

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

DATE: July 13, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit and a Planned Agricultural District Permit to convert an existing agricultural well to a domestic water source to serve a new bathroom in an existing barn located at 513 Stage Road in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00052 (Ellis)

PROPOSAL

The applicant proposes to convert an existing agricultural well to a domestic well source to provide potable water to a new bathroom for farm worker use that will consist of a toilet, sink, and shower in an existing barn on a 11.07-acre parcel located at 513 Stage Road in Pescadero. A tankless hot water heater and a 250-gallon propane tank will be installed on the south side of the barn to provide hot water to the sink and shower. The domestic well source will also serve two hose bibs installed on the exterior walls of the barn. No residential use is proposed on the property. The well will continue to be the primary agricultural water source for the property.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Planned Agricultural District Permit, County File Number PLN 2016-00052, by making the required findings and adopting the conditions of approval in Attachment A.

SUMMARY

The conversion of the existing agricultural well for domestic use, as proposed and conditioned, complies with the applicable policies and standards of the General Plan, the Local Coastal Program, and the Zoning Regulations.

The existing well will have sufficient water to supply both the domestic and intended agricultural uses on the property. The well produces 828 gallons per hour. The proposed domestic water use will be approximately 50 to 200 gallons per day for the

limited daytime farm worker use of the new bathroom and 312.5 gallons per hour for the property owner's planned drip irrigation system to support organic berry farming. New utilities will be clustered in the front developed area of the parcel in order to retain the remaining acreage for agricultural uses. Additionally, existing topography and vegetation will minimize any adverse visual impacts of the project on public views.

The Environmental Health Division regulations require that the well be certified as a "domestic" water source in order for the well to serve any fixtures that are considered a source for potable water, including the proposed toilet, sink, shower, and exterior hose bibs.

The Agricultural Advisory Committee has recommended denial of the project on the basis that there is no current ongoing agricultural activity being conducted on-site. However, the well conversion and utility units will serve a new bathroom in the existing agricultural storage barn to provide basic on-site amenities to support farm worker(s) to be on-site. At present, there are no such amenities on-site. Staff considers these basic amenities to be supportive to agricultural uses, including to the establishment of agriculture, as proposed by the property owners. Therefore, staff is recommending approval of the project.

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

DATE: July 13, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit and a Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, to convert an existing agricultural well to a domestic water source to serve a new bathroom in an existing barn located at 513 Stage Road in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00052 (Ellis)

PROPOSAL

The applicant proposes to convert an existing agricultural well to a domestic well source to provide potable water to a new bathroom for farm worker use that will consist of a toilet, sink, and shower in an existing barn on an 11.07-acre parcel located at 513 Stage Road in Pescadero. The well is located approximately 20 feet from the existing legal barn. A tankless hot water heater and 250-gallon propane tank will be installed on the south side of the barn to provide hot water to the sink and shower. The domestic well source will also serve two hose bibs installed on the exterior walls of the barn. No residential use is proposed on the property.

The well will continue to be the primary agricultural water source for the property. However, Environmental Health Division regulations require that the well be certified as a “domestic” water source in order for the well to serve any fixtures that are considered a source for potable water, including the proposed toilet, sink, shower, and exterior hose bibs.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Planned Agricultural District Permit, County File Number PLN 2016-00052, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner; Telephone 650/363-1815

Owner/Applicant: James and Cynthia Ellis

Location: 513 Stage Road, Pescadero

APN: 086-101-010

Parcel Size: 11.07 acres

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

General Plan Designation: Agriculture

Existing Land Use: Existing agricultural storage barn and water tanks. The property owner is currently working toward establishing organic berry crops. See Attachment F for a detailed description of the property owners' agricultural plans for the property.

Water Supply: Existing agricultural well.

Sewage Disposal: Existing septic system, currently not in use.

Flood Zone: Flood Zone X (areas of minimal flooding) and AE (floodway); Community Panel Number 06081C0369E, effective October 16, 2012. The project is located in Flood Zone X.

Williamson Act: The project site's Williamson Act contract, AP 78-04, was non-renewed on November 5, 2014, PLN 2014-00250. The contract will expire on December 31, 2023.

Environmental Evaluation: The project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA), for the construction and location of limited new, small structures, and the conversion of existing structures from one use to another as the project includes the installation of a 250-gallon propane tank, tankless water heater, and certification of the existing agricultural well for domestic use to serve a new bathroom within the existing agricultural barn and for two exterior hose bibs.

Setting: The project parcel is located on the northwest corner of the Stage Road and North Street intersection. The existing barn is located 50 ft. from the front property line behind a berm that screens the building from Stage Road. The remaining parcel is relatively flat. Bradley Creek runs along the west (rear) and north (side) property lines. The remaining land is currently vacant and intended to support organic berry crops.

Chronology:

<u>Date</u>	<u>Action</u>
March 29, 2013	- Coastal Development Exemption, PLN 2013-00104, approved to drill an agricultural well on the parcel.
November 5, 2014	- Williamson Act non-renewal, PLN 2014-00250, recorded.
November 14, 2014	- Coastal Development Exemption, PLN 2014-00385, approved to construct a 1,152 sq. ft. agricultural storage barn with 4 roll-up bays and a bathroom, along with associated supporting improvements (two water storage tanks, septic system, access driveway).
April 2, 2015	- Building Permit submitted for the new agricultural storage barn and associated improvements, BLD 2015-00542.
February 9, 2016	- Building Permit, BLD 2015-00542, revision submitted to eliminate bathroom and add cautionary signage at exterior hose bibs that water is non-potable.
February 9, 2016	- Application submitted for the subject Coastal Development Permit and Planned Agricultural District Permit to certify the agricultural well as a domestic water source.
February 25, 2016	- Building Permit, BLD 2015-00542, finalized.
April 11, 2016	- Recommendation from the Agricultural Advisory Committee to deny the subject application. See Agricultural Advisory Committee Section below for discussion.

DISCUSSION

A. KEY ISSUES

1. Conformity with the General Plan

Staff has reviewed and determined that the project complies with all of the applicable General Plan policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) and Policy 1.27 (*Protect Fish and Wildlife Resources*) seek to regulate land uses and development activities to

prevent, and/or mitigate to the extent possible, significant adverse impacts on vegetative, water, fish and wildlife resources.

The project proposes to certify an approved existing agricultural well on the property for domestic use, pursuant to the Environmental Health Division's requirement, in order to serve as a potable water source for a new bathroom within the existing barn for farm worker use, and to serve exterior hose bibs that could be used as a potable water source. The conversion process involves testing of the well to ensure adequate quality and quantity standards per the Environmental Health Division's regulations. The proposed propane tank will be located 10 feet south of the agricultural barn in a previously disturbed area.

Furthermore, the existing well is located over 300 feet from Bradley Creek along the northern (side) property line and from Pescadero Creek which runs south of the parcel, and over 500 feet from Bradley Creek along the western (rear) property line. Therefore, the project will not have any adverse impacts to creeks or potential riparian corridors.

b. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*), Policy 2.20 (*Regulate Location and Design of Development in Areas with Productive Soil Resources*), and Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Soil Erosion*) seek to minimize grading, prevent soil erosion and sedimentation, among other ways, by ensuring disturbed areas are stabilized; and protect productive soil resources including, but not limited to, measures which require clustering of structures.

The project site is designated as Prime Farmland and Productive Soils with Agricultural Capability according to the General Plan Maps. Additionally, the project site consists of prime agricultural lands as defined by the Local Coastal Program. The project will require minimal ground disturbance of already disturbed areas since the well has already been constructed as an agricultural well on the property. Furthermore, the proposed propane tank will be located in close proximity to the barn to ensure that development remains clustered in the front of the property so that the remaining acreage is available for agricultural use.

Since purchasing the property in 2013, the property owners have been working toward establishing an organic berry farm on the subject parcel. As part of this plan, they have constructed an agricultural

storage barn that houses their farming equipment and installed an agricultural well to support proposed farming activities. The soil has been repeatedly tilled and to meet requirements for organic certification, the property owners let the ground go fallow for one year, planted a cover crop of mustard in the second year, and are now awaiting the first delivery of 5,000 olallieberry plants from a supplier in Visalia. See Attachment F for a detailed description of the property owners' agricultural plans for the property.

c. Visual Quality

Policy 4.15 (*Appearance of New Development*), Policy 4.21 (*Utility Structures*), Policy 4.24 (*Rural Development Design Concept*), and Policy 4.25 (*Location of Structures*) seek to regulate development to promote and enhance good design, site relationships, and other aesthetic considerations; minimize the adverse visual quality of utility structures, including by clustering utilities; protect and enhance the visual quality of scenic corridors; and install new distribution lines underground.

The subject property is located in the State Road County Scenic Corridor. The property is located on the west side of Stage Road, at the northwest corner of the Stage Road and North Street intersection. New exterior development associated with this project is limited to a 250-gallon above-ground propane tank and a tankless water heater unit to serve the bathroom. Both utility units will be located on the south side, and in close proximity to, the existing barn. The new utilities will be screened from public views along Stage Road by existing topography and vegetation, as is a majority of the existing barn. Therefore, the project will introduce no new visual impacts to the area.

d. Rural Land Use

Policy 9.23 (*Land Use Compatibility in Rural Lands*), Policy 9.28 (*Encourage Existing and Potential Agricultural Activities*), and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) seek to encourage compatible land uses in order to promote the health, safety, and economy, and seek to maintain the scenic and harmonious nature of the rural lands; cluster development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural and other resources; and encourage agricultural activities on soils with agricultural capability which are currently not in production.

The project parcel has a General Plan land use designation of "Agriculture." Furthermore, the parcel is classified as having productive soils for irrigated row crops and soil dependent floriculture pursuant to the County General Plan's Productive Soil Resources map. The well will have sufficient water to supply both the domestic and intended agricultural uses on the property. New utility units will be clustered in the developed area of the parcel in order to retain the remaining acreage for agricultural uses. Additionally, existing topography and vegetative screening will minimize any adverse visual impacts of the project.

The well conversion and new utility units will serve a proposed bathroom in the existing barn to provide the basic amenities on-site for use by a farm worker throughout the day and for clean-up at the end of a workday. At present, there are no such amenities on-site. Staff considers these basic amenities to be supportive of agricultural use, including the establishment of agriculture, on the property. No residential use is proposed on the property.

e. Water Supply

Policy 10.15 (*Water Supplies in Rural Areas*), Policy 10.19 (*Domestic Water Supply*), and Policy 10.20 (*Well Location and Construction*) encourage the use of wells, water systems or springs instead of surface water for domestic water supply and require domestic wells to be located an adequate distance away from the normal watercourse of a stream in order to minimize impacts upon downstream surface water supplies.

The County Environmental Health Division requires agricultural wells that serve potable water sources (including bathroom fixtures and hose bibs) to be certified (also referred to as "converted") for domestic use. The certification process ensures that the well complies with quality and quantity standards to serve the intended use.

The Environmental Health Division requires a well that will be used as a potable water source (where water could be consumed by humans) to produce 2.5 gallons per minute, or 150 gallons per hour. The existing agricultural well has been certified by the Environmental Health Division as producing 13.8 gallons per minute, or 828 gallons per hour. The proposed domestic water use will be approximately 50 to 200 gallons per day as the bathroom will be limited to day time farm worker use. Agricultural water use will consist of a drip irrigation system to support 5,000 olallieberry plants over 4 acres. The system will consist of 8 automatic control valves designed to provide 0.5 gallons per hour of water per plant (see Attachment E). The

system will have a control clock and be timed for single valve use (i.e., only one valve will be active at a time) with each valve providing 312.5 gallons of water per hour to 625 plants (per valve). The control clock will be set to run with a three hour rest between valve starts. Therefore, the converted well will be able to serve the potable water demands as well as the intended agricultural use for the property.

Furthermore, the well meets the minimum locational standards of the Environmental Health Division as the subject well is located over 300 ft. from any nearby creek, where 100 ft. is the minimum required, and approximately 340 ft. north of the nearest adjacent private well, where 50 ft. is the minimum required. Additionally, water use to support the bathroom will be minimal as the bathroom will be limited to daytime farm worker use. Therefore, the proposed use of the well to serve a new bathroom is not expected to adversely impact any surface or well water supplies in the area.

2. Conformity with the Local Coastal Program

Staff has reviewed and determined that the project complies with all of the applicable Local Coastal Program Policies, including the following:

a. Locating and Planning New Development Component

Policy 1.1 (*Coastal Development Permits*) and Policy 1.2 (*Definition of Development*) require a Coastal Development Permit (CDP) for all development in the Coastal Zone, with the definition of development including changes in the intensity of water use. Furthermore, Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) allows new development in rural areas when it is demonstrated that coastal resources will not be adversely impacted or that the ability to keep prime agricultural land in agricultural production is not diminished.

As previously discussed, the converted well will not increase the development footprint on the property and the new utility units will be located in close proximity to existing development on the property, which is all clustered in the front southern portion of the property in order to retain as much acreage for agricultural use as possible. Coastal resources are not significantly impacted due to the well already being in place and since the new utility units will be clustered within this already disturbed area of development. Visual impacts are minimized due to the proposed location of the new utility units relative to existing development and topographic and vegetative screening from Stage Road. Furthermore, impacts to water resources and sensitive habitats are avoided given the location of the project relative

to any nearby creeks or waterways and minimal proposed ground disturbance needed to implement the project.

b. Agricultural Component

Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) and Policy 5.8 (*Conversion of Prime Agricultural Land Designated as Agriculture*) seek to permit non-residential development customarily considered accessory to agricultural uses and conditionally permit domestic wells on prime agricultural land when a) no alternative site exists, b) the productivity of adjacent agricultural land will not be diminished, and c) permitted uses will not impair agricultural viability.

The parcel consists entirely of prime agricultural land as it contains Dublin clay and Soquel loam soils, which are both rated as Class II soils according to the U.S. Department of Agriculture, Natural Resources Conservation Service's Web Soil Survey. Despite the well conversion for "domestic" use, the project will not introduce any residential land use on the property as the well conversion is only required by the Environmental Health Division to certify it as a potable water source to the new bathroom fixtures and exterior hose bibs. The project will generate minimal new expansion of the existing development footprint and, as proposed, will maintain the clustering of development in the front of the property to ensure the remaining acreage is available for agriculture. Furthermore, the well produces enough water to serve the bathroom and intended agricultural uses for the property.

c. Sensitive Habitats Component

Policy 7.3 (*Protection of Sensitive Habitats*) prohibits development in areas that would have significant adverse impacts on sensitive habitat areas.

As previously discussed, the project area is not located in close proximity to any creek or waterway and will be sited in a previously disturbed area and in close proximity to existing development on the parcel. See Section A.1.a-b. for further discussion.

d. Visual Resources Component

Policy 8.5 (*Location of Development*) requires new development to be located on a portion of the parcel where development would be least visible from scenic roadways and least likely to significantly impact views from public viewpoints.

As previously discussed, the project will not result in significant visual impacts from public viewpoints as the proposed new development is limited to a new tankless hot water heater that will be mounted to the exterior barn elevation and a propane tank that will be 10 feet away from the barn. Both units will be located on the south side of the barn where existing topography and vegetation, as well as the barn itself, will screen the new units from public viewpoints. See Section A.1.c. for further discussion.

3. Conformity with the Planned Agricultural District (PAD) Zoning Regulations

The project site is located within the Planned Agricultural District (PAD) and the entire parcel consists of Prime Agricultural Lands. Typically, domestic wells are a conditionally allowed use on Prime Agricultural Land and require the issuance of a PAD permit as they are most commonly associated with a single-family residence. The subject project proposes to convert an existing permitted agricultural well for domestic use as a requirement of the County Environmental Health Division to serve a new bathroom within an existing agricultural storage barn, as well as two hose bibs on the barn’s exterior walls. The bathroom will include a toilet, sink, and shower stall. The proposed fixtures are all required to be served by a domestic water source as they are all considered potable water sources by Environmental Health standards. There is no residential use on the property or proposed on the property. The bathroom is proposed to provide basic amenities for use by on-site farm workers. See Section A.1.b. for further discussion of the property owner’s agricultural intent for the property.

Staff has reviewed and determined that the project complies with all of the applicable PAD regulations, including the following:

a. Conformity with the PAD Development Standards

The project includes a new above-ground propane tank that is required to meet the following development standards:

Development Standards	Allowed	Proposed
Maximum Height	36 feet	<5 ft.
Minimum Front Yard	50 feet	>50 ft.
Minimum Side Yards	20 feet	>50 ft.
Minimum Rear Yard	20 feet	>50 ft.

b. Substantive Criteria for the Issuance of a Planned Agricultural District (PAD) Permit

Issuance of a PAD permit requires conformance with Section 6355 of the Zoning Regulations, as discussed below:

(1) General Criteria

Per Section 6355.A (General Criteria), the project must be consistent with the following:

- (a) The encroachment of all development upon land which is suitable for agricultural use shall be minimized.
- (b) All development permitted on a site shall be clustered.
- (c) Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code. Applicable criteria stated in these sections include location, siting and design to: (1) fit the environment and preserve the pre-existing character; (2) preserve and fit to the natural topography and minimize grading; and (3) not substantially detract from the natural characteristics or wildlife habitats.

As previously discussed, the project complies with the above criteria. For compliance with Items “(a) and (b),” see the LCP discussion section A.2, and for compliance with Item “c,” see the General Plan Policies discussion section A.1 of this report.

(2) Water Supply Criteria

The Water Supply Criteria seek to ensure that adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.

The project will not diminish water supplies for agricultural activities. See Section A.1.e. for discussion. Furthermore, the project will not diminish water supply for sensitive habitat protection as the project will be located over 300 ft. from any nearby creeks, and non-agricultural water use will be minimal to serve daytime use of a new bathroom for farm worker use.

(3) Criteria for the Conversion of Prime Agricultural Land

(a) General Criteria

Prime Agricultural Land shall not be converted to uses permitted by a Planned Agricultural Permit unless (a) no alternative site exists on the parcel for the use; (b) clearly defined buffer areas are provided between agricultural and non-agricultural uses; (c) the productivity of an adjacent agricultural land will not be diminished; and (d) public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality.

The project will not impact the agricultural viability of the parcel or any adjacent lands. The well is located in an already disturbed area on the property and the new propane tank will be clustered near the existing agricultural barn and require minimal ground disturbance to install. Furthermore, the conversion of the agricultural well for domestic use will not impact intended agricultural activities on the property and the project will not degrade air or water quality.

(b) Agriculturally-Related Uses Criteria

For uses ancillary to agriculture, the area of Prime Agricultural Land converted shall be as small as possible and in no case shall exceed 3 acres.

Although the project involves certifying an existing agricultural well for domestic use, the certification will serve to support a bathroom within an existing barn for farm worker use and therefore will support an ancillary use to agriculture. No residential use is proposed on the property. Furthermore, the project will involve minimal ground disturbance for a new propane tank to be located in an already disturbed area next to the barn.

B. AGRICULTURAL ADVISORY COMMITTEE

The project was reviewed by the Agricultural Advisory Committee (AAC) at their April 11, 2016 meeting. The AAC recommended denial of the project on the basis that there is no current ongoing agricultural use being conducted on the property.

Despite the AAC's recommendation for denial, Planning staff is recommending approval of the project on the basis that the bathroom will provide minimal on-site amenities for farm worker use that will support the owners' active pursuit of establishing agriculture on the property. Furthermore, despite the Environmental Health Division's requirement to certify the agricultural well for domestic use, it will still serve as the primary agricultural water supply to the property, and the project does not propose any residential uses.

C. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA), for the construction and location of limited new, small structures and the conversion of existing structures from one use to another as the project includes the installation of a 250-gallon propane tank, tankless water heater, and certification of the existing agricultural well for domestic use to serve a new bathroom within the existing agricultural barn.

D. REVIEWING AGENCIES

San Mateo County Building Inspection Section
San Mateo County Department of Public Works
San Mateo County Fire Department
San Mateo County Environmental Health Division
California Coastal Commission
Pescadero Municipal Advisory Council

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map and Project Site Enlargement Map
- C. Site Plan
- D. Floor Plan
- E. Proposed Water Use Letter, Simms Plumbing & Water Equipment, Inc.; dated March 18, 2016
- F. Proposed Agricultural Plan
- G. Agricultural Advisory Committee Meeting Minutes, April 11, 2016

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2016-00052

Hearing Date: July 13, 2016

Prepared By: Summer Burlison
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is exempt from environmental review, pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) for the construction and location of limited new, small structures and the conversion of existing structures from one use to another as the project includes the installation of a 250-gallon propane tank, tankless water heater, and certification of the existing agricultural well for domestic use to serve a new bathroom within the existing agricultural barn.

For the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically in regard to Locating and Planning New Development, Agriculture, Sensitive Habitats, and Visual Resources Components of the LCP. The project will not impose any adverse significant impacts on coastal resources as the project will not introduce any residential land use on the property and is clustered in the front of the property with existing development to ensure the remaining acreage is available for agriculture. Visual impacts are minimized due to the project's location relative to existing development and topographic and vegetative screening from Stage Road. Furthermore, impacts to water resources and sensitive habitats are avoided given the project's distance from nearby creeks or waterways.
3. That the project is not subject to public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the

Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of the Pescadero Marsh.

4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development, Agriculture, Sensitive Habitats, and Visual Resources Components, as discussed in detail in the Staff Report dated July 13, 2016.

For the Planned Agricultural District Permit, Find:

5. That the project, as described in the application and accompanying materials, complies with all applicable General Criteria for the issuance of a Planned Agricultural Permit contained in Section 6355.A of the County Zoning Regulations, as the project will maintain development in the front portion of the property to ensure the remaining acreage is available for agriculture. Furthermore, the project is located more than 300 ft. from the nearest waterway, will result in minimal ground disturbance, and will be screened from public views along Stage Road by existing topography and vegetation.
6. That the project will not diminish water supplies for agricultural activities or sensitive habitat protection as the project will have adequate water supply to serve the potable water demands (associated with the new bathroom) and the intended agricultural use for the property. Furthermore, the project will be located over 300 ft. from any nearby waterway and therefore will not result in any impacts to sensitive habitat.
7. That the project will not impact the agricultural viability of the parcel or any adjacent lands. Conversion of the agricultural well for domestic use will not impact intended agricultural activities on the property or degrade air or water quality. The project will provide for minimal on-site amenities for farm worker use and therefore is supportive to the establishment of agricultural uses on the property.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans as described in this report and approved by the Planning Commission on July 13, 2016. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The Coastal Development Permit and Planned Agricultural Permit shall be valid for one (1) year from the date of final approval, in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the

Building Inspector) shall have occurred within 180 days of its issuance. Any extension of these permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. This approval does not allow the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured at 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal.
4. All new utilities shall be installed underground from the nearest existing pole. No new poles are permitted to be installed.
5. This approval is not an authorization for any residential land use on the property.
6. The property owner, or designee, shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earthmoving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
7. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

Building Inspection Section

8. No work authorized under this approval shall commence prior to the issuance of a valid building permit.

San Mateo County Fire Department

9. All tanks must be of non-combustible materials.

Environmental Health Division

10. The applicant shall obtain a Permit to Operate from the Environmental Health Division to certify the well for domestic use.
11. The applicant shall comply with Title 22 Drinking Water Standards/Permit to Operate.

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San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



San Mateo County Planning Commission Meeting

Owner/Applicant:

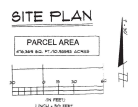
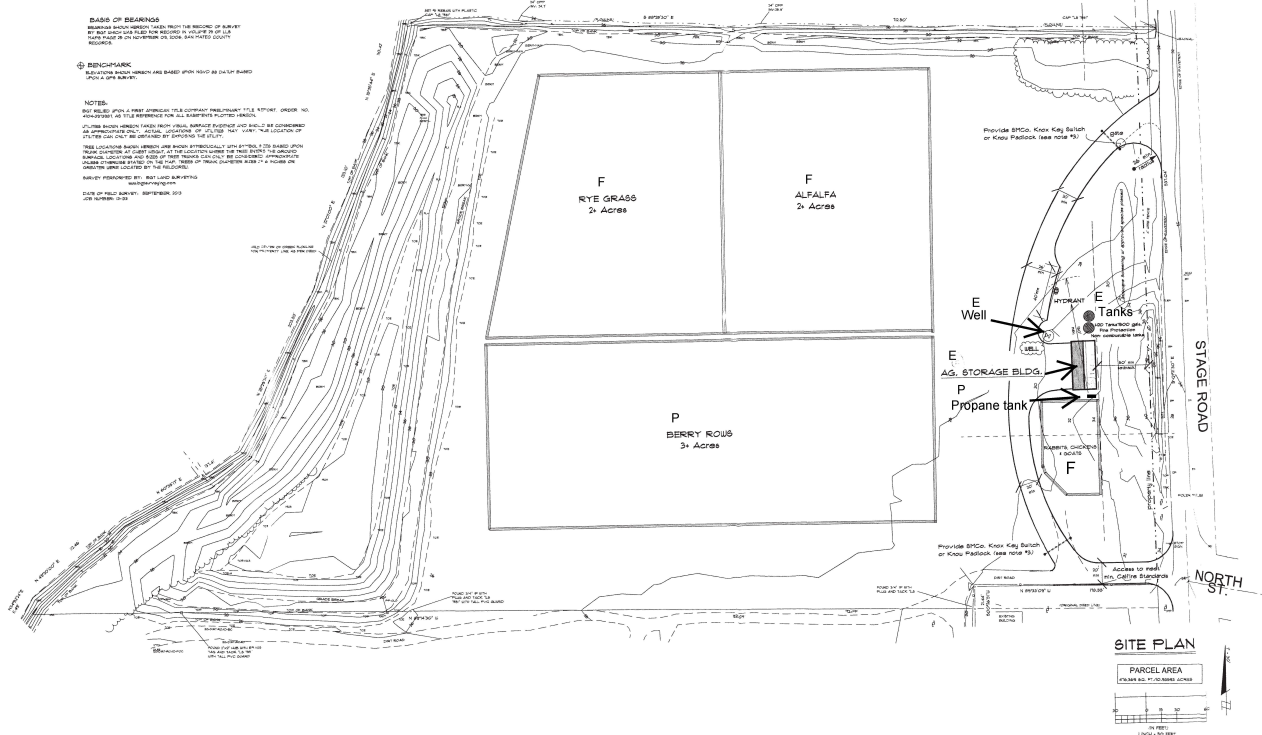
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File Numbers:

BASES OF BEARINGS
 BEARINGS AND DISTANCES TAKEN FROM THE RECORD OF SURVEY
 OF THE SAN MATEO COUNTY RECORDS IN VOLUME 18 OF THE
 SAN MATEO COUNTY RECORDS IN VOLUME 18 OF THE
 COUNTY RECORDS.

BENCHMARK
 SOLUTION WHICH WERE BASED UPON THIS BENCHMARK
 FOR A LATER DATE.

NOTES:
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR
 CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE
 APPROVAL OF THE COUNTY PLANNING COMMISSION.
 2. THE PLANNING COMMISSION HAS REVIEWED THIS PLAN AND HAS
 FOUND IT TO BE IN ACCORDANCE WITH THE ZONING ORDINANCE
 AND THE SUBDIVISION MAP ACT.
 3. THE PLANNING COMMISSION HAS REVIEWED THIS PLAN AND HAS
 FOUND IT TO BE IN ACCORDANCE WITH THE ZONING ORDINANCE
 AND THE SUBDIVISION MAP ACT.
 4. THE PLANNING COMMISSION HAS REVIEWED THIS PLAN AND HAS
 FOUND IT TO BE IN ACCORDANCE WITH THE ZONING ORDINANCE
 AND THE SUBDIVISION MAP ACT.
 5. THE PLANNING COMMISSION HAS REVIEWED THIS PLAN AND HAS
 FOUND IT TO BE IN ACCORDANCE WITH THE ZONING ORDINANCE
 AND THE SUBDIVISION MAP ACT.



E = Existing
 P = Proposed
 F = Future

RECEIVED
 FEB 0 2015
 San Mateo County
 Planning Division

PLN 2015-00052

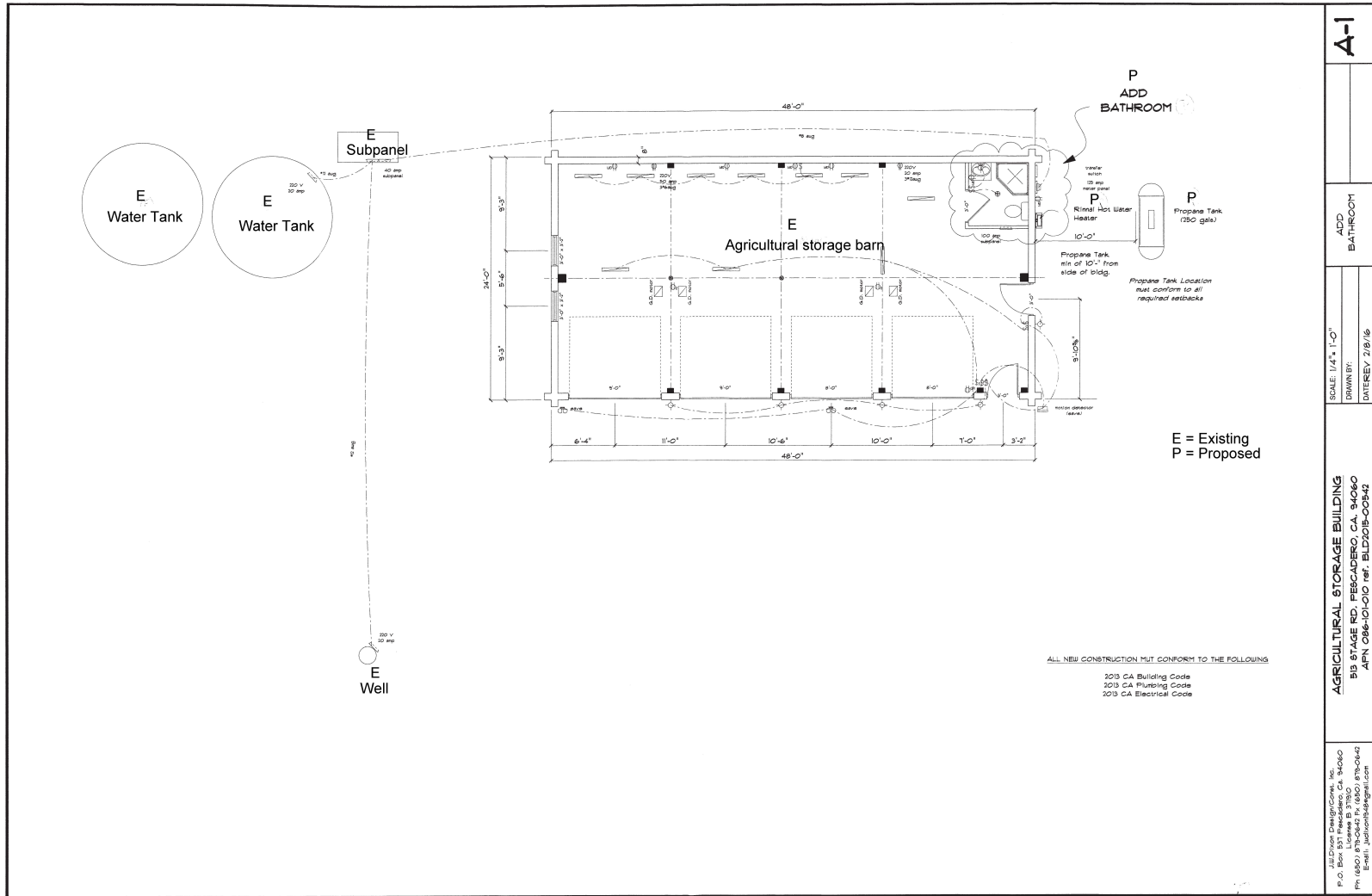
PAGE # 9-1
 APPROVED: _____
 SCALE: see scale bar
 DRAWN BY: _____
 DATE: Rev. 5/11/15
 AGRICULTURAL STORAGE BLDG.
 513 STAGE ROAD PESCADERO, CALIF. 94060
 APN: 086-001-010

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



A-1
ADD BATHROOM
SCALE: 1/4" = 1'-0"
DRAWN BY: DINTEREV 2/8/16
AGRICULTURAL STORAGE BUILDING 518 STAGE RD. PESCADERO, CA. 94060 APN 096-101-010 ref. BLD2015-005-42
JLL Design Design/Constr. Inc. P.O. Box 831 Pescadero, CA. 94060 Ph. (415) 879-0424 F. (415) 879-0422 Email: jll@jlldesign.com

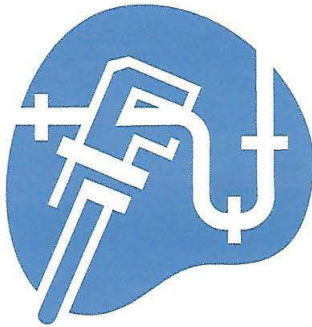
San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

Simms Plumbing & Water Equipment, Inc



Regarding 513 Stage Road Well Conversion:

Simms Plumbing completed the well draw down test and it was certified by Environmental Health to sustain 13.8 gallons per minute. A title "22" water analysis was completed. Iron and manganese levels will be treated by ozone or a water softener and water retested prior to issuance of the permit to operate.

The domestic water use in the barn will be a day time use related to the farm operation and water consumption will vary from 50 to 200 gallons per day.

The planned agricultural use is a designed drip system to support 5000 olallieberry plants over 4 acres.

The drip system will be designed to use .5 GPH/plant.

The system will be installed using 8 automatic control valves, each control valve will water at 312.5 GPH (5000/8=625 plants x .5 GPH = 312.50)

The well yield=13.8 GPM x 60 = 828 GPH. This well will support this watering without additional storage.

Respectfully,

Steve Simms

1805 Pescadero Road PO Box 9 Pescadero, CA 94060
 Tel 650-879-1823 & 650-879-0739
 Fax 650-879-0745
 Contractors License 725194

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



RANCHO OSO ROBLE DEVELOPMENT PLAN

Both Cindy and I grew up around our farming families and have dreamed of the possibility of passing this important legacy on to our children and grandchildren. After a two-year search, the property, located at 513 Stage Road, represented the opportunity to see out our life vision. We fully respect the 24/7/365 element of any farming. Along with this, we also cherish the rich historical farming and fishing heritage of this township.

After purchase of this plot of land, we have fully re-fenced the property, developed a well with two 5,000 gallon tank reservoirs, built an agro-storage building (our barn) and brought power to the well pump and barn. Our barn will continue to house the tractor, attachments, trucks and other needed tools to maintain the plantings. A pre-existing dirt access road was firmed up with a layer of gravel and widened to meet Cal Fire code requirements. The barn was carefully placed on the property so as to not impose upon the prime soil area reserved for crops; the berm, upon which it was built, it appears, has never been employed to grow any agricultural product. We do intend to meet the requirements to be certified organic. While moving through this process, the acreage has been repeatedly tilled. Based on requirements for organic certification, we let the ground go fallow for a year, planted a cover crop of mustard in the second year and are now awaiting the first delivery of our total order of 5,000 olallieberry plants this fall from L. E. Cooke in Visalia. Our plans (see pg. 2) are to install 26 rows of approximately 190-195 plants along with a drip irrigation system to minimize water use.

We were approached by Red, out of Half Moon Bay, with a desire to locate some of his bee hives on the western boundary of the property. We have agreed to allow the land use there as it is outside the prime soil area while also supporting another element we deem very important; the introduction of beneficial insects to help with pollination.

We have employed the talents and resources provided by the UCSC Center for Agro Ecology and Sustainable Food Systems in planning and configuring the planting and watering of our berry plants as well as the Rye and vegetable garden (for personal use) on the north side of the property. DripWorks will be providing the needed infrastructure for our drip irrigation system. The manifold will be placed in proximity to the well and storage tanks so that gravity flow can aid in efficient water distribution. Ellen Farmer, representative of Farm Fuel, Inc., in Watsonville, has also supported our efforts to gain and ultimately maintain organic certification.

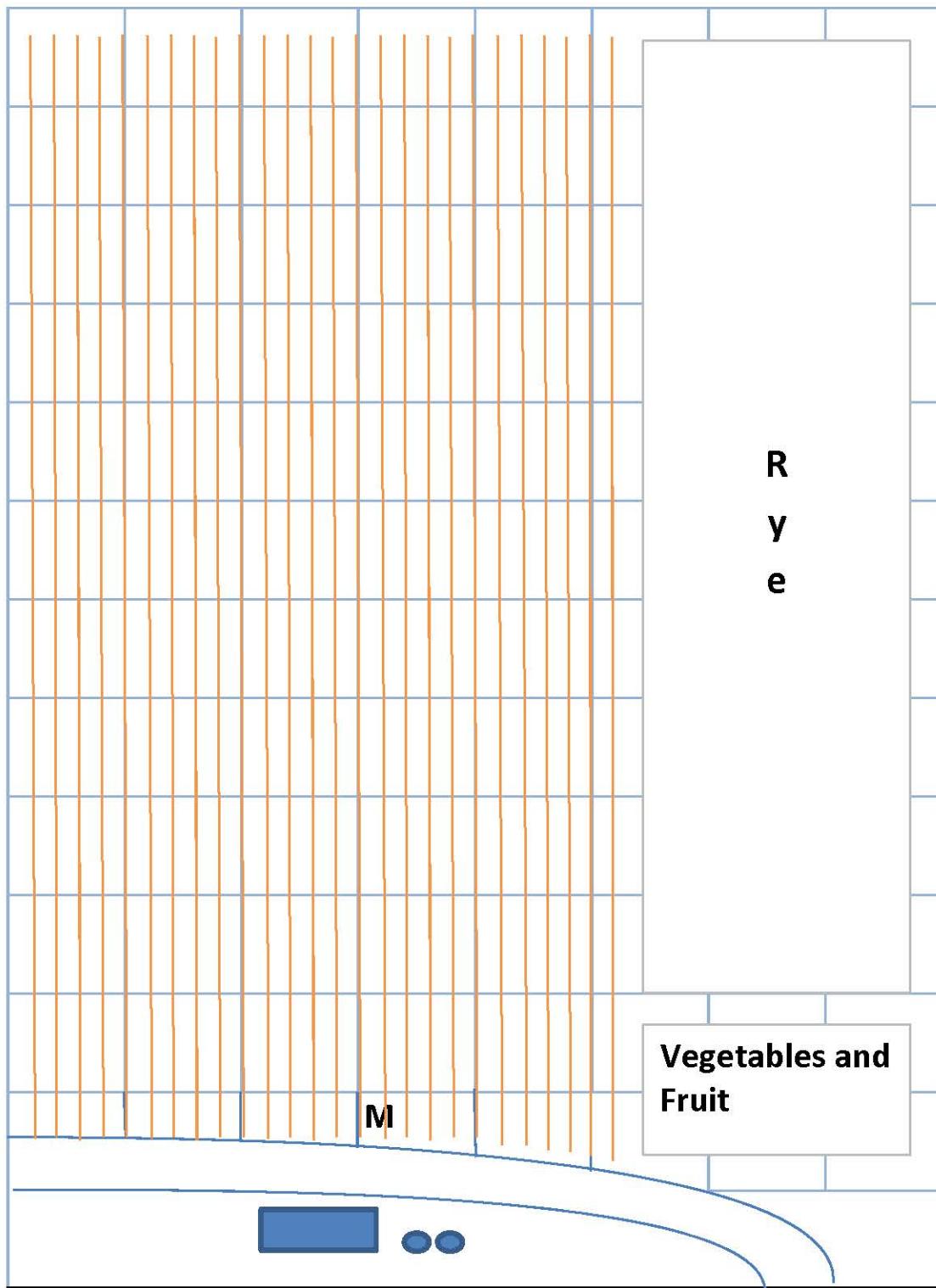
J. R. and Cindy Ellis

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



1 sq = 50 ft. 26 rows of approx 190-195 plants (spaced 3' apart). Total of 5000 plants
M = Manifold for drip irrigation



County of San Mateo Planning & Building Department
Agricultural Advisory Committee

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

**Meeting Minutes
Regular Meeting April 11, 2016**

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 San Mateo County Farm Bureau Conference Room in Half Moon Bay, California.

2. Member Roll Call

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

Regular Voting Members Present

BJ Burns
Robert Cevasco
Louie Figone
Teresa Kurtak
Peter Marchi
Robert Marsh
April Vargas

Regular Voting Members Absent

Brenda Bonner
Marilyn Johnson
Doniga Markegard

Nonvoting Members Present

Jess Brown
Fred Crowder
Steven Rosen

Nonvoting Members Absent

Jim Howard
Virginia Lj Bolshakova

3. Guest Roll Call

Guests Present

Adria Arko
Rob Bartoli

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

Kerry Burke
Lorene Burns
Cindy Ellis
JR Ellis
Joey Figone
Laura O'Leary
Dante Silvestri
Ron Sturgeon

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

7:31 No discussion.

5. Consideration of a Coastal Development Permit and a Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, for 1) a new domestic well to serve a Farm Labor Housing unit on the property; and 2) the renewal of a Coastal Development Permit and a Planned Agricultural Permit for a Farm Labor Housing unit existing on the property. The property is located in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission.

7:32 Rob Bartoli of the San Mateo County Planning Department presented the staff report.

7:37 Peter Marchi shared the background of the project site and structures.

7:40 The AAC discussed the chances of finding water for the well.

7:43 Kerry Burke spoke in favor of the project.

7:43 April Vargas asked about rules for wells and leach fields.

7:44 Teresa Kurtak asked about the prior Farm Labor Housing permit application.

7:45 Ron Sturgeon asked why the spring was abandoned as a water source. Peter Marchi explained.

7:47 BJ Burns asked about the questions the Planning Department asks the AAC, then spoke in favor of the project.

7:48 Bob Marsh asked POST who would live in the unit, and whether an improved septic system would be required.

7:49 Kerry Burke asked about the terms of the lease for the land and house. Peter Marchi explained the history of the terms of the lease.

7:51 BJ Burns moved to recommend approval of the application. Teresa Kurtak seconded the motion. April Vargas asked to add to the motion that the AAC is pleased to see more farm labor housing. BJ Burns moved to recommend approval of the application and to state that the AAC is pleased to see more farm labor housing. Teresa Kurtak seconded the motion. The motion was approved with Peter Marchi abstaining from the vote.

6. Consideration of a Coastal Development Permit and a Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, to convert an existing agricultural well to a domestic water source to serve a new bathroom in an existing barn located at 513 Stage Road in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission.

7:52 Steve Rosen presented the staff report.

7:54 The AAC asked about the agricultural operation on the site and the status of the conversion to organic production. The applicant answered the questions.

7:56 The AAC and applicant discussed the requirement for a Coastal Development Permit, the requirement for certifying the well as a domestic well, and the implications of the Williamson Act contract for the proposal.

8:02 The AAC discussed the crop plans.

8:05 Louie Figone asked about permit history.

8:07 Dante Silvestri asked about the reservoir and water use.

8:10 Teresa Kurtak stated that the impact to agriculture was the construction of the barn. The conversion of the well to serve the bathroom would not impact agriculture.

8:16 Robert Cevasco said that, because there is no agriculture, converting an agriculture well to domestic use does not promote agriculture and that conversion should not take place until there is agriculture.

8:19 Dante Silvestri said that Coastal Development Permit Exemptions should be heard by the AAC.

8:19 The AAC restated the above shortcomings of the project.

8:25 Robert Cevasco moved to recommend denial of the project until there is viable and active agriculture on the land. BJ Burns seconded the motion. The motion was approved unanimously.

Discussion of Unadvertised Topics

- 8:26 Bob Marsh discussed Pie Ranch and running the AAC.
- 8:30 BJ Burns recommended that the Planning Department review Williamson Act surveys more closely.
- 7. Consideration of the Action Minutes for the March 14, 2016, regular meeting.**
- 8:40 Louie Figone moved to approve the minutes as mailed. BJ Burns seconded the motion. The motion was approved unanimously.

Adjournment