



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

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

MEETING PACKET

Date: Monday, February 8, 2016
Time: 7:00 p.m.
Place: San Mateo County Farm Bureau Office
765 Main Street, Half Moon Bay, California

AGENDA

1. **Call to Order**
2. **Member Roll Call**
3. **Guest Roll Call**
4. Public Announcements/Comments for Items Not on the Agenda
5. Consideration of a Coastal Development Permit and a Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, to amend the existing Farm Labor Housing permit to add one new Farm Labor Housing unit. The property is located in the unincorporated San Gregorio area of San Mateo County. The project is appealable to the CA Coastal Commission. County File Number: PLN2011-00088
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 domestic water source to serve an existing residence on the property. The property is located in the unincorporated Pescadero area of San Mateo County. The project is appealable to the CA Coastal Commission. County File Number: PLN2015-00517
7. Consideration of the Action Minutes for the October 13, 2015, regular meeting
8. **Adjournment**

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) 363-1814, or by fax at (650) 363-4849, or e-mail srosen@smcgov.org. Notification in advance of the meeting will enable the Committee to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it.

ROLL SHEET – February 8, 2016

Agricultural Advisory Committee Attendance 2015-2016

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

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

DATE: February 8, 2016

TO: Agricultural Advisory Committee

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

SUBJECT: 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 amend the existing Farm Labor Housing permit to add one new Farm Labor Housing unit. The property is located in the unincorporated San Gregorio area of San Mateo County. The project is appealable to the CA Coastal Commission.

County File Number: PLN2011-00088

PROPOSAL

The applicant is proposing to amend an existing Farm Labor Housing permit (PLN2011-00088), to allow for one additional new 505 s/f Farm Labor Housing unit that will be located in an existing 9,430 sq. ft. legal barn located at 3330 Pomponio Creek (APN 082-100-060).

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

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

Regarding the Williamson Act contract and minimum parcel size exception land utilization for grazing exception:

3. What does the AAC and Agricultural Commissioner determine for the land utilization for grazing exception? In order to grant an exception to the minimum parcel size, the Agricultural Commissioner and Agricultural Advisory Committee must determine that the land is highly productive and that maintaining the land in agricultural production has a significant public benefit.

BACKGROUND

Report Prepared By: Rob Bartoli, Project Planner

Location: 3330 Pomponio Creek, San Gregorio

APN: 082-100-060

Parcel Size: 219 acres

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

General Plan Designation: Agriculture/Rural

Williamson Act: Contracted

Existing Land Use: Existing cattle ranch, horse barn and paddock, agricultural barns, sheds, a ranch manger's house, and a two bedroom, two bathroom Farm Labor Housing unit

This parcel is part of a larger ranch consisting of 2,236 acres. The ongoing agricultural operations includes cattle grazing, horse breeding, and the growing of hay, alfalfa and row crops. There are 1,600 acres of cattle grazing, 275 acres of hay production, 19 acres of row crops, and 86 acres of alfalfa on the ranch. There are also 18 broodmares on the property.

Water Supply: The ranch relies on water from a nearby reservoir and an existing spring water system.

Sewage Disposal: The ranch relies on on-site septic systems. The Farm Labor Housing unit would be supported by an existing leach field that was installed for the new constructed barn.

Setting: The project parcel is accessed via Pomponio Creek Road. Pomponio Creek, located in the northern portion of the property, cuts through the property from an east-west direction and is located approximately 150 ft. south of the proposed Farm Labor Housing unit. The developed areas of the 219 acre property are close to Pomponio Creek Road, a relatively flat area of the property. This development is also located in close proximity to the creek. The northern and southern portions of the property consist of hillsides. The property is adjacent to agricultural use and open space on all sides.

Will the project be visible from a public road?

The site is visible from Pomponio Creek Road. The property is accessed via Pomponio Creek Road by a private road that serves the ranch. The subject property is located within a small valley approximately 3 miles from Stage Road. Due to the topography and distance, staff concludes that there will be no visual impact to the Stage Road County Scenic Corridor

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

No as the proposed Farm Labor Housing unit will be located inside an existing barn. The footprint of the barn will not be expanded or altered. No tree or vegetation removal is necessary to accommodate the project.

Is there prime soil on the project site?

The project site is located on prime soils, however, the proposed Farm Labor Housing unit will be located inside an existing barn and will not impact any additional soils. No additional prime soils will be converted.

Chronology:

<u>Date</u>	<u>Action</u>
January 20, 2011	- Zoning Hearing Office approves PAD and CDP permit for replacement of one permanent Farm Labor Housing unit (PLN2011-00088). AAC reviewed and recommended approval of project on September 12, 2011.
February 6, 2014	- Zoning Hearing Office certifies the Mitigated Negative Declaration and approves the Coastal Development Permit, Confined Animal Permit, and Grading Permit for the new 9,430 horse barn, consolidation of two horse areas, the construction of a new horse arena, and the keeping of 21 horses (PLN2013-00234). AAC had reviewed and recommended approval of project on August 12, 2013, prior to the Zoning Hearing Officer meeting.
December 21, 2015	- Application submitted to amend PLN2011-00088 for one new Farm Labor Housing unit located in the barn that was approved under PLN2013-000234.

DISCUSSION

1. Zoning Regulations

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

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

While the proposed unit would be located on prime agricultural land, the property applicant proposes construct the unit inside an existing barn that has previously been approved. While the barn is located on prime soils, no square footage will be added to the barn for the FLH unit and no additional prime soils will be converted. The proposed unit is located in close proximity to existing development on the site which allows for the unit to be accessed via existing roads, will be located on converted soils without additional soil conversion, and will maintain a large area of the agricultural field for continued farming.

2. General Plan Agriculture Policies

Policy 9.23 (*Land Use Compatibility in Rural Lands*) and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) encourages compatibility of land uses in order to promote the health, safety and economy, and seeks to maintain the scenic and harmonious nature of the rural lands; and seeks to (1) promote land use compatibility by encouraging the location

of new residential development immediately adjacent to existing developed areas, and (2) cluster development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural and other resources.

The subject parcel has a General Plan land use designation of "Agriculture." The proposed unit will be located in an already permitted barn and will not add any new square footage. All development associated with the project will be clustered with the existing development in order to retain the remaining acreage for agricultural uses. The septic system previously approved for the barn has been reviewed by Environmental Health and is capable of serving the new unit.

3. Local Coastal Program (LCP) Agriculture Policies

Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) conditionally allows farm labor housing provided the criteria in Policy 5.8 (*Conversion of Prime Agricultural Land Designated as Agriculture*) are met:

- 1) That no alternative site exists for the use.
- 2) Clearly defined buffer areas are provided between agriculture and non-agricultural uses.
- 3) The productivity of any adjacent agricultural land will not be diminished
- 4) Public service and facility expansion and permitted uses will not impair agricultural viability, including by increases assessment costs or degraded air and water quality.

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

4. Compliance with Farm Labor Housing Guidelines

The Farm Labor Housing Application Process guidelines, as approved by the Planning Commission on October 8, 2014, allow for permanent housing structures in specific situations where there is an on-going long-term need for farm workers. The guidelines require the Planning Commission to review applications for new permanent farm labor housing and limits the use of these structures for the housing of farm workers and, if the uses ceases, the structure must either be demolished or used for another permitted use pursuant to a permit amendment. The unit that is proposed is for a caretaker for the horse breeding operation on the property.

5. Compliance with the Williamson Act

The property is under Williamson Act Contract (AP66-38) entered into by Carver Ranch in 1966. The existing horse breeding, cattle grazing, and hay production are considered agricultural uses. The proposed Farm Labor Housing unit would be consist with the Williamson Act Contract as it would be creating a residential

unit that would house an individual that would be working on the property in support of the agricultural uses. The contract covers five parcels, for a total of 2,236 acres

	Williamson Act Program Requirements	Planning Review	Compliance
Land Use Designation	Open Space or Agriculture	Agriculture	Yes
Zoning ¹	PAD, RM, or RM-CZ	PAD	Yes
Parcel Size ²	40 Acres	2,236 Acres	Yes
Prime Soils ³	N/A	96.16 Acres	N/A
Non-Prime Soils	N/A	2,139.84 Acres	N/A
Crop Income ^{4,6}			
Grazing Utilization ^{5,6}	1,677 Acres (75%)	1,600 Acres (72%)	No
Horse Breeding			
1. Zoning designations: "PAD" (Planned Agricultural District), "RM" (Resource Management), and "RM-CZ" (Resource Management-Coastal Zone).			
2. Minimum parcel size required is determined by the presence of Prime Agricultural Lands and/or Non-Prime Agricultural Lands. Parcel size taken from the San Mateo County Assessor's Office records.			
3. Prime soils: Class I or Class II (U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification), Class III (lands capable of growing artichokes or Brussels sprouts, and lands qualifying for an 80-100 Storie Index Rating taken from the Planning and Building Department GIS data).			
4. Required income calculated per Income Requirements for Crops (Uniform Rule 2.A.6).			
5. Grazing land utilization is 75% of parcel acreage (Uniform Rule 2.A.7).			
6. Crop income and grazing data taken from Assessor's Office Agricultural Preserve Questionnaire response using the highest income and grazing acreage of the previous three years for purposes of this review. Contracted parcels are required to meet the minimum commercial crop income, commercial grazing land utilization, or commercial horse breeding.			

The parcel meets the minimum eligibility requirements and is compliant with the requirements for grazing.

a. Minimum Requirement for Grazing

75% of the acreage (1,677 acres) of the five parcels under contract must be used for grazing operations. Per an email from the applicant, there are grazing operations on the five parcels utilize 72% of the acreage (1,600 acres) of the five parcels, not meeting the minimum requirements for the Williamson Act. There are 100 pairs of cows and 20 yearlings on the property. The cows are all part of the Pomponio Ranch herd, a commercial agricultural enterprise. There are no cattle leases on the property. In addition to the grazing operation, there are 275 acres of hay production, 19 acres of row crops, and 86 acres of alfalfa on the ranch. There are also 18 broodmares on the property.

An exception to the land utilization for grazing requirements can be granted provided the Agricultural Commissioner and the Agricultural Advisory Committee determine that the land is highly productive, and that maintaining the land in agricultural production has a significant public benefit. Should the AAC and Agricultural Commissioner grant the exception, then the parcel may remain under contract.

Should the determination be unfavorable, the contract will then be presented to the Board at a future public hearing for a decision on the contract.

b. Determination of Compatibility

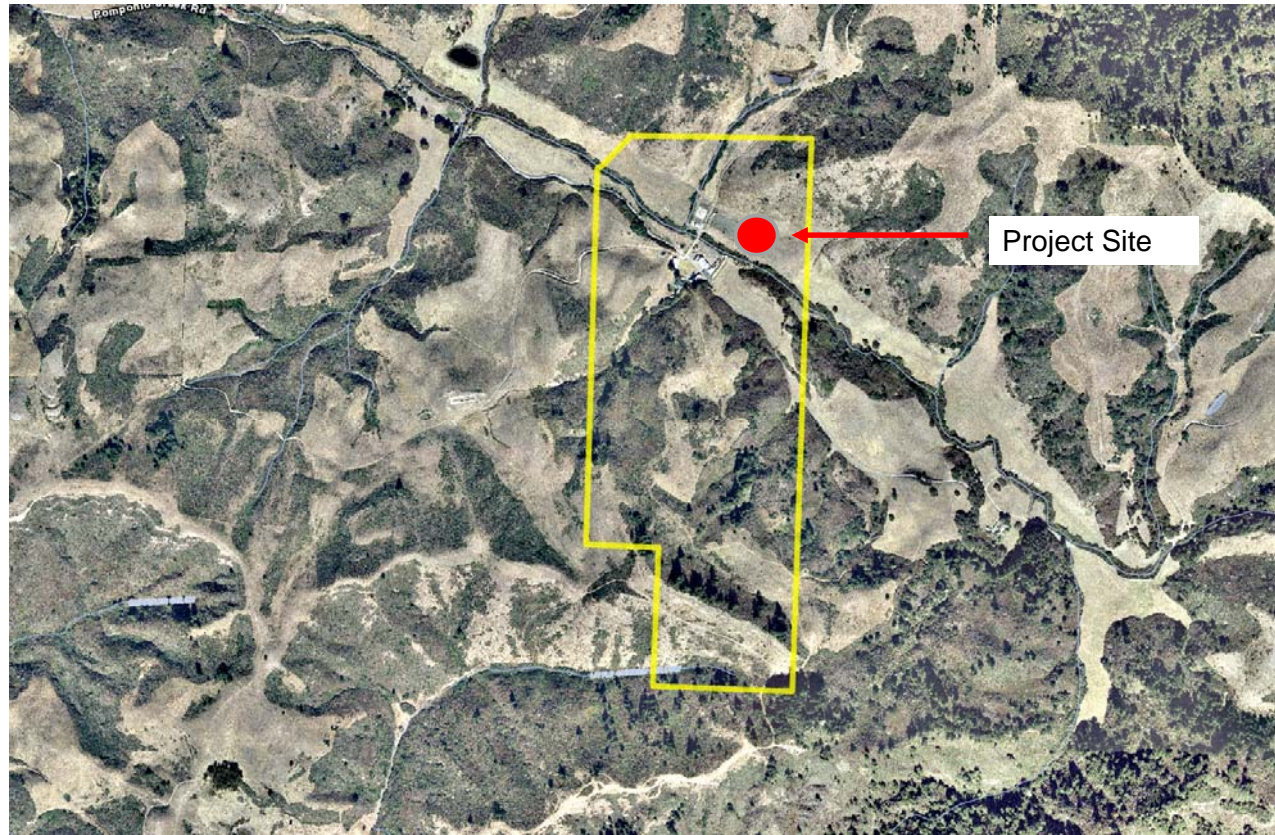
All of the uses on the five parcels, currently and proposed, are considered to be agricultural uses. There are no uses on the property that are need to be reviewed for compatibility with the Williamson Act Contract.

ATTACHMENTS

- A. Vicinity Map of Project Parcel
- B. Project Plans



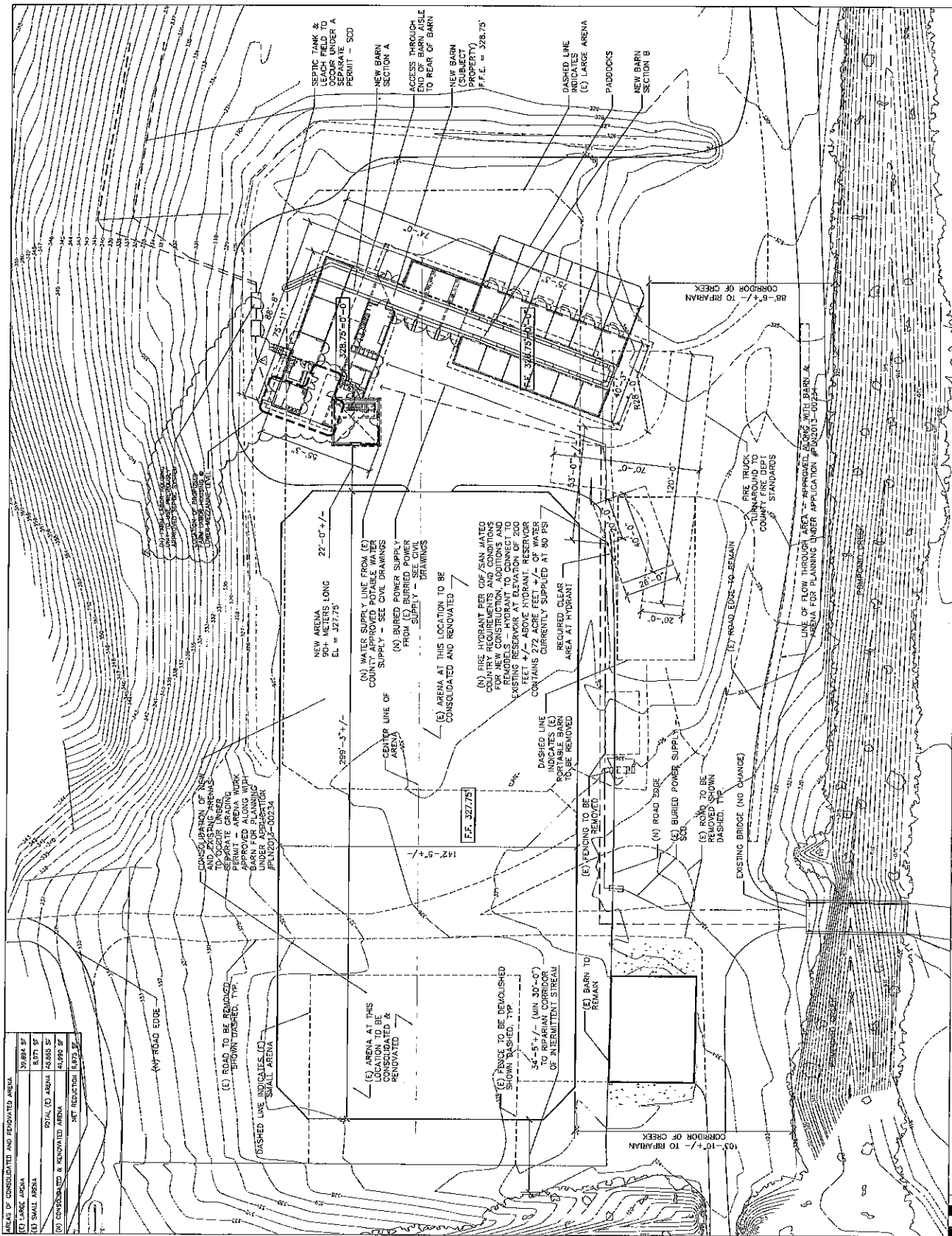
Vicinity Map



PLANNING AND BUILDING DEPARTMENT

PLN 2011-00088

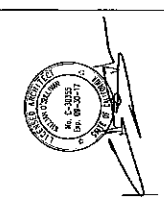
AREAS OF CONSOLIDATED AND RENOVATED ARENA	
(E) LARGE ARENA	10,894 SF
(E) SMALL ARENA	8,571 SF
TOTAL (E) ARENA	19,465 SF
(N) CONSERVED & RENOVATED ARENA	14,099 SF
NET REDUCTION	5,366 SF



POMPOMO HATCH
 REF BARN
 340 Thompson Creek Rd
 94044
 APR 06/2010-05/06
 O'Sullivan Architecture
 1505 SOUCAS STREET
 SAN FRANCISCO, CA 94115
 TEL: (415) 774-8888
 FAX: (415) 741-9494

REV	DATE	DESCRIPTION	BY	CHK
1	12/18/13	RH USE PERMIT SS	KOS	
2	11/08/15	PERMIT UPDATE	KOS/MS	

ISSUE TITLE
FARM LABOR HOUSING USE PERMIT APPLICATION REVISIONS TO APPROVED APPLICATIONS BLDG 2014-00772 PLN 2013-00294



DESIGNED	KOS
DRAWN	MS
CHECKED	MS
SCALE	AS NOTED

BARN SITE PLAN
A1.1 FLH

10000000 ARCHITECT
 1000 PINE STREET
 SAN FRANCISCO, CA 94109
 A/E/C NO. 200-280

O'Sullivan Architecture
 1508 CALOSES STREET
 SAN FRANCISCO, CA 94110
 PHONE: (415) 778-3822
 FAX: (415) 748-3488

REV.	DATE	DESCRIPTION	BY	CHECK
Δ	12/18/13	PLN USE PERMIT SR	KOS	
Δ	11/02/15	PERMIT UPDATES KOS	KOS	

1
 THE PROJECT

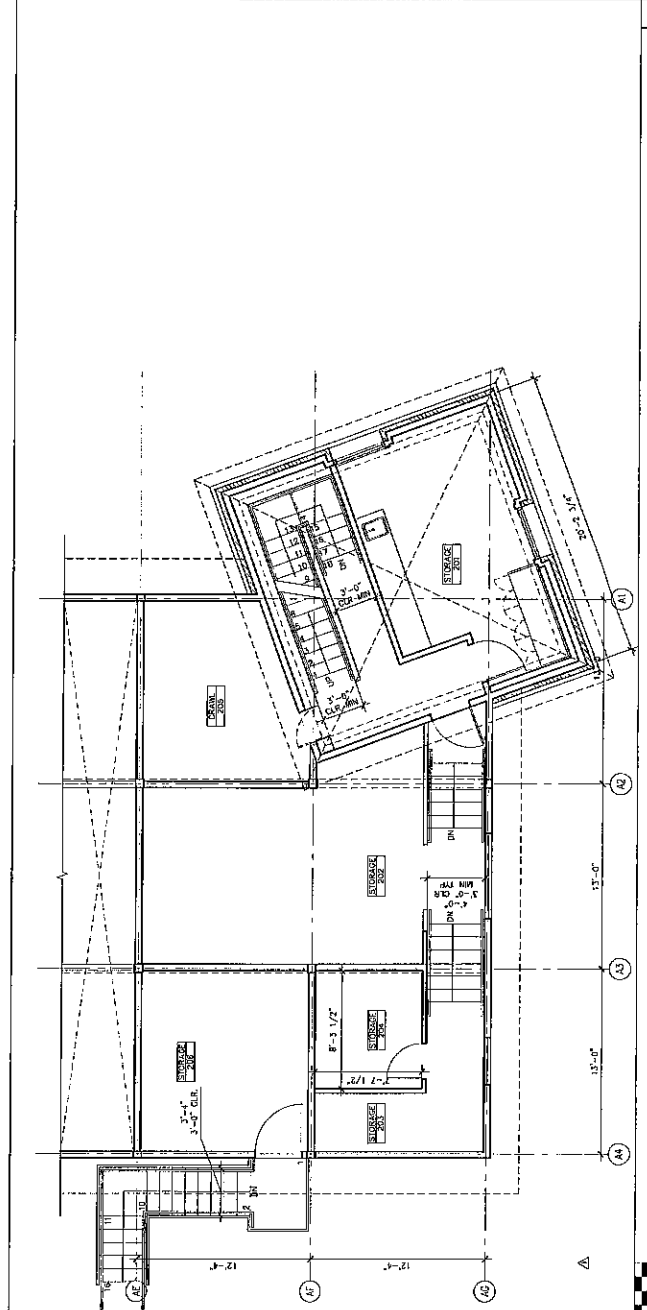
ISSUE TITLE
 FARM LABOR HOUSING USE PERMIT APPLICATION REVISIONS TO APPROVED APPLICATIONS BLDG 2014-00772 PLN 2013-00234



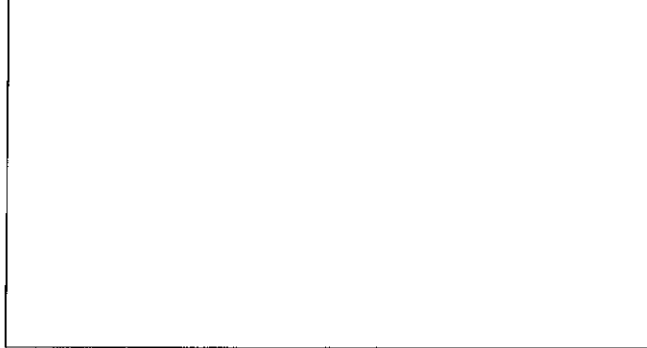
DRAWN: KOS
 JOB: 201303
 SCALE: AS NOTED

FLOOR PLAN MIDDLE & UPPER LEVELS - SECTION A

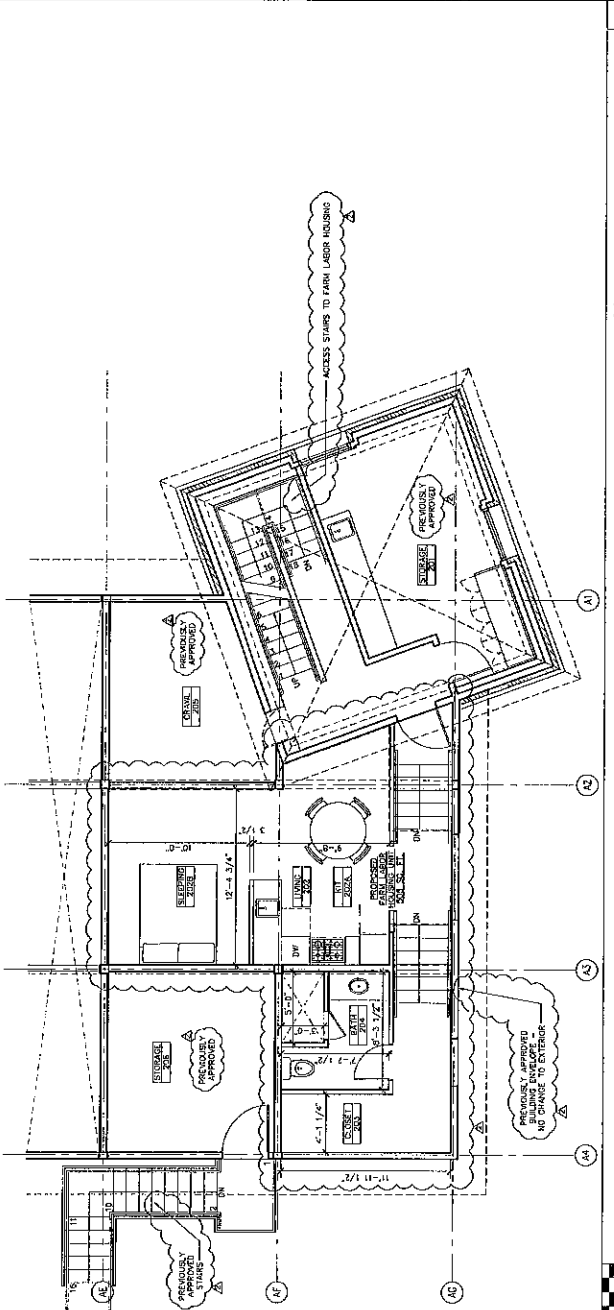
A2.2 FLH



PREVIOUSLY APPROVED FLOOR PLAN - MIDDLE LEVEL - SECTION A 2



FLOOR PLAN - MIDDLE LEVEL - SECTION A 1



PREVIOUSLY APPROVED FLOOR PLAN - MIDDLE LEVEL - SECTION A 1

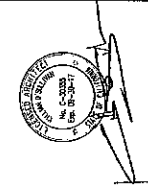
NOT USED 3

PROPOSED ARCHITECT
 2000 JAMES W. ROBERTSON, CREEK RD
 SAN MATEO COUNTY, CA 94064
 APR. 2012-100-208

O'Sullivan Architecture
 1500 CALIFORNIA STREET
 SAN FRANCISCO, CA 94109
 PHONE (415) 774-5511
 FAX (415) 774-5598

REV#	DATE	DESCRIPTION	BY	CHK.
1	12/19/13	PLN USE PERMIT IS K05		
2	11/02/14	PERMIT UPDATES FOR K05		

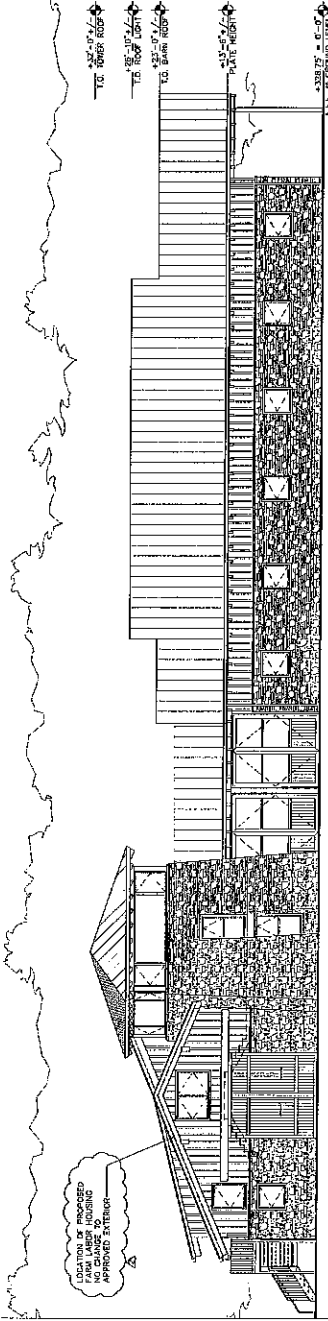
ISSUE TITLE
 FARM LABOR
 HOUSING USE
 PERMIT APPLICATION
 REVISIONS TO
 APPROVED
 APPLICATIONS
 BLDG 2014-00772
 PLN 2013-00234



DRAWN: KOS
 DATE: 10/10/14
 SCALE: AS NOTED

EXTERIOR
 ELEVATIONS

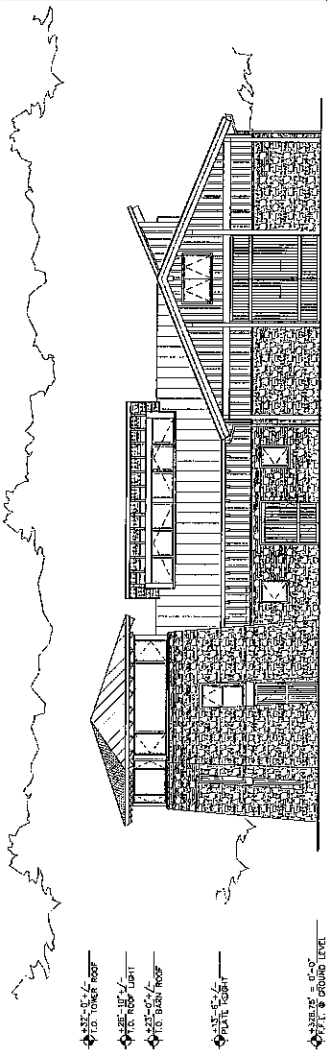
A3.1 FLH



NOTE
 THIS ELEVATION IS FOR INFORMATION ONLY. LAYOUT SHOWN HAS BEEN APPROVED BY SAN MATEO COUNTY BUILDING AND PLANNING DEPARTMENT, APPLICATION NUMBERS BLDG 2014-00772 AND PLN 2013-00234.

NORTH ELEVATION 2

1/8" = 1'-0"



NOTE
 THIS ELEVATION IS FOR INFORMATION ONLY. LAYOUT SHOWN HAS BEEN APPROVED BY SAN MATEO COUNTY BUILDING AND PLANNING DEPARTMENT, APPLICATION NUMBERS BLDG 2014-00772 AND PLN 2013-00234.

WEST ELEVATION 1

1/8" = 1'-0"

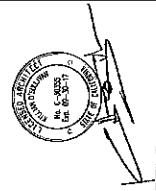
NOT USED 3

POWERED SWICH
 250 AMP
 240 VOLT
 3 PHASE
 4 WIRE
 SAN MATEO COUNTY
 APR. 08-10-08

O'Sullivan Architecture
 1805 ENCLAVE STREET
 SAN FRANCISCO, CA 94116
 TEL: (415) 774-3333
 FAX: (415) 764-3488

REV#	DATE	DESCRIPTION	BY	CHK
1	12/11/13	PLN USE PERMITS	SK	KOS
2	11/02/13	PERMITS UPDATES	KOS	KOS

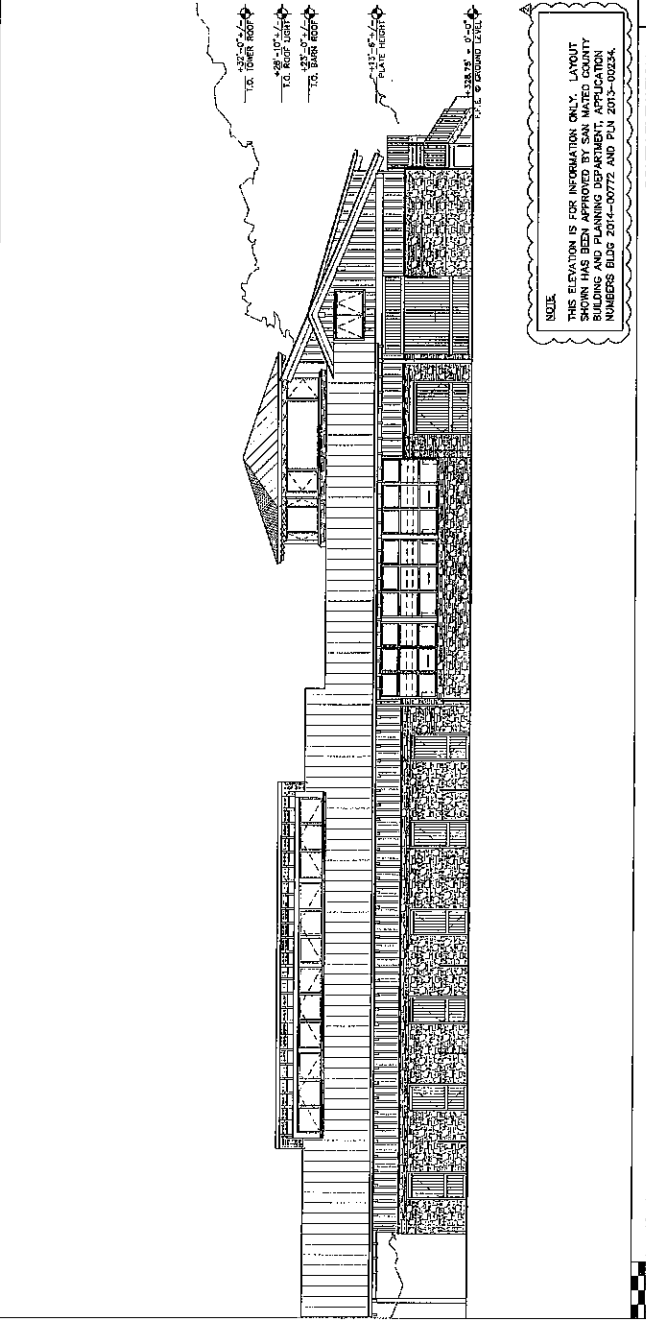
ISSUE TITLE
FARM LABOR HOUSING USE PERMIT APPLICATION REVISIONS TO APPROVED APPLICATIONS BLDG 2014-001772 PLN 2013-00234



DRAWN: KOS
 DATE: 2013/05
 SCALE: AS NOTED

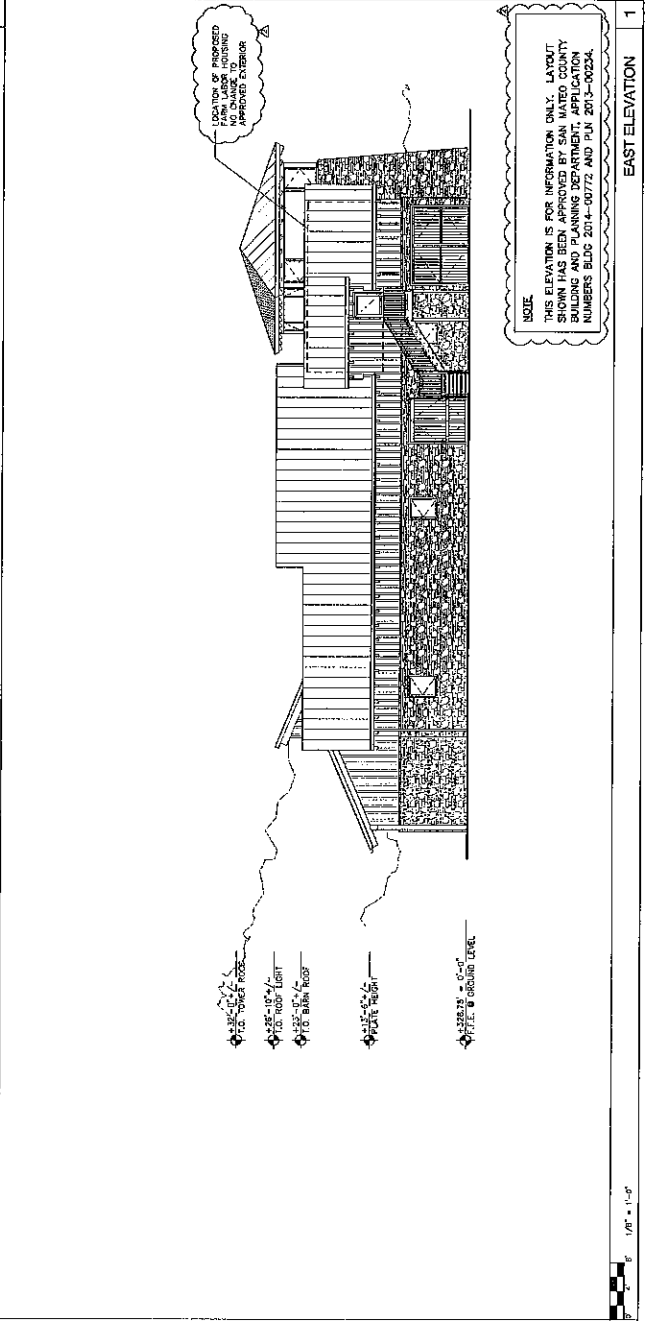
EXTERIOR ELEVATIONS

A3.2 FLH



NOTE
 THIS ELEVATION IS FOR INFORMATION ONLY. LAYOUT SHOWN HAS BEEN APPROVED BY SAN MATEO COUNTY BUILDING AND PLANNING DEPARTMENT, APPLICATION NUMBERS BLDG 2014-001772 AND PLN 2013-00234.

SOUTH ELEVATION 2



NOTE
 THIS ELEVATION IS FOR INFORMATION ONLY. LAYOUT SHOWN HAS BEEN APPROVED BY SAN MATEO COUNTY BUILDING AND PLANNING DEPARTMENT, APPLICATION NUMBERS BLDG 2014-001772 AND PLN 2013-00234.

EAST ELEVATION 1

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

DATE: February 8, 2016

TO: Agricultural Advisory Committee

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

SUBJECT: 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 domestic water source to serve an existing residence on the property. The property is located in the unincorporated Pescadero area of San Mateo County. The project is appealable to the CA Coastal Commission.

County File Number: PLN2015-00517

PROPOSAL

The applicant proposes to convert an existing agricultural well to a domestic well to serve an existing residence on the property located at 150 North Street in Pescadero (APN 087-100-080). The well is located approximately 500 north feet from the existing legal single-family residence. The existing domestic water source is taken from springs on the property. One solar panel unit, consisting of four panels, located on steel poles will be installed adjacent to the proposed domestic well.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

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

BACKGROUND

Report Prepared By: Rob Bartoli, Project Planner

Location: 150 North Street, Pescadero

APN: 087-100-080

Parcel Size: 79.29 acres

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

General Plan Designation: Agriculture/Rural

Existing Land Use: Existing single family dwelling, accessory buildings, spring, roads, water tanks, and grazing of 8-10 heads of cattle.

Water Supply: The property currently relies on an existing agricultural well for agricultural uses and a spring for domestic use.

Sewage Disposal: The property relies on on-site septic systems.

Setting: The project parcel is accessed via North Street. The developed areas of the 79 acres parcel are towards the rear of the property. The southern portions of the property are relatively flat, with the northern portion consisting of hills. The property is adjacent to agricultural use and open space on all sides.

Williamson Act: The property is not a Williamson Act contracted parcel.

Will the project be visible from a public road?

The site is visible from North Street. The property is accessed via North Street by a private drive. The subject property is located approximately 0.4 miles from North Street. Due to the topography, vegetation and distance, staff concludes that there will be no visual impact to the Pescadero Road County Scenic Corridor.

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

No, as the proposed domestic well will be converting an existing agricultural well. The associated solar panels for the project will be located on steel pipes to minimize ground disturbance.

Is there prime soil on the project site?

There are no prime soils location on the project site.

Chronology:

<u>Date</u>	<u>Action</u>
September 19, 2015	- Application submitted and approved for a Coastal Development Exemption for a new agricultural well (PLN2015-00334).
November 12, 2015	- Application submitted for a Coastal Development Permit and Planned Agricultural Permit to convert the approved agricultural well (PLN2015-00334) to a domestic well.

DISCUSSION

1. Zoning Regulations

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

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

The proposed domestic well will convert an approved existing agricultural well on the property. The well has already been constructed on the property and the

conversion of the well will not impact any agricultural land. The proposed ground mounted solar system for the proposed domestic well will sit on steel posts to minimize ground disturbance. The existing agricultural well provides water for the 8 to 10 cattle on the property. The agricultural well produces approximately 5 gallons per minute and can support both the domestic and agricultural uses on the property.

The PAD Zoning District also requires the adequate and potable well water source located on the property shall be demonstrated for all non-agricultural uses and that adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection are not diminished. San Mateo County Environmental Health reviewed the existing source of domestic water on the property, a spring. Based on the results of a test of the spring, Environmental Health considered the spring failed as a domestic water source due to the lack of water flow, approximately 0.5 gallon per minute. The domestic well will be served by an existing access road on the property, is in a developed area, will be on land already disturbed, and will be reserving a large area of the property for agricultural activities.

2. General Plan Agriculture Policies

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

The subject parcel has a General Plan land use designation of "Agriculture." The domestic well will be converted from an existing agricultural well on the property. The well will have sufficient water to supply both the domestic and agricultural uses on the property. The ground mounted solar system associated with the new domestic well will be clustered in the developed area around the well in order to retain the remaining acreage for agricultural uses. While the subject property is located in the Pescadero Road County Scenic Corridor, due to the topography, vegetation and distance from the road, staff concludes that there will be no visual impact from the project.

3. Local Coastal Program (LCP) Agriculture Policies:

Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) conditionally allows domestic wells for residential usage provided the

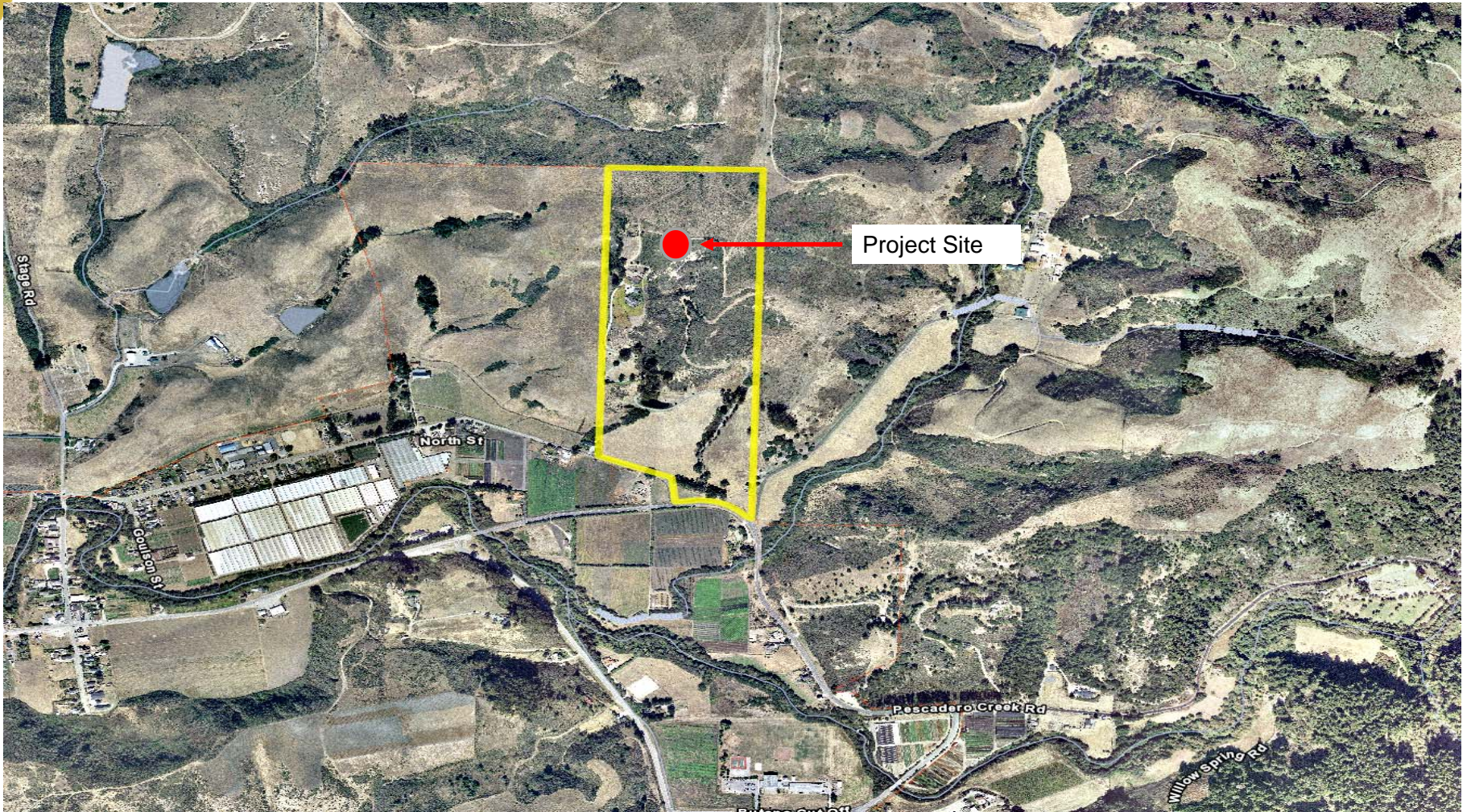
criteria in Policy 5.10 (*Conversion of Land Suitable for Agriculture Designated as Agriculture*) are met:

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

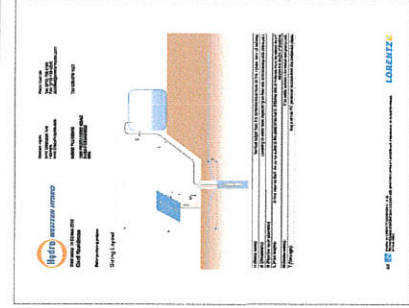
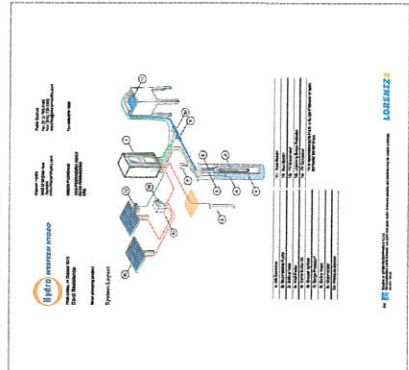
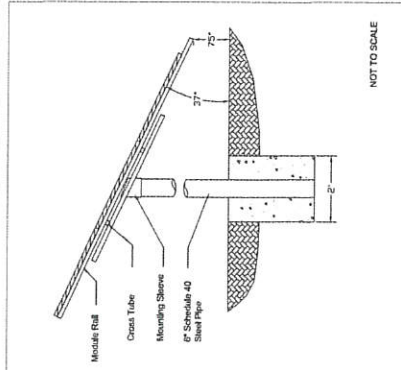
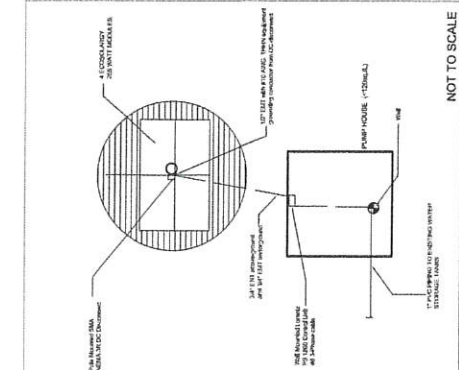
As discussed in Section 1, above, the project meets these requirements. The well and solar panel are located in a steep area of the property that is unsuitable for agricultural activities. The conversion of the agricultural well to domestic will not impact the existing agricultural activities on the property.

ATTACHMENTS

- A. Vicinity Map of Project Parcel
- B. Project Plans



RACK MOUNTED PHOTOVOLTAIC SYSTEM FOR EXISTING WELL 1.0 KW (STC DC)



LORENZIS
PS1800 HR-07H
Power-Conversion Pump System for 4" wells

COMBISWITCH
Conversion DC Disconnect and PV Controller

WARNING LABEL NOTES AS SHOWN ON SIDE OF DC DISCONNECT

CAUTION: Risk of Electric Shock. DO NOT REMOVE COVER. No user serviceable parts inside. Refer servicing to qualified service personnel.

This Combiner Box is acceptable for use on Direct Current (DC) only. This Combiner Box shall be located where accessible only to qualified persons.

CAUTION: Risk of Electric Shock. When the photovoltaic array is exposed to light, it supplies a DC voltage to these equipment.

CAUTION: Risk of Electric Shock. Terminals may still be energized when fuses are open or removed.

CAUTION: Risk of Electric Shock. DC voltage sources are terminated inside this equipment.

CAUTION: For continued protection against risk of fire, replace only with the same type and rating of fuse.

This project shall comply with the 2013 California Building Code, 2013 California Energy Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2013 California Fire Code and all other applicable municipal codes, and ordinances

WARNING LABEL NOTES AS SHOWN ON SIDE OF DC DISCONNECT

CAUTION: Risk of Electric Shock. DO NOT REMOVE COVER. No user serviceable parts inside. Refer servicing to qualified service personnel.

This Combiner Box is acceptable for use on Direct Current (DC) only. This Combiner Box shall be located where accessible only to qualified persons.

CAUTION: Risk of Electric Shock. When the photovoltaic array is exposed to light, it supplies a DC voltage to these equipment.

CAUTION: Risk of Electric Shock. Terminals may still be energized when fuses are open or removed.

CAUTION: Risk of Electric Shock. DC voltage sources are terminated inside this equipment.

CAUTION: For continued protection against risk of fire, replace only with the same type and rating of fuse.

This project shall comply with the 2013 California Building Code, 2013 California Energy Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2013 California Fire Code and all other applicable municipal codes, and ordinances



- Notes:
1. PV array is 1 string; 4 pole-mounted 255 Watt EcoSolarly modules.
 2. PV array wiring: #12 AWG USE-2 with factory installed locking MC4 connectors to interface with modules.
 3. SMA Combiswitch DC disconnect has fused, overcurrent protection of 10 amp fuse per string, UL listed, NEMA 3R rated enclosure.
 4. Meter is 3KVA minimum.
 5. Grounding and lightning protection will be installed in compliance to the 2013 California Electrical Code.

PHOTOVOLTAIC SYSTEM AND AG-WELL CONVERSION FOR DOMESTIC USE

CARD RAYNH
150 NORTH STREET
PESCADERO, CA 94026
APN: 047-100-980

DATE: 11-11-15
DRAWN BY: AZG
CHECKED BY: CMK
PROJECT NO.: 15-154
REV. DATE:
REV. DATE:
REV. DATE:
FAX: 726-5593
HAL F MOON BAY, CA 94018
332 PINECOT AVE
SIGMA PRIME GEOSCIENCES, INC.

RECORD
NO. 62784
DATE: 11-11-15

SHEET E-1

REMOVED
NOV 12 2015
San W... Building Department
Planning and Building Department



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 October 13, 2015

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

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

Regular Voting Members Absent

Teresa Kurtak

Nonvoting Members Present

Fred Crowder
Virginia Lj Bolshakova
Steven Rosen

Nonvoting Members Absent

Jim Howard

3. Guest Roll Call

Guests Present

Kerry Burke
Lorene Burns
Reno Dinelli

Vince Fontana
Erik Markegard
Bob Marsh, Jr.
Tom Pacheco
Leslie Phipps
Jose Ramirez
Melissa Ross
Dante Silvestri
Ron Sturgeon
Konrad Thaler
Diana Ungersma
Ben Wright

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

7:33 None.

5. Consideration of a Planned Agricultural District Permit, Coastal Development Permit, and Kennel Permit, pursuant to Sections 6350 and 6328 of the County Zoning Regulations and Section 3400 of the County Ordinance Code, to allow a commercial kennel operation located at 515 Stage Road in the unincorporated Pescadero West area of San Mateo County. This project is appealable to the California Coastal Commission. County File Number: PLN 2013-00481

7:33 Melissa Ross of the San Mateo County Planning Department presented the staff report and distributed color photographs to supplement the report.

The report concluded with the following questions for the Agricultural Advisory Committee:

Planned Agricultural District Permit

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

Williamson Act

The parcel is currently under an active Williamson Act contract. For the agricultural uses on the property, determine:

1. Does the Agricultural Advisory Committee and Agricultural Commissioner find that the commercial grazing operation meets the following minimum land utilization requirements, below:

Seventy-five percent (75%) of the parcel acreage must be used for a viable commercial grazing operation as determined by the Agricultural Advisory Committee and Agricultural Commissioner.

Areas dedicated to grazing must be fenced, and adequate water must be available within the fenced area. Fencing must be maintained.

For the Kennel use on the property:

2. Does the Agricultural Advisory Committee issue a Determination of Compatibility for the Kennel use based on the criteria listed in Section 4.b of this report?

- 7:43 The applicant presented a video of their operations.
- 7:46 The meeting attendees asked the applicant and grazing operator about grazing operations and fences on the site.
- 7:50 Vince Fontana asked about the Williamson Act.
- 7:56 Kerry Burke asked the AAC to consider the project's impact on traffic and the impact of employee facilities.
- 8:00 Peter Marchi asked whether more than 75% of the subject parcel is used for grazing, which is the minimum required for compliance with the Williamson Act program.
- 8:03 The grazing operator, Tom Pacheco, described his plans for future grazing on the land.
- 8:06 BJ Burns described the capacity of the land for grazing.
- 8:08 Doniga Markegard asked whether the ranch infrastructure built using an EQIP grant would be used exclusively for cattle or whether it would be used for the dog walking operation, noting that using the infrastructure for dogs would be a waste of the funds intended to improve pastures.
- 8:10 The AAC asked whether the grazing operator could be tempted to cease actively grazing the land in favor of collecting rent from the dog walking operation. Tom Pacheco, the grazing operator, declared that if the grazing on the land were not profitable, he would cease. He stated that the applicant relocates dogs to allow cattle access whenever he asks.

- 8:12 The applicant, Konrad Thaler, stated that the infrastructure built with EQIP money is not used for the dogs.
- 8:14 BJ Burns confirmed that the applicant complies with all requests to contain or move dogs in order to allow farming operations, and that the dog walking operation does not prevent agricultural operations on the site.
- 8:18 Reno Dinelli asked where the dog water comes from. BJ Burns explained that it comes from spring overflow from prior sources, not EQIP grant infrastructure.
- 8:20 Peter Marchi asked whether the operation meets the Williamson Act program requirement for grazing: That 75% or more of the land be grazed for at least three years of any five-year period. Mr. Pacheco replied that he had only been grazing his cattle there for two years so far, and expects to comply with that requirement.
- 8:20 The AAC discussed the Williamson Act program requirements for land use.
- 8:28 Fred Crowder stated that the use of the parcel complies with the Williamson Act program requirements without the dog walking operation, and asked the AAC whether the operation complies with the requirements with the kennel operation. The AAC discussed this, with special attention paid to the requirement to “adequately fence” grazing land.
- 8:38 Brenda Bonner moved that the project is in compliance with the Williamson Act program requirements. Marilyn Johnson seconded the motion. The motion was approved, with April Vargas and Doniga Markegard abstaining.
- 8:38 Fred Crowder asked why only dogs over 25 pounds are allowed what has changed about the operation since 2013. The applicant stated that a “50% rule” is common in dog care to prevent large dogs from being near small dogs, which they could see as prey. The applicant stated that new woven wire fences were installed and are inspected weekly.
- 8:40 Peter Mark asked whether cows could graze within the area encircled by the fenced dog trail, and whether dogs had exclusive use of 25% or more of the parcel. The applicant replied that the cows could safely use the area encircled by the dog trail, and that dogs do not have exclusive use of that area.
- 8:42 The AAC asked about water usage for the dog walking use. Melissa Ross answered that the dog walking use entails use of one density credit, the equivalent of 390 gallons of water per day.

- 8:44 Bob Marsh said that he'd like the AAC to consider a condition that would require the applicant to relocate the dogs upon request of the grazing operator.
- 8:45 In response to a question, BJ Burns stated that he and Tom Pacheco have the leases on the land, and that the dog walking operation is merely granted a revocable license to use the land.
- 8:47 Kerry Burke asked whether the shed were on prime soil. Melissa Ross answered no.
- 8:48 Doniga Markegard asked the applicant to describe his business' relationship with past host ranchers. The applicant did so. Members of the AAC who are familiar with the operation discussed past incidents and measures taken to ensure the safety of cattle and dogs.
- 8:55 The AAC discussed the appropriateness of the proposed use on agricultural land.
- 8:58 Peter Marchi asked how far the dogs would be from the property line. The applicant answered between 400 feet and 1,000 feet.
- 9:03 Fred Crowder noted asked whether this is a kennel. Melissa Ross stated that keeping ten or more dogs requires a kennel permit, whether or not it is a kennel.
- 9:03 Fred Crowder asked the AAC whether this use is safe, and what conditions could make it safer.
- 9:05 Peter Marchi noted that this use is different from a public trail across or adjacent to ranch land. Smiling Dogs uses handlers and follows rules set by the grazing operators. The trails are enclosed by fences.
- 9:09 Ron Sturgeon stated that he does not believe that the fenced areas are compatible with cows when dogs are present, and that the AAC should see the license prior to making a decision.
- 9:13 BJ Burns stated that the dogs do not impact agricultural operations.
- 9:17 Robert Cevasco stated that 15 years of operation with one serious incident and a few minor incidents is a commendable record. He stated that the project would comply with the Williamson Act program even if 25% of the land were permanently dedicated to dog walking, that it is a compatible use according to the regulations, and that the income supports the farmer, that the use does not take land out of agriculture production, and that the AAC should recommend approval or recommend approval with conditions.

- 9:22 Peter Marchi stated that if the operator grazes 75% of the land, it complies with the Williamson Act program, and that the dogs use far less than 25% of the land.
- 9:24 BJ Burns asked the AAC to provide possible conditions of approval.
- 9:31 The AAC discussed changing the kennel regulations and PAD chapter of the zoning regulations.
- 9:33 Kerry Burke stated that the grazing lease could expire, leaving only the dog walking use on site with a lease directly between the owner and applicant rather than a license to use the land granted by the grazing lessee, and suggested a condition of approval requiring a long lease to protect against this outcome.
- 9:40 The AAC discussed potential conditions.
- 9:46 Bob Marsh suggested that the permit be given an expiration date of one year from the date of approval or to require a rancher on the land as a condition of allowing commercial dog walking.
- 9:48 Robert Cevalco moved to recommend approval conditioned upon a one-year term and with the understanding that cattle grazing is given priority over the dog hiking operation. Brenda Bonner seconded the motion. The AAC approved the motion with all present voting yes, except April Vargas and Doniga Markegard voting no.
- 6. Consideration of the Action Minutes for the September 14, 2015, regular meeting.**
- 9:51 BJ Burns moved to adopt the minutes. Doniga Markegard seconded the motion. The motion was approved unanimously.

Adjournment