:00 p.m. The proposed elements are; 1) a pumpkin patch and corn maze, and, 2) one food vendor.

**DECISION MAKER**

Community Development Director

**BACKGROUND**

Report Prepared By: Tiare Peña

Location: Repettos, 12331 San Mateo Road, Half Moon Bay

APN: 056-321-020

Existing Zoning: Planned Agricultural District/Coastal Development

General Plan Designation: Agriculture

Existing Land Use: Agricultural uses

Setting: The 15 acre parcel is located on San Mateo Road in the unincorporated area of Half Moon Bay. The property is currently an established ornamental flower agricultural business.

Williamson Act: The project site is not encumbered by a Williamson Act contract.

Chronology:

<u>Date</u>	<u>Action</u>
October, 2016	- Agritourism permit approved
August, 2017	- Application for 2017 Agritourism event submitted
September 2017	- Agricultural Advisory Committee public meeting
September 2018	- Agricultural Advisory Committee public meeting
September 2019	- Application for 2019 Agritourism event submitted
November 2019	- Agricultural Advisory Committee public meeting

**DISCUSSION**

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

Yes, the project site is visible from San Mateo Road/Highway 92.

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

No.

*Is there prime soil on the project site?*

There are prime soils interspersed throughout the site.

A. KEY ISSUES

1. Agritourism Event Certificate of Exemption

Planning staff has reviewed this application for conformance with the Agritourism Guidelines. The proposed Agritourism activities are secondary and supplemental to established agricultural uses on the property. All activities are temporary, supports the economic viability of the farm and does not prevent future agricultural uses on the land. Staff has determined that this application is in compliance with the Agritourism Guidelines.

2. Compliance with the Williamson Act:

The subject property is not under a Williamson Act contract.

## **FINDINGS**

1. That the Agritourism use is compatible with the long-term agricultural uses of the land because the proceeds from the pumpkin sales support the economic viability of the farm. This is an established agricultural farm, therefore this finding can be made.
2. That the Agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property. The applicant will hire five employees for the season to assist with parking and pumpkin sales. This finding can be made.
3. That the Agritourism operation is in substantial conformance with the goals set forth in the San Mateo County Agritourism Guidelines. Specifically, that the operation is secondary and supplemental to existing agricultural operation on the land. Due to the ongoing agricultural uses on the property, this finding can be made.
4. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program and San Mateo Zoning Regulations.

sent 9/13/19

# Application for Agritourism Event

455 County Center, 2nd Floor  
Redwood City • CA • 94063 • Mail Drop PLN 122  
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

Certificate of Exemption

Primary Permit #: PLN 2019-00407

## 1. Instructions

Please fill out the general Planning Permit Application Form, Environmental Information Form, and this form when applying for a Agritourism use. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form. To qualify for an exemption from other zoning permits. You must strictly adhere to the agritourism guidelines as approved.

## 2. Project Information

Parcel/Lot Size: 056-321-020

1/2 ACRES

If less than 40 Acres project not to exceed 1 gross Acre)

If more than 40 Acres project not to exceed 2 gross Acres)

USE WILL BE NO MORE THAN 1 ACRE

Please describe all elements and activities associated with your agritourism activities:

PUMPKIN PATCH, CORN MAZE  
HAY RIDE

Please describe hours, number of employees and statement of conformance with agritourism guidelines:

DAILY 9 AM TO SUNSET

THERE WILL BE APPROXIMATELY 4-6 EMPLOYEES

Please describe the agricultural uses on the land:

ORNAMENTAL FLOWER GROWER,  
PUMPKINS & COEN

Applicant's Name: DAVID REFFETTO

Address: 12321 SAN MATEO RD  
HALF MOON BAY, CA 94019

### 3. Exceptions

Please describe any on-site parking areas:

WE WILL HAVE APPROXIMATELY 1 ACRE FOR PARKING

Please describe any on-site eating establishments:

NONE

### 4. Certificate of Exemption

Please initial next to the category which qualifies your project for the exemption.

DR

Event will not occur for more than 45 days.

Total acreage does not exceed two gross acres.

DR

Total acreage does not exceed one gross acre.

DR

Does not interfere with agricultural uses of the land.

### 5. Williamson Act Contract

Is the parcel currently under a Williamson Act Contract?

YES

NO

If Yes, please provide contract number: \_\_\_\_\_

### 6. Materials Required

a. Three (3) sets of plans that include a scaled site plan, elevations, and floor plans

b. One (1) set of reduced plans (8 1/2" X 11" or 11" X 17")

c. All applicable applications forms

d. Environmental Information Form

e. Photographs (if requested)

f. Fees as set by Resolution of the Board of Supervisors

Additional information may be required during review of your application.

### 7. Approval

Planner: [Signature]

Date: 10/7/2019

### 8. Processing

Fee Collected

Referral to Agricultural Advisory Committee

Update Permit Plan

### 9. Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's Signature (1): [Signature]

Owner's Signature (2): \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Hwy 92

Pumpkin Patch

Pumpkin Patch

Hay Ride

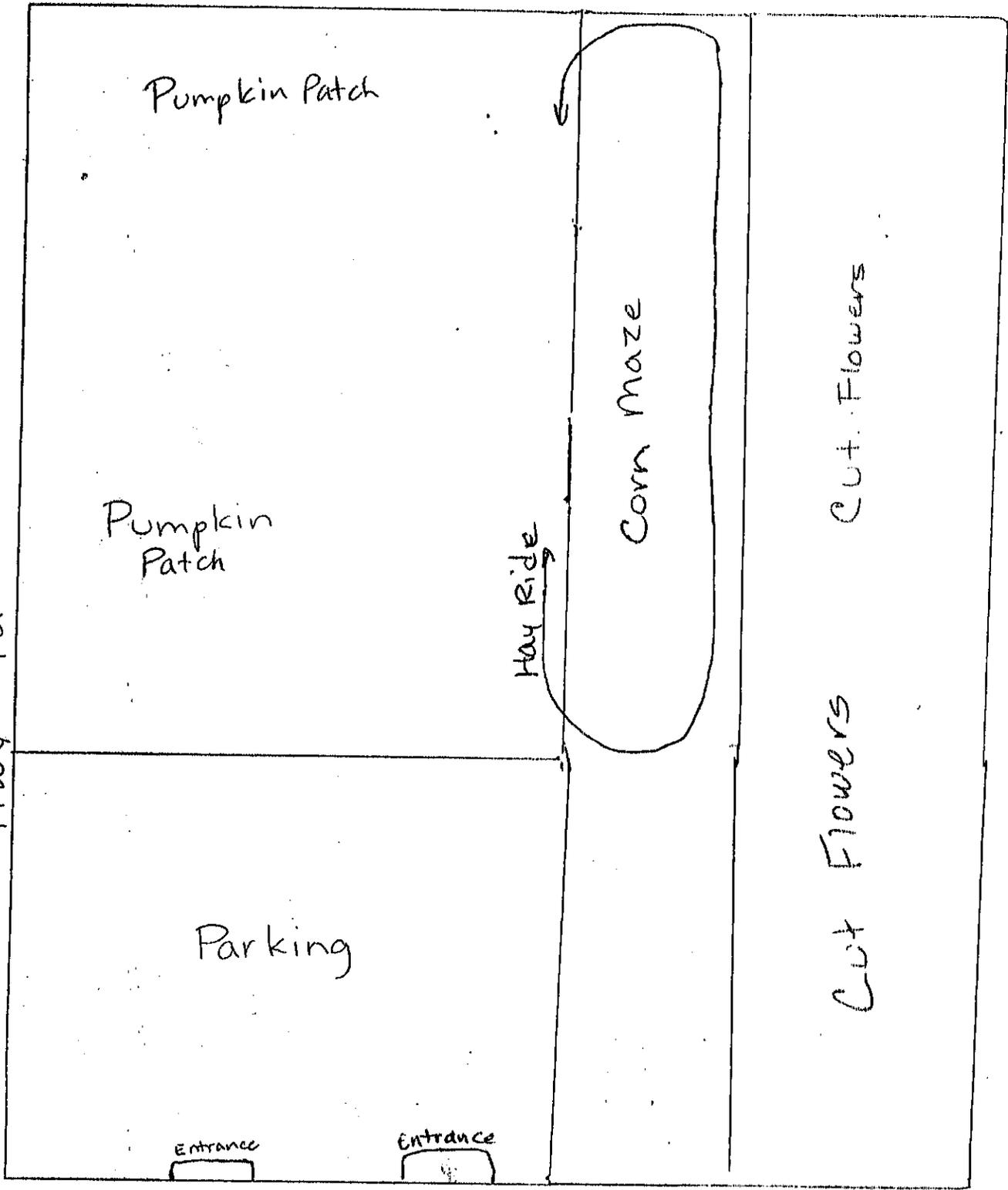
Corn Maze

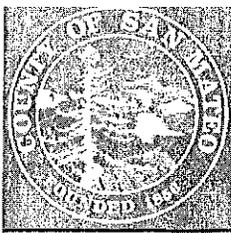
Cut Flowers Cut Flowers

Parking

Entrance

Entrance





County of San Mateo

## Planning & Building Department

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

Mail Drop PLN122  
plngbldg@smcgov.org  
www.co.sanmateo.ca.us/planning

### Payment Receipt

Check #: 41631  
Receipt #: 514478  
Name: REPETTO DAVID M TR  
Address: 12331 SAN MATEO RD, HALF MOON BAY, CA null  
Parcel #: 056331080

Case Number	Account Number	Description	Date Paid	Amount Due	Amount Paid
<b>Planning Department</b>					
PLN2019-00407	38430-1262	Use Permit	10/7/19	\$100.00	\$100.00
				Total Paid:	\$100.00
<b>Legal Department</b>					
PLN2019-00407	16111-2093	Legal Counsel Surcharge	10/7/19	\$18.00	\$18.00
				Total Paid:	\$18.00
				<b>Grand Total:</b>	<b>\$118.00</b>
				<b>Balance Due:</b>	<b>\$0.00</b>

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

**DATE:** November, 2019

**TO:** Agricultural Advisory Committee

**FROM:** Tiare Peña  
(650) 363-1850

**SUBJECT:** Agritourism Event  
**12009 San Mateo Road (Cozzolino)**

County File Number: PLN2019-00408

**PROPOSAL**

The applicant (Cozzolino) has submitted an application for an Agritourism Event for the upcoming 2019 October pumpkin selling season. The proposed days and hours of operation are as follows: October 1, 2019 - November 15, 2019; Monday - Friday from 9:00 a.m. to 5:00 p.m., and Saturday - Sunday from 9:00 a.m. to 6:00 p.m. The proposed elements are; 1) a pumpkin patch, pony ride, petting zoo, two inflatable and and, 2) one food vendor (weekends only).

**DECISION MAKER**

Community Development Director

**BACKGROUND**

Report Prepared By: Tiare Peña

Location: 4-C's Pumpkin Farm, 12009 San Mateo Road, Half Moon Bay

APN: 056-331-120

Existing Zoning: Planned Agricultural District/Coastal Development

General Plan Designation: Agriculture

Existing Land Use: Agricultural uses

Setting: The 18.89 acre parcel is located on San Mateo Road in the unincorporated area of Half Moon Bay. The property is utilized as an established pumpkin, and oat hay agricultural growing operation.

Williamson Act: The project site under a Williamson Act contract (AP 72-18).

Chronology:

<u>Date</u>	<u>Action</u>
September 2016	- 2016 Agritourism permit approved
August 2017	- Application for Agritourism Event received
September 18, 2017	- San Mateo County Agricultural Advisory Committee public meeting
September 2018	- Application for Agritourism Event received/approved
October 2019	- Application for Agritourism Event received/approved

## **DISCUSSION**

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

Yes, the project site is visible from San Mateo Road/Highway 92.

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

No.

*Are there prime soils on the project site?*

Yes, there are prime soils interspersed throughout the site.

### A. KEY ISSUES

#### 1. Agritourism Event Certificate of Exemption

Planning staff has reviewed this application for conformance with the Agritourism Guidelines. The proposed agritourism activities are secondary and supplemental to established agricultural uses on the property. All activities are temporary, supports the economic viability of the farm and does not prevent future agricultural uses on the land. Staff has determined that this application is in compliance with the Agritourism Guidelines.

#### 2. Compliance with the Williamson Act:

The subject property is under a Williamson Act contract (AP 72-18).

## **FINDINGS**

1. That the agritourism use is compatible with the long-term agricultural uses of the land because the proceeds from the pumpkin sales support the economic viability of the farm. This is an established agricultural farm, therefore this finding can be made.
2. That the agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property. The applicant will hire one employee for the season to assist with parking and pumpkin sales. This finding can be made.
3. That the agritourism operation is in substantial conformance with the goals set forth in the San Mateo County Agritourism Guidelines. Specifically, that the operation is secondary and supplemental to existing agricultural operation on the land. Due to the ongoing agricultural uses on the property, this finding can be made.
4. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program and San Mateo Zoning Regulations.

# Application for Agritourism Event

455 County Center, 2nd Floor  
Redwood City • CA • 94063 • Mail Drop PLN 122  
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

Certificate of Exemption

Primary Permit #: PLN 2019-00408

## 1. Instructions

Please fill out the general Planning Permit Application Form, Environmental Information Form, and this form when applying for a Agritourism use. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form. To qualify for an exemption from other zoning permits. You must strictly adhere to the agritourism guidelines as approved.

## 2. Project Information

Parcel/Lot Size: 056-331-120  
18.89 acres

If less than 40 Acres project not to exceed 1 gross Acre)

If more than 40 Acres project not to exceed 2 gross Acres)

Please describe all elements and activities associated with your agritourism activities:

Pumpkin Sales  
Pony Rides  
Petting Zoo  
Inflatables  
Mobile Food Vendor

Please describe hours, number of employees and statement of conformance with agritourism guidelines:

Monday - Friday  
9 AM - 5 PM\*  
1 employee

Saturday - Sunday  
9 AM - 6 PM\*  
Weekend staff are the owners

\*weather permitting

Please describe the agricultural uses on the land:

Crop rotation every 2 years between pumpkins & oat hay

Applicant's Name: John Cozzolino  
4-C's Pumpkin Farm  
Address: 12009 San Mateo Rd.  
Half Moon Bay, CA 94019

### 3. Exceptions

Please describe any on-site parking areas:

Large open field adjacent to pumpkin display field.

Please describe any on-site eating establishments:

1- Mobile food vendor on weekends & Columbus Day only.

### 4. Certificate of Exemption

Please initial next to the category which qualifies your project for the exemption.

Event will not occur for more than 45 days.  Total acreage does not exceed two gross acres.  
 Total acreage does not exceed one gross acre.  Does not interfere with agricultural uses of the land.

### 5. Williamson Act Contract

Is the parcel currently under a Williamson Act Contract?

YES  NO

If Yes, please provide contract number: 056-331-050 / 056-331-120

### 6. Materials Required

- a. Three (3) sets of plans that include a scaled site plan, elevations, and floor plans
  - b. One (1) set of reduced plans (8 1/2" X 11" or 11" X 17")
  - c. All applicable applications forms
  - d. Environmental Information Form
  - e. Photographs (if requested)
  - f. Fees as set by Resolution of the Board of Supervisors
- Additional information may be required during review of your application.

### 7. Approval

Planner:

*Spina*

Date:

10/7/2019

### 8. Processing

- Fee Collected
- Referral to Agricultural Advisory Committee
- Update Permit Plan

### 9. Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's Signature (1):

*John Cozzetta*

Owner's Signature (2):

Applicant's Signature:

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

**DATE: November 2019**

**TO:** Agricultural Advisory Committee

**FROM:** Tiare Peña  
(650) 363-1850

**SUBJECT:** Agritourism Event  
**78 Pilarcitos Creek Road (Sare)**

County File Number: PLN2019-00434

**PROPOSAL**

The applicant (Sare) is requesting consideration of an application for an Agritourism Event for the upcoming 2019 Christmas tree sales season. The proposed days and hours of operation are as follows: November 14 through December 28, 2019 from 9:00 a.m. til 5:00 p.m. The proposed elements are; 1) a train on rubber tires that transport guests along an existing graveled road and 2) one food/snack bar for sales of prepackaged foods and associated seasonal related items.

**DECISION MAKER**

Community Development Director

**BACKGROUND**

Report Prepared By: Tiare Peña

Location: Santa's Tree Farm, 78 Pilarcitos Creek Road, Half Moon Bay

APN: 056-380-020

Existing Zoning: Planned Agricultural District/Coastal Development

General Plan Designation: Agriculture

Existing Land Use: Agricultural uses, residence and barn

Setting: The 127 acre parcel is located on Pilarcitos Creek Road in the unincorporated area of Half Moon Bay. The property is bisected by San Mateo Road.

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

Chronology:

<u>Date</u>	<u>Action</u>
November, 2016	- Agritourism permit application approved
September, 2017	- 2017 Agritourism permit application submitted
September, 2017	- Agricultural Advisory Committee public meeting
October 15, 2018	- 2018 Agritourism permit application submitted
September 2019	- 2019 Agritourism permit application submitted
November, 2019	- 2019 Agricultural Advisory Committee public meeting

**DISCUSSION**

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

Yes, the project site is visible from San Mateo Road/Highway 92

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

Mature Christmas trees will be removed and from the site and new trees will be replanted.

*Is there prime soil on the project site?*

There are some prime soils interspersed throughout the site.

A. **KEY ISSUES**

1. **Agritourism Event Certificate of Exemption**

Planning staff has reviewed this application for conformance with the Agritourism Guidelines. The proposed agritourism activities are secondary and supplemental to established agricultural uses on the property. All activities are temporary, supports the economic viability of the farm and does not prevent future agricultural uses on the land. Staff has determined that this application is in compliance with the Agritourism Guidelines.

2. **Compliance with the Williamson Act:**

The subject property is not under a Williamson Act contract.

**FINDINGS**

1. That the agritourism use is compatible with the long-term agricultural uses of the land because the proceeds from the Christmas tree sales support the economic viability of the farm. This is an established agricultural farm, therefore this finding can be made.
2. That the agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property. The applicant will hire three employees for the season to assist with parking and tree sales. This finding can be made.
3. That the agritourism operation is in substantial conformance with the goals set forth in the San Mateo County Agritourism Guidelines. Specifically, that the operation is secondary and supplemental to existing agricultural operation on the land. Due to the ongoing agricultural uses on the property, this finding can be made.
4. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program, Zoning Regulations, and Williamson Act.

# Application for Agritourism Event

455 County Center, 2nd Floor  
Redwood City • CA • 94063 • Mail Drop PLN 122  
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

## Certificate of Exemption

Primary Permit #:

### 1. Instructions

Please fill out the general Planning Permit Application Form, Environmental Information Form, and this form when applying for a Agritourism use. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form. To qualify for an exemption from other zoning permits. You must strictly adhere to the agritourism guidelines as approved.

### 2. Project Information

Parcel/Lot Size:

056-380-020 / 127.31 acres

If less than 40 Acres project not to exceed 1 gross Acre)

If more than 40 Acres project not to exceed 2 gross Acres)

Area less than one acre

Same as previous years

Please describe all elements and activities associated with your agritourism activities:

Temporary seasonal ag. use

A) one train with rubber tires, route consisting of an existing, gravelled field access road.

B) One prepackaged food/snack bar and seasonal and Christmas tree related items.

\*Per Agritourism Guidelines = It is secondary and supplemental to existing agricultural uses of the land that has been Ag use (same ag use) since 1972.

Please describe hours, number of employees and statement of conformance with agritourism guidelines:

Nov. 14th to Dec. 28, (45 days), 9am to 5pm, 3 employees. This for agritourism event only not for our regular crop production + sales, per ag. tourism event app. / This in addition to <sup>regular</sup> agriculture. Snack bar is less than 25 square feet. It does not interfere with ag. production on or adjacent. No W.A.C. on parcel. No land disturbance.

Please describe the agricultural uses on the land:

Christmas tree production, crops.

Applicant's Name: Natalie and Dan Sore

Address: Santa's Tree Farm

478 Alarcitos Creek rd.

Half Moon Bay, CA, 94019

### 3. Exceptions

Please describe any on-site parking areas:

Parking is available alongside / next to fields.

Please describe any on-site eating establishments:

None.

### 4. Certificate of Exemption

Please Initial next to the category which qualifies your project for the exemption.

NS Event will not occur for more than 45 days.

NS Total acreage does not exceed two gross acres.

NS Total acreage does not exceed one gross acre.

NS Does not interfere with agricultural uses of the land.

### 5. Williamson Act Contract

Is the parcel currently under a Williamson Act Contract?

YES

NO

If Yes, please provide contract number:

### 6. Materials Required

a. Three (3) sets of plans that include a scaled site plan, elevations, and floor plans

b. One (1) set of reduced plans (8 1/2"X11" or 11"X17")

c. All applicable applications forms

d. Environmental Information Form

e. Photographs (if requested)

f. Fees as set by Resolution of the Board of Supervisors

Additional information may be required during review of your application.

### 7. Approval

Planner:

Date:

### 8. Processing

Fee Collected

Referral to Agricultural Advisory Committee

Update Permit Plan

### 9. Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's Signature (1): Natalie P. Sare

Owner's Signature (2):

Applicant's Signature: Natalie P. Sare

# Environmental Information Disclosure Form

Planning and Building Department

PLN 212102249  
BLD \_\_\_\_\_

Project Address: SANVA'S Tree Farm  
78 Pilarcitos Creek rd  
Half Moon Bay CA 94019  
Assessor's Parcel No.: 056 - 380 - 020  
Zoning District: PHD

Name of Owner: Dan and Natalie Sare  
Address: 78 Pilarcitos Creek rd  
Half Moon Bay CA 94019 Phone: 650-726-2246  
Name of Applicant: Dan and Natalie Sare  
Address: 78 Pilarcitos Creek rd  
Half Moon Bay CA 94019 Phone: 650-726-2246

## Existing Site Conditions

Parcel size: 12.73 acres

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). Christmas tree production, barns, home

DSare@aol.com

## Environmental Review Checklist

### 1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) ( ≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. In any residential zoning district)? If yes, how many trees to be removed? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: _____ c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature required on reverse →

**2. National Marine Fisheries Rule 4(d) Review**

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**3. National Pollutant Discharge Elimination System (NPDES) Review**

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface? If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Land disturbance of 1 acre or more of area? If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

**Certification**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. If any of the facts represented here change, it is my responsibility to inform the County.

Signed: Natalie Sore

Date: 8/10/2014

(Applicant may sign)

**2. National Marine Fisheries Rule 4(d) Review**

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**3. National Pollutant Discharge Elimination System (NPDES) Review**

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. A subdivision or Commercial / Industrial Development that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface? If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Land disturbance of 1 acre or more of area? If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.

**Certification**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed: Natalie Sore Date: 8/10/2014

(Applicant may sign)

# MEMORANDUM

## COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

**DATE:** November 18, 2019  
**TO:** Agricultural Advisory Committee  
**FROM:** Laura Richstone, San Mateo County Agricultural Advisory Liaison  
**SUBJECT:** Response to Questions Raised at the September 9, 2019 AAC Meeting and by the Chair

### **Harbor Village Recreational Vehicle (RV) Park (PLN2017-00320)**

The Chair inquired if the proposed RV park would involve the conversion of agricultural lands.

Staff Response: The applicant is requesting several permits from the county to construct a new 50 space RV park and a laundry and shower facility on a vacant parcel located at 240 Capistrano Road in Princeton. The project site is zoned Coastside Commercial Recreation (CCR) and is adjacent to a Planned Agricultural District (PAD) zoned property that has been used for active agriculture in the recent past. There is no proposal to lot line adjust with the adjacent property to make the project site larger. The proposed project will not result in the conversion of agriculturally zoned lands to non-agriculture use. This project will be heard before the Planning Commission but no hearing date has been set as of yet. The Initial Study/ Mitigated Negative Declaration (IS/MND) prepared for this project is available for public viewing on the San Mateo County Planning website under Projects, CEQA Documents or at this [link](#).

### **Purissima Cemetery (PLN2019-00023)**

The Chair inquired if the Purissima Cemetery would go before the AAC.

Staff Response: A violation has been issued to the applicant as they have conducted and continue to conduct unpermitted burials within the Historic Purissima Cemetery. As a part of the permitting process, the applicant has requested to remove/harvest major vegetation other than for agricultural purposes, construct various structures and expand burial operations at the Historic Purissima Cemetery.

Since the applicant has not submitted the required application documents (site survey, project description/scope, etc.), staff was unable to present the AAC with a project for a recommendation. Thus, the project was not submitted to the AAC and is, instead, scheduled for the November 13, 2019 Planning Commission public meeting where staff will recommend denial of the project due to lack of required application documents (“incomplete application”) and general non-conformance with Local Coastal Program policies.

The Planning Commission staff report is available on the San Mateo County Planning website under Public Hearings, Planning Commission. The staff report can also be found [here](#).

### **Quarry Park Fuel Reduction and Water Line (PLN2019-00065)**

The Chair inquired why this project was not heard before the AAC and stated that the AAC was interested in the proposed waterline, the origins of the water, and how the waterline would affect agriculture.

Staff Response: Though portions of the property fall within the Planned Agriculture District (PAD), no PAD permit was required. Pursuant to California Government Code Section 53091, zoning ordinances of a county shall not apply to “local agencies” which are defined under Government Code Section 53090 as exclusive of the state, city or county. Therefore, projects undertaken by San Mateo County Parks are not subject to zoning permit requirements. Local Coastal and General Plan requirements are, however, not exempted.

To briefly answer some of the concerns raised, the waterline will connect the existing water detention pond to the ranger’s station and will provide irrigation for the existing meadow and community garden. The water line will also provide water for fire suppression purposes. This project was approved by the Planning Commission on August 28, 2019. The full staff report is available on the San Mateo County Planning website under Public Hearings. The staff report can also be found [here](#).

### **AAC Agenda Packet Mailing List**

There was a comment raised regarding who receives mailed packets. In an effort to ensure all those who require hard copies of the agenda packets, Committee Member Sare recommended the Committee send an updated list to the County.

Staff Response: Persons who receive hard copies of the AAC agenda packets include all Committee Members, applicants, and those members of the public who have specifically requested to receive hard copies. Planning will reach out to members of the public currently on the email mailing list to inquire who would like to receive hard copies of the agenda packets.

### **Setting AAC Agendas and Meeting Cancellation**

Concerns were raised regarding the cancellation of consecutive meetings and a sentiment to have monthly meeting, regardless of planning items, were raised.

Staff Response: Agendas are set by the AAC Chairperson in collaboration with the AAC Planning Liaison. When setting the agenda, Planning Staff will inform the Chair of any pending planning permits while the Chair may bring forth other items the AAC body would like to have placed on the agenda. If any member of the AAC would like to have a topic discussed by the AAC body, the member must contact the Chair to request the topic be placed on an upcoming agenda.

Meetings are scheduled at the direction of the Chair. Meetings are cancelled if there are no planning items and if there are no other topics of discussion to be placed on the agenda. Pursuant to the [Brown Act](#), only items placed on the agenda for that meeting can be discussed.



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

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BJ Burns  
Jess Brown  
Judith Humburg  
Louie Figone  
William Cook

Fred Crowder  
Jim Howard  
Laura Richstone  
Robert Marsh  
Margaret Gunn

John Vars  
Lauren Silberman  
Ron Sturgeon

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

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**Meeting Minutes**  
**Regular Meeting September 9, 2019**

**1. Call to Order**

Robert Marsh, Committee Chairman, called the Regular Meeting of the Agricultural Advisory Committee (AAC) to order at 7:30 p.m. at the Ted Adcock Community Center - South Day Room, 535 Kelly Avenue, Half Moon Bay, California.

**2. Member Roll Call**

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

Regular Voting Members Present

Judith Humburg  
BJ Burns  
Natalie Sare  
Louie Figone  
Cynthia Duenas  
John Vars  
William Cook  
Peter Marchi  
Robert Marsh  
Ron Sturgeon

Regular Voting Members Absent

Lauren Silberman

Nonvoting Members Present

Jess Brown, San Mateo County Farm Bureau Executive Director  
Fred Crowder, San Mateo County Agricultural Commissioner

Nonvoting Members Absent

Jim Howard, NRCS  
Maggie La Rochelle Gunn, UC Co-Op Extension

**3. Oath of Office for Judith Humburg, Peter Marchi, Natalie Sare, and Cynthia Duenas**

Though agendized as Item 3 in the circulated agenda, the oath of office for the new members occurred after Public Comments for items not on the Agenda were discussed. Judith Humburg was sworn in previously at the County seat. Fred Crowder performed the oath of office for Perter Marchi, Natalie Sare, and Cynthia Duenas.

**4. Public Comments for Items Not on the Agenda**

Resource Conservation District (RCD Agricultural Ombudsman) Adria Arko stated that she is interviewing members of the AAC to conduct a performance evaluation of the AAC to hear members' experience and expectations of the AAC. Adria stated that the RCD will not be taking over the running of the AAC. In light of Planning Department Staff in Challenges Adria stated that the RCD is exploring providing meeting facilitation where possible and that the first step in the RCD providing facilitation is by preforming a program evaluation.

The Chair stressed the need for Planning to staff the meetings to answer questions where necessary so that the AAC can provide appropriate recommendations on projects.

A member of the public (Donte) inquired if the County is still mailing out hard copies of the packets.

Committee Member Sare raise the issue of signage along Highway 92 and read aloud an August 22, 2019 County letter entitled Signs Along San Mateo County Scenic Corridor that was sent to the owners on Highway 92. Committee Member Sare stated that signage along Highway 92 is the purview of the AAC and should be heard before the Committee. Committee Member Sare stated that there is a distinction between signage for agritourism events and signs for ongoing year around agriculture. She stated that agriculture can occur without agritourism and that agritourism signage is regulated by the Agritourism Guidelines while signage for straight agriculture is controlled by the LCP. Committee Member Sare stated that signage for agritourism events is limited to 45 days and can be allowed off premises but signage for year around agricultural activities is different and should be considered separate from agritourism signage. Committee Member Sare requested that there should be clarification about how the County will be regulating signs along Highway 92.

Adria Arko clarified that the issue of signage and signage compliance with existing regulations along Highway 92 was raised by the Planning Commission. Adria stated that she is available to the agricultural community to facilitate a meeting with the Planning Department.

Committee Member Burns concurred that he believed the County enforcement of signage along Highway 92 was borne out of a complaint received by the Planning Department.

Member of the public Kerry Burke stated that a Planning Commissioner did attend a previous AAC meeting to discuss concerns regarding the visual impacts of signage along Highway 92. She stated that the letter issued by the Planning Department was prompted by this concern from the Planning Commission. Ms. Burke agreed with Committee Member Sare's statement that there is a distinction between agritourism signage vs. seasonal signage for certain uses vs. permanent signage for ongoing agricultural uses. Ms. Burke stated that there signage along Highway 92 will include legal non-conforming structures, and structures/signs that predated the LCP since agricultural activity on the coast has occurred long before the Coastal Act. Ms. Burke stated that a conversation regarding signage along Highway 92 is worth discussing to determine what signage is appropriate and reasonable for different types of agricultural uses.

Committee Member Sare commented that signage is not allowed in the State right-of-way but noted that property owners own to the middle of the highway with those road areas encumbered by a CalTrans easement.

A Committee Member stated signage would most likely be allowed all year around in the right-of-way with a CalTrans encroachment and stated that was something to look into.

Committee Member Peter Marchi agreed that clarification on the signage issue is needed and stated that he does not want the agricultural community to lose their ability to have signage either for agritourism events or permanent signage for the farms. With owners owning till the middle of the street you can have signs on your own property.

Chairperson Marsh agreed with the sentiments made and requested the item be put on the next agenda for further discussion and clarification.

5. **Consideration of an Agricultural Preserve and California Land Conservation (Williamson) Act Farmland Security Zone Contract on a 73.87-acre parcel. The parcel is developed with a barn, greenhouses, two sheds, farm stand, four farm labor housing units, and irrigation pond. Approximately 48 acres of the parcel are currently in agricultural production and include 34 acres of mixed row crops and 14 acres of sheep pasture. The parcel is bordered by La Honda Road to the north and San Gregorio Creek to the south and contains 71 acres of prime agricultural land and 3 acres of non-prime agricultural land. County File Number: PLN2019-00209. Location: 950 La Honda Road, San Gregorio; APN: 081-250-020; Applicant: Peninsula Open Space Trust (POST).**

Chairperson Marsh asked for clarification about the size of the property and what acreage would be placed in the agriculture preserve.

POST replied that the size of the property is approximately 74 acres and that the project description broke the property into what is farmed, what is riparian etc. POST state that 48 acres are currently in agricultural production and that about 13 acres are creek and creek habitat. POST clarified that the whole property, 74 acres would be placed under the agricultural preserve.

A Committee Member inquired how the relatively small acreage set aside for sheep grazing would be able to support the sheep.

A member of the public associated with POST Ryan clarified that the sheep are not kept on the parcel year around and are only brought out during the summer to graze areas that are not needed for active agriculture.

A Committee Member stated that barn permits, especially those in the scenic corridor, should be reviewed by the AAC. This Committee Member stated that there as a case in which a barn proposed in Pescadero did not come before the AAC but was issued even though the Williamson Act Contract on the parcel was out of conformance. This Committee Member stated that the AAC would have been able to inform Planning staff of such an issue if the project came before the Committee due to the Committee's knowledge of who is farming what.

Chairperson Marsh remembered this project and brought up this issue with Planning staff. Chair Marsh stated that there was a proposal to install a bathroom in the barn which resulted in a large septic system and leech lines located in prime agricultural soils where he believes they could have been placed in a non-prime soil area to reduce the loss and conversion of agricultural land. Chair Marsh stated is desire to have the AAC review these types of projects to provide input on the proposed location of barns in the PAD so that good agricultural land is not unnecessarily lost/converted.

Member of the Public Ryan stated that the proposed barn will be in the same footprint of the old barn.

POST clarified that because the barn only required a CDx, did not require a PAD permit and that is why the AAC did not review the barn proposal for this POST project.

Member of the Public Kerry Burke stated that agriculture, and barns to support agriculture, are allowed by right in the PAD which is why such proposals do not come before the AAC. Ms. Burke stated that residential projects or commercial recreation projects, or any other projects that require a PAD permit, require recommendation by the AAC. Ms. Burke noted that in the past the AAC has offered to review all projects within the PAD and even agricultural projects in the RM and RM-CZ, however this offer was not taken up by the Planning Department. Ms. Burke stated that the stance of the Planning Department's was that uses allowed by right would not go before the AAC because they are not required to per the PAD regulations. Ms. Burke stated that the AAC has not historically reviewed barn proposal because they are allowed by right. She stated that while not all barn proposal may be legitimate for agriculture, the vast majority of proposals are. Ms. Burke also noted that there is a benefit to farmers for having barns allowed by right. She stated that the purpose of having uses allowed by right and not reviewed by the AAC is to move permitting process along, reduce permitting fees, and eliminate red tape

for farmers. Ms. Burke stated that the AAC can offer their services to the Planning Department and let their wishes be known that they would like to review such projects, but that the AAC cannot force the Planning Department to bring these types of projects before the AAC for review.

Committee Member Burns stated that he constructed a barn in 1976 located in the scenic corridor and that the project was challenged by the Coastal Commission.

Member of the public Kerry Burke stated that that particular situation was different because Committee Member Burns was challenged by the Coastal Commission not the County.

Committee Member Burns inferred that review by the AAC of barns in the scenic corridor could catch potential issues before projects are challenged by the Coastal Commission.

Member of the public Donte stated that the stance in previous AAC meetings was that if something was for agriculture, whatever it may be, that it should come before the AAC.

Committee Member Sare noted that the project includes 14 acres for sheep grazing and inquired if anyone was familiar with the LCP requirement of animals per acre

Member of the public Ryan clarified that the sheep grazing operation is not a major component of this project, that only a small portion of land is set aside each year for sheep, and that he is not sure how long he will continue graze the sheep. Ryan further stated that the project would be meeting the income requirements for his crops rather than the land utilization requirements for grazing animals to qualify for the Williamson Act contract.

Committee Member Marchi inquired what the minimum dollar criteria was necessary for this land to qualify for Williamson Act.

Member of the public Kerry Burke stated she believed the minimum income for the property would be \$17,000. She further stated that a significant amount of public dollars has been invested into the property such as the property's farm labor housing and a tax break for the Williamson Act and wished the proposal would be successful.

Committee Member Sare stated that the property is owned by POST and inquired so why a tax exempt company was seeking a tax break through the Williamson Act program.

Chairperson Marsh stated that he dealt with POST in the past and had a similar question. Chair Marsh stated that from his understanding POST must pay current taxes on a property if they rent or lease the land. If the land is not rented or leased then POST does not pay taxes on the property.

POST clarified that they are paying full market taxes on the land because we are leasing it for revenue. POST stated their long term plan is to sell the property to Ryan who is currently leasing the property. POST stated that the proposed Williamson Act contract would benefit them in the short term by receiving relief from paying the full market taxes on the property and set Ryan up for success in the future.

Committee Member Cook stated that he was not familiar with the separate Farmland Security Zone (FSZ) designation of the property and asked for clarification on what the FSZ is and its benefit and inquired how long it would take to come out of the FSZ contract.

Member of the public Ryan stated that there are two types of agricultural contracts on this property: a standard Williamson Act contract and a Farmland Security Zone Contract (FSZC). Ryan clarified that the FSZC is a longer more stringent contract in return for a greater property tax benefit.

Member of the public Kerry Burk stated that FSZCs are for 20 years, that they are annually self-renewing unless you opt out, and take 19 years to come out of contract.

Member of the public Dante inquired if non-compliant contracted parcels are immediately thrown out of their Williamson Act contract. e they out immediately?

A Committee Member stated that non-compliant properties have 3 years to show compliance. If they cannot prove compliance within that time frame the contract is cancelled and it will take 9 years to come out of contract.

A Committee Member inquired if the proposed Williamson Act contract will affect MidPen's interest in the riparian corridor on the property.

Member of the public Ryan: stated that the proposed Williamson Act contract will have a partial exemption on the acreage for the riparian corridor that is not farmed but is managed by POST for conservation purposes. POST would still own the land and is talks with MidPen regarding possible restoration activities.

POST clarified that the whole parcel will be under Williamson Act contract but the area that is managed by POST and/or MidPen may see adjustments. POST stated that MidPen has an interest in the San Gregorio watershed and they may have an interested in performing stream restoration on the property. POST stated that MidPen would not have ownership of the riparian areas of the parcel but may have easement rights for restoration purposes but that there are no specifics at this time.

A Committee Member inquired if there will be any financial compensation from MidPen to POST to do the work on the property.

POST responded that MidPen may pay for the restoration.

Committee Member Cook noted that the contract contained language pertaining to possible future incorporation of San Gregorio. Committee Member Cook inquired if the project would remain under contract if San Gregorio was ever incorporated.

Member of the public Kerry Burke stated that shed believe it was highly unlikely that San Gregorio could possibly qualify to become an incorporated entity.

Chairperson Marsh stated that if San Gregorio was incorporated that it would not include farmland in the PAD.

Committee Member Burns made a motion to recommend approval of the proposed Williamson Action. This motion was seconded by Committee Member Cook. This motion was approved (9 ayes – 0 no’s – 1 abstain)

General Discussion Following Agendized Item

Chairperson Marsh stated his concern regarding the cancellation of multiple meetings and raised the issue of a project at Quarry Park in the PAD that was not heard by the Committee. He stated that he asked the County why the project was not heard by the AAC and speculated that the AAC may not be seeing permits because the right people (i.e. those that are not familiar with the PAD zoning) are not putting projects on the agenda. Chair Marsh then informed the Committee if they would like to an item to be placed on the agenda to contact him so he can work with County Staff to place the item on the agenda. Chair Marsh also stated his desire to have meetings every month with or without planning permits to discuss so that the Committee can educate new members and themselves on the existing regulations.

A Committee Member inquired what the AAC could do to formalize that they want a monthly meeting irrespective of planning permits.

A separate Committee Member inquired if that was something that they could vote on now.

Member of the public Kerry Burke stated that the Committee had to be careful with the Brown Act.

Adria Arko stated that the Brown Act requires an agenda, that the agenda is circulated to the public, and that Committee Members must stick to any only discuss the specific items on the agenda unless items are raised by the public during public comment. If the committee would like to meet every month Ms. Arko suggested that the Committee keep a running list for Planning Staff about topics that need to be addressed or trainings the Committee would like.

A Committee Member stated that he believes that the AAC should insist that meetings be staffed by the planning Department so questions can be answered and the AAC can make appropriate recommendations.

A Member of public stated that they would like the Committee to make an inquiry about the state of Cannabis in the County, why applications are not as numerous as seen in other counties and why it is not as profitable as it should be.

Committee Member Sare raised the issue of who the County provides physical copies of agenda packets to and inquired if the Committee could provide a list of those who would like mailed agenda packets to the County to ensure everyone is able to access AAC materials.

**6. Consideration of the Action Minutes for the June 10, 2019 regular meeting.**

Committee Member Burns made the following corrections: (1) a correction to the June 2019 roll call sheet to state that committee members BJ Burns, Louie

Figone, Robert March, and Jess Brown were in attendance and that Ron Sturgeon was not in attendance, and (2) a correction to state that the next meeting was in October.

San Mateo County Agricultural Commissioner Fred Crowder made the following corrections: (1) a correction to page 2 to clarify that it has to clarify that it has been 2 years since Elkus had an incident with mountain lions, (2) a correction to page 2 correcting the spelling of fawns to fauns, (3) correction on page 2 correcting the spelling of Crowded to Crowder, (4) a correction to page 4 to state the County is no longer in quarantine.

Chairperson Marsh made the following corrections: (1) a correction to page 6 to clarify Committee Member Sare was not a Committee member when she made a correction to the minutes and (2) a clarification to page 6 to state that the hills have not been in agricultural production since 1996 but that the flats are still farmed.

Committee Member Burns stated that the June minutes identified that a report was available in January regarding the cattle deaths but that they didn't hear anything until July.

San Mateo County Agricultural Commissioner Fred Crowder stated that a report similar to the findings outlined in April to the Farm Bureau. Mr. Crowder stated that the January report was circulated and that comments were received by Committee Member Sturgeon. Mr. Crowder clarified that the January report was not about knowing what caused the cattle deaths but about knowing that the cause of death was not a foreign animal disease and that a quarantine was not required. This determination was made by the State Vet. The State Vet did not know what the toxicant was or what caused the deaths but they knew at that time it was not foreign animal disease and did not present a risk to the broader animal community. Mr. Crowder stated that he would be glad to forward the report to Committee Member Burns.

Committee Member Burns accepted.

An unidentified Committee Member made a motion to approve the minutes as corrected. This motion was seconded by a second unidentified Committee Member. This motion was approved (7 ayes – 0 no's – 2 abstain).

#### **7. Community Development Director's Report**

An unidentified committee member inquired if the CDX's came before the committee for review or just for information.

Multiple members of the committee confirmed that the CDX list was just for information.

#### **8. Adjournment (8:30 p.m.)**

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

**DATE:** November 18, 2019

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

**CONTACT INFORMATION:** Laura Richstone, Planner II, 650-363-1829, [lrichstone@smcgov.org](mailto:lrichstone@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 August 1, 2019 to October 31, 2019.

**PLANNED AGRICULTURAL DISTRICT PERMIT OUTCOMES**

The Planning Commission approved one PAD permit for an Architectural Review Exemption, Coastal Development Permit and Planned Agricultural District Permit, to drill a domestic well to serve a future single-family dwelling on a vacant parcel on October 9, 2019.

**UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS**

No PAD Permits were submitted during this time period

**COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS**

Eight rural CDX applications were submitted from August 1, 2019 to October 31, 2019. Please see the attached status report regarding the CDX applications. The CDX list includes a description of the projects. Projects are available for public review at the San Mateo County Planning Department Office.

**ADDITIONAL ANNOUNCEMENTS**

The next regular meeting of the AAC is scheduled for December 9, 2019. The meeting will be held at the Ted Adcock Community Center – South Day Room 535 Kelly Avenue, Half Moon Bay, CA 94019.

# COUNTY OF SAN MATEO

Count Distinct(RECORD ID)
8

Permit Number	RECORD NAME	DATE OPENED	DESCRIPTION	APN	ADDR FULL LINE1	RECORD STATUS
<a href="#">PLN2019-00357</a>	WATER TANK	9/10/2019	Coastal Development Permit Exemption for a well equipment building (water purification system) and a 5000 gallon water tank.	087110020	PESCADERO RD, PESCADERO, CA null	Advisory Committee
<a href="#">PLN2019-00388</a>	WATER TANKS	9/24/2019	CDX to allow for the installation of three 3,000 gallon sized water tanks and associated piping for irrigation on an existing ag. parcel. Associated with BLD2019-01937	081350150	BEAR GULCH RD, SAN GREGORIO, CA null	Approved
<a href="#">PLN2019-00381</a>	REMODEL	9/19/2019	Coastal Development Permit Exemption for kitchen and bathroom remodel of existing structure. No change to use.	087110020	PESCADERO RD, PESCADERO, CA null	Submitted
<a href="#">PLN2019-00344</a>	CHILD CARE CENTER	9/4/2019	CDX for tenant improvements to establish Puente Child Care facility within a former Admin school office building; no expansion of septic required, associated w/BLD2018-01840.	086011090	NORTH ST, PESCADERO, CA	Approved
<a href="#">PLN2019-00379</a>	GREENHOUSE, BARN CONVERSION	9/19/2019	REVISED 10/02/2019 - After-the-fact Staff-Level Coastal Development Permit and PAD Permit to allow a 26' x 30' Greenhouse (780 sq. ft.) associated with active agricultural use [noted as Building 13] and to allow the conversion of 1324 sq.ft. (24%) of an existing 5,592 sq.ft. barn into six offices, two bathrooms, a lunch room, lounge, and storage for ranch headquarters [noted as Building 20]. The project is located in the PAD/CD . The CDP is not appealable to the Coastal Commission 09/23/2019- After-the-fact Staff-Level Coastal Development Permit and PAD Permit for a 26' x 30' Greenhouse (780 sq. ft.) in PAD/CD associated with active agricultural use. The CDP is not appealable to the Coastal Commission.	087110020	PESCADERO RD, PESCADERO, CA	Agency Referrals
<a href="#">PLN2019-00394</a>	TEMPORARY TENT	9/27/2019	CDX for temporary 46'x85' tent. Removal date is 10/20/19.	089200200	ROSSI RD, PESCADERO, CA	Approved
<a href="#">PLN2019-00448</a>	GROUND MOUNTED SOLAR	10/30/2019	Coastal Development Exemption to allow an expanded ground mounted solar array (there is an existing array located on the property) to be added.	066330030	TUNITAS CREEK LN, HALF MOON BAY, CA	Approved
<a href="#">PLN2019-00346</a>	SHED	9/5/2019	CDX for a 120 sq.ft. prefabricated shed in the rear of the property. This project is exempt from building permits	086111050	WATER LN, PESCADERO, CA null	Submitted