

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

**DATE:** October 26, 2022

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration pursuant to Government Code Section 65402 for determination whether the County of San Mateo's proposed purchase of APN 086031140, a vacant 0.67-acre parcel at Pescadero Creek Road and Stage Road, for potential future use as visitor parking, restroom facilities, and/or other community and visitor-serving uses to be determined, consistent with applicable policies and regulations, conforms to the County General Plan

County File Number: PLN 2022-00305

**PROPOSAL**

Consideration pursuant to Government Code Section 65402 for determination whether the County of San Mateo's proposed purchase of APN 086031140, a vacant 0.67-acre parcel at Pescadero Creek Road and Stage Road, for potential future use as visitor parking, restroom facilities, and/or other community and visitor-serving uses to be determined, consistent with applicable policies and regulations, conforms to the County General Plan

**RECOMMENDATION**

County of San Mateo's proposed purchase of APN 086031140, a vacant 0.67-acre parcel at Pescadero Creek Road and Stage Road, for potential future use as visitor parking, restroom facilities, and/or other community and visitor-serving uses to be determined, consistent with applicable policies and regulations, conforms to the County General Plan

**BACKGROUND**

Report Prepared By: William Gibson

Applicant: San Mateo County Real Property Division

Owner: William Ray, Peggy Smith and Kortney Drake

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing was posted in the San Mateo Times and Half Moon Bay Review for general public circulation.

Location: The parcel is located at the corner of Pescadero Creek Road and Stage Road, Pescadero West.

APN(s): 086-031-140

Size: 0.67 acres

Existing Zoning: C-1/S-7/DR/CD

General Plan Designation: Neighborhood Commercial

Local Coastal Plan Designation: Coastal Zone

Existing Land Use: Vacant lot, in partial use as parking with the remainder open field.

Flood Zone: AE (Special Flood Hazard Area), FEMA Firm Panel 06081C0369E.

Environmental Evaluation: A determination that the potential acquisition of property conforms to the County General Plan is exempt from environmental review under the "common sense exemption" that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment (CEQA Guidelines Section 15061(b)(3)). Any future action on the subject properties would be subject to applicable CEQA requirements.

Setting: The subject property is located in Pescadero, surrounded primarily by low-density commercial development and open fields. The lot bounded to the west by a lot containing a one-story commercial building and residential structure, and to the south by a lot with multiple residential structures. The lot is bounded to the north by Pescadero Creek Road and to the east by Stage Road. The Pescadero Post Office is across the street on Stage Road.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Project Description**

The County of San Mateo has entered into an agreement to purchase the subject property, based on the determination that property is an appropriate location for future public and visitor serving uses. Potential uses of the property include provision of additional visitor-serving amenities, such as

additional visitor parking and potentially restroom facilities and/or other community serving uses. Pursuant to Government Code Section 65402, any acquisition of property by the County for public purposes must be assessed for conformity with the General Plan of the jurisdiction in which the property is located, in this case the County's General Plan.

The subject property is undeveloped, and its only active use is parking. The proposed purchase does not include immediate plans for development or change of use, and future project on the property would be subject to assessment of consistency with County policies and regulations, including Local Coastal Program considerations, and any development would be subject to coastal development permit requirements.

## 2. General Plan and Local Coastal Program Analysis

The proposed property acquisition does not implicate any of the General Plan's Vegetative, Water, Fish and Wildlife Resources Policies, does not implicate any of the General Plan's Soil Resource Policies, and does not implicate any of the General Plan's Mineral Resources Policies, Visual Quality Policies, Historical and Archaeological Resources Policies, Park and Recreation Resources Policies, General Land Use Policies, Urban Land Use Policies, Water Supply Policies, Wastewater Policies, Transportation Policies, Solid Waste Policies, Natural Hazards Policies, or Man-Made Hazards Policies.

The proposed acquisition potentially implicates the following General Plan policies and Local Coastal Program components:

### a. General Plan Policies

The General Plan designates Pescadero as a Rural Service Center.

- (1) General Plan Policy 9.2, "*Land Use Objectives for Rural Service Centers*," encourages the continuation and development of Rural Service Centers in order to: (1) provide commercial facilities which support local residents and the surrounding agricultural, timber harvesting, resource extraction and recreational economy; (2) meet the housing needs which are generated by local employment; (3) concentrate development and services to minimize impact upon surrounding resources and maximize compatibility of land uses; (4) facilitate the provision of services and infrastructure; and (5) promote local employment opportunities and enhance creative enterprise through development of appropriately zoned parcels and/or adaptive reuse of non-residential structures that are consistent with the protection of neighborhood quality.

Discussion: The proposed property acquisition in the short term continues the property's use as parking serving adjacent commercial facilities, consistent with the General Plan's Rural Service Center land use policies, and in the long term is intended to provide public serving facilities consistent with the development and land use goals described in Policy 9.2.

- (2) General Plan Policy 9.15. "*Overcoming Constraints to Development*" encourages support for infrastructure improvements necessary to serve the level of development allowed within Rural Service Centers in order to: (1) provide adequate access, water and sewage disposal facilities necessary to serve that level of development, and (2) mitigate any existing flooding hazards.

Discussion: Acquisition of the subject property for continued use as parking in the near term, and potential development as parking and/or other visitor serving uses in the longer term is consistent with Policy 9.15's emphasis on providing adequate access.

b. Local Coastal Program Policies

- (1) Local Coastal Program Policy 1.12, "*Land Uses and Development Densities in Rural Service Centers*" requires the infilling and use of existing rural service centers to: (1) provide commercial facilities which support agriculture and recreation and (2) meet housing needs which are generated by local employment.

Discussion: The subject property is an infill parcel, and the continued use of the subject property in part as visitor serving parking, and in the future potential visitor and community serving uses of the property is consistent with LCP Policy 1.12.

- (2) Local Coastal Program Policy 1.18, "*Location of New Development*," directs new development to existing urban areas and rural service centers, and the concentration of new development in urban areas and rural service centers by requiring the "infilling" of existing residential subdivisions and commercial areas.

Discussion: The subject parcel is an infill parcel, and future development of the parcel would be consistent with LCP Policy 1.18.

San Mateo County's proposed acquisition of the subject parcel is consistent with all policies of the County General Plan, including the policies of the Local Coastal Program.

B. ALTERNATIVES

The alternative to a finding of conformity with the General Plan is for the Planning Commission to find that the proposed acquisition does not conform to the policies of the County General Plan.

C. ENVIRONMENTAL REVIEW

A determination that the proposed acquisition of property conforms to the County General Plan is exempt from environmental review under the "common sense exemption" that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment (CEQA Guidelines Section 15061(b)(3)). Any future action on the subject property would be subject to applicable CEQA requirements.

D. REVIEWING AGENCIES

County Attorney's Office

**ATTACHMENTS**

- A. Recommended Finding
- B. Location and Site Map

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDING AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2022-00305      Hearing Date: October 26, 2022

Prepared By: William Gibson, Project Planner    For Adoption By: Planning Commission

**RECOMMENDED FINDING**

County of San Mateo's proposed purchase of APN 086031140, a vacant 0.67-acre parcel at Pescadero Creek Road and Stage Road, for potential future use as visitor parking, restroom facilities, and/or other community- and visitor-serving uses to be determined, consistent with applicable policies and regulations, conforms to the County General Plan.