



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

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

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## **MEETING PACKET**

**Date:** Monday, April 11, 2016  
**Time:** 7:30 p.m.  
**Place:** San Mateo County Farm Bureau Office  
765 Main Street, Half Moon Bay, California

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## **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, 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.
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. Consideration of the Action Minutes for the March 14, 2016, regular meeting
8. **Adjournment**

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Agricultural Advisory Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the County Representative at least five (5) working days before the meeting at (650) 363-1814, or by fax at (650) 363-4849, or e-mail [srosen@smcgov.org](mailto: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 – April 11, 2016

Agricultural Advisory Committee Attendance 2015-2016

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

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

**DATE:** April 11, 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, 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.

County File Number: PLN2015-00465 and PLN1999-00382

**PROPOSAL**

The applicant is proposing to construct a new domestic well to serve an existing and vacant Farm Labor Housing unit. The proposed well site is located on the project site at 6525 Cabrillo Highway (APN 086-330-060), while an alternative site is proposed on the adjacent parcel (APN 086-330-080). The applicant is also proposing the renewal of the PAD and CDP permit for the Farm Labor Housing unit on the property that was approved under PLN1999-00382.

**DECISION MAKER**

Planning Commission

**QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE**

1. Will the proposal for a new domestic well or the renewal of the 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?

## **BACKGROUND**

Report Prepared By: Rob Bartoli, Project Planner

Property Owner/Applicant: Peninsula Open Space Trust (POST)

Location: 6525 Cabrillo Highway, Pescadero

APN: 086-330-060 and 086-330-080

Parcel Size: 5.54 acres (APN 086-330-060) and 49.56 acres (086-330-080)

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

General Plan Designation: Agriculture/Rural

Williamson Act: The properties are not Williamson Act contracted parcels.

Existing Land Use: Agriculture (row crops such as fava beans and peas), Farm Labor Housing unit, several agricultural support buildings.

Water Supply: The row crops on the adjacent parcel are dry farmed, with occasional supplemental irrigation from a reservoir filled by rainwater. There is currently no domestic water source on the property.

Sewage Disposal: The Farm Labor Housing unit is proposed to be supported by an existing septic system on the property.

Setting: The project parcel accessed via Highway 1. The property is bordered by a creek to the west. The south property line abuts Highway 1 Right-of-Way. To the north the property is adjacent to open space. The eastern property line abuts a vacant mushroom processing facility. The properties are part of a larger 138 acre farm consisting of four parcels.

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

The project site is visible from Highway 1 and is located in the Cabrillo Highway State Scenic Corridor. However, the project of installing a new domestic well and the renewal of the permit for a Farm Labor Housing unit would create only minimal visual impacts. No pump house will be needed for the well, as the pump will be submersible. There will be a water tank installed as part of the Farm Labor Housing unit, but the exact location will be determined upon the location of the well. The existing residential structure is screened by the vegetation and topography of the site. The unit is also located approximately 300 feet from the edge of Highway 1.

If there are substantial changes to project that have the potential for visual impact, PLN1999-00382, the renewal of the Farm Labor Housing unit, will be brought back to the Agricultural Advisory Committee for review. Due to the topography, distance, and vegetation staff concludes that there will be minimal visual impact to the Cabrillo Highway State Scenic Corridor by the proposed well or the use of the Farm Labor Housing unit.

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

The edge of the riparian vegetation is approximately 40 feet from the proposed well location on APN 086-330-060 and 55 feet from the proposed well location on APN 086-330-080. In the biological report submitted by the applicant, no riparian vegetation is proposed to be removed as part of the construction of the well. However, ruderal and non-native vegetation is proposed to be removed. This type of vegetation consists of grasses and plants such as wild oats, rye, radish, poison hemlock, and filaree. No sensitive habitat will be removed from the property. According to the biological report, there is habitat for the San Francisco dusky-footed woodrat located on both parcels, however, they are located outside of the area of the proposed well location. Condition of approvals will be added to the project when it is reviewed by the Planning Commission that will ensure that there are no impacts on sensitive species and habitat.

The Farm Labor Housing unit will be located inside the existing structure on the site. The applicant is also proposing to add a water tank to the site for the unit. No pump house will be needed, as the pump will be submersible. If substantial changes to project site are required for the new Farm Labor Housing unit, such as a requirement for a new septic system or construction of a new residential structure, PLN1999-00382 will be brought back to the Agricultural Advisory Committee for review. No tree removal is necessary to accommodate the projects.

*Is there prime soil on the project site?*

The two proposed locations for the well are both located on Class II Prime Soils. There are no agricultural activities occurring in the areas where the primary and alternative wells sites are proposed. The farming that is occurring on the property occurs west of Highway 1 on APN 086-330-080. The Farm Labor Housing unit is also located on prime agricultural land. However, the structure is existing and minimal soil disturbance will occur though the remodeling of the unit and the installation of water tanks. No new square footage is proposed to be added to the house.

Chronology:

<u>Date</u>	<u>Action</u>
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- October 23, 1991 - Planning Commission approves PAD and CDP permit for one new permanent Farm Labor Housing Unit (PAD 88-9; CDP 88-9; AR 88-4)
- June 1, 1999 - Planning Department receives application to renew Farm Labor Housing permit approved in 1991. Application is given new application number, PLN1999-00382. Renewal of the Farm Labor Housing unit was never approved.
- November 2010 - Application submitted to install water tanks for Farm Labor Housing. Coastal Development Exemption for project approved by staff.
- December 2010 - Application submitted for an emergency domestic well. This permit was in response to a San Mateo County Environmental Health Department Compliance Order. Domestic water being used on the site did not meet Environmental Health standards. Coastal Development Exemption was approved for domestic well, but the well was never drilled nor constructed.
- June 6, 2012 - Owner of the property, Marchi, returned Farm Labor Housing survey stating that the site is no longer in use as Farm Labor Housing. PLN1999-00382 was closed.
- October 16, 2015 - New owner of property, Peninsula Open Space Trust (POST), submitted an application for a PAD and CDP permit for a new domestic well (PLN2015-00465) to serve an existing vacant Farm Labor Housing unit.

## **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 two domestic well locations would be located on prime agricultural land, the well locations are in a developed area on the subject parcels. There are no agricultural activities that occur within the proposed project area. The agricultural activities that the Farm Labor Housing would support occur on adjacent parcels west of Highway 1. The Farm Labor Housing unit is also located on prime agricultural land. However, the structure is existing and minimal soil disturbance will occur though the remodeling of the unit and the installation of water tanks.

If substantial changes to project site are required for the new Farm Labor Housing unit, such as a requirement for a new septic system or construction of a new residential structure, PLN1999-00382 will be brought back to the Agricultural Advisory Committee for review. The unit and the well locations can be accessed via existing roads, will be located on converted soils with minimal 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 domestic well will support the future use of a vacant Farm Labor Housing unit on the property. The agriculture activities that are being supported are across

Highway 1 and will not be impacted. The Farm Labor Housing unit is located in a developed area on the property and no new square footage is proposed to be added to the unit. The proposed well locations are clustered near the developed area on the site. There will be no removal of sensitive habitats and vegetation removal will consist only of the removal of ruderal and non-native vegetation. All development associated with the project will be clustered with the existing development in order to retain the remaining acreage for agricultural uses.

### 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.

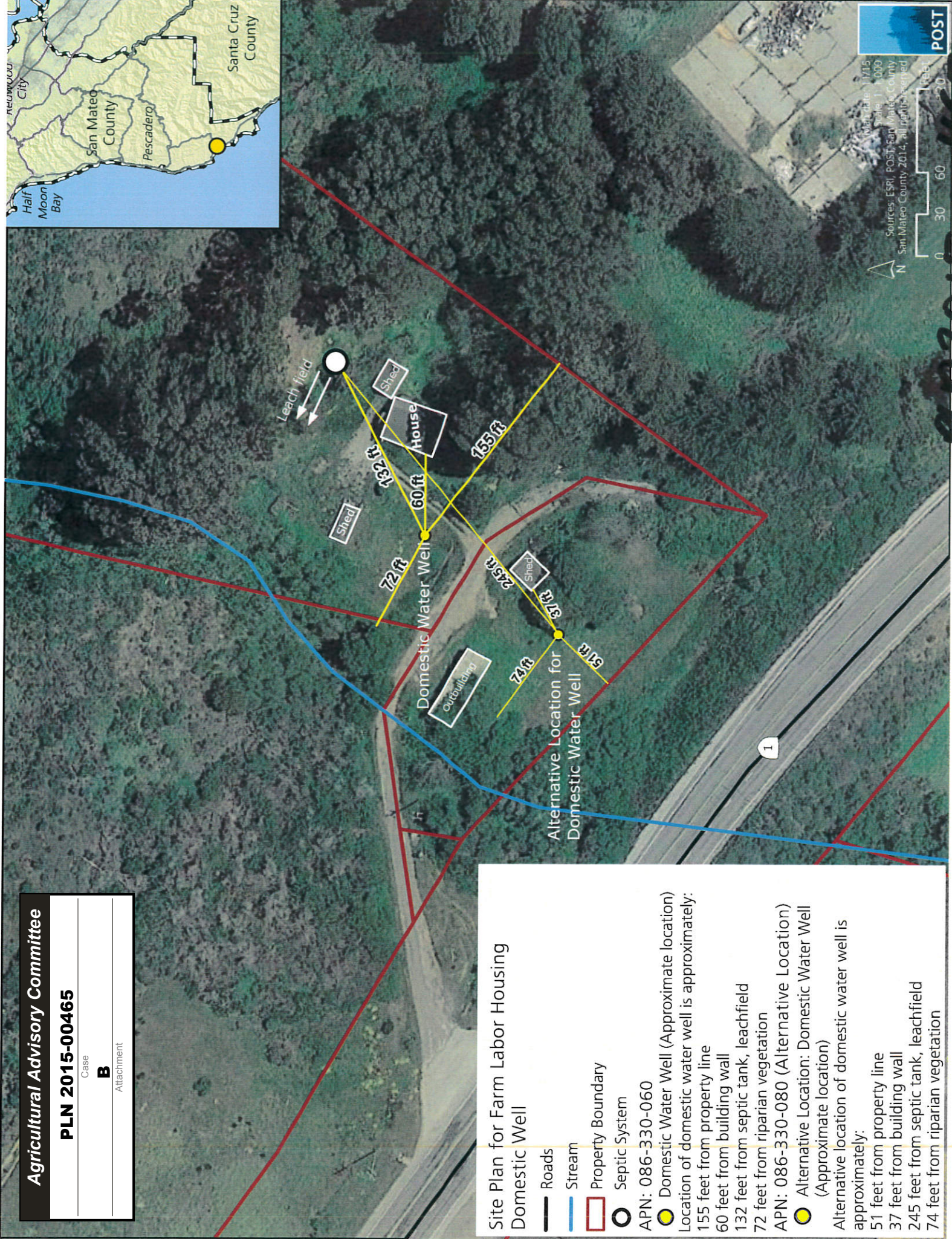
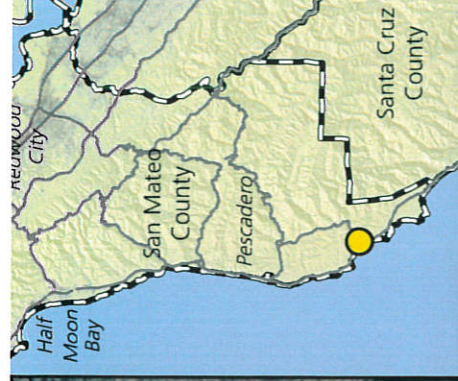
The use of the Farm Labor Housing unit located on the property is contingent on the availability of water for domestic use on APN 086-330-060 and APN 086-330-080. If there is water of sufficient quantity and quality, then the improvements to the housing unit on the property, including interior remodel and water tanks, will occur. If there is sufficient water, it is estimated that the unit will be occupied by three farm labors that work on the agricultural actives on the adjacent parcels west of Highway 1. If substantial changes to project site are required for the new Farm Labor Housing unit, such as a requirement for a new septic system or construction of a new residential structure, PLN1999-00382 will be brought back to the Agricultural Advisory Committee for review.



## **ATTACHMENTS**

- A. Vicinity Map of Project Parcel
- B. Site Plan
- C. Pictures
- D. Site Plan with Riparian Corridor
- E. Farm Labor Housing Floor Plan and Elevation





**Site Plan for Farm Labor Housing**

**Domestic Well**

- Roads
- Stream
- ▭ Property Boundary
- Septic System

APN: 086-330-060

● Domestic Water Well (Approximate location)  
 Location of domestic water well is approximately:

- 155 feet from property line
- 60 feet from building wall
- 132 feet from septic tank, leachfield
- 72 feet from riparian vegetation

APN: 086-330-080 (Alternative Location)  
 ● Alternative Location: Domestic Water Well (Approximate location)

Alternative location of domestic water well is approximately:

- 51 feet from property line
- 37 feet from building wall
- 245 feet from septic tank, leachfield
- 74 feet from riparian vegetation

PLN 2015-00465

POST

**RECEIVED**

OCT 16 2015

San Mateo County  
Planning Division



**Site Plan for Coastal Development Permit**

- Roads
- CCC Appeals Jurisdiction
- Property Boundary
- Septic System

APN: 086-330-060

- Domestic Water Well (Approximate location)

Location of domestic water well is approximately:  
 170 feet from property line  
 60 feet from building wall  
 120 feet from septic tank, leachfield  
 70 feet from riparian vegetation

APN: 086-330-080 (Alternative Location)

- Alternative Location: Domestic Water Well (Approximate location)

Alternative location of domestic water well is approximately:  
 55 feet from property line  
 40 feet from building wall  
 235 feet from septic tank, leachfield  
 75 feet from riparian vegetation

Map date: 10/15  
 Scale: 1" = 2,000'  
 Sources: Esri, POST, San Mateo County  
 San Mateo County 2014, all rights reserved

N

0 50 100 Feet

**PLAN 2015-0046**

**POST**

PLN 2015-00465

Case

**C**

Attachment



Photo 1. Looking at riparian corridor north of the driveway. The riparian corridor is narrow (less than 20' wide) and is dominated by a canopy of Salix spp with an understory of Himalayan blackberry and/or Nasturtium.



Photo 2. Looking down from riparian corridor into the deeply incised, dry channel bed. The banks are sheer and between 5'-8' high and the substrate is dominated by large gravel sized sandstone with occasional bedrock outcroppings.



Photo 3. One of 6 woodrat nests observed during field work. The SF dusky-footed woodrat is common in riparian areas and their nests are regular features along many drainages coastal drainages.



Photo 4. Area where the artificial drainage channel connects to the main blue line stream. The bed of drainage channel is 5-6' above the thalweg and appears to have been built to allow high flows backing up behind the culvert at the driveway an alt route off the site.



**Photo 5.** Looking from the preferred location of the well to the riparian corridor (northwest). The red cooler is located at the site of the preferred location for context. Based on field measurements, this location is 39.5' from the outboard dripline of the nearest point of the riparian corridor.



**Photo 6.** At the preferred location, looking away from the riparian corridor and toward the existing house (east). Notice the site is located in a ruderal grassland and relatively close to the existing residence.



**Photo 7.** At the alternative location, further from the house, looking toward the riparian corridor (west). Again, the red cooler and measuring tape represents the possible locations of the well. Notice the riparian corridor at the far left of the photo. Based on field measurements, the alternative location is 55' from the outboard dripline of the closest point of the riparian corridor.



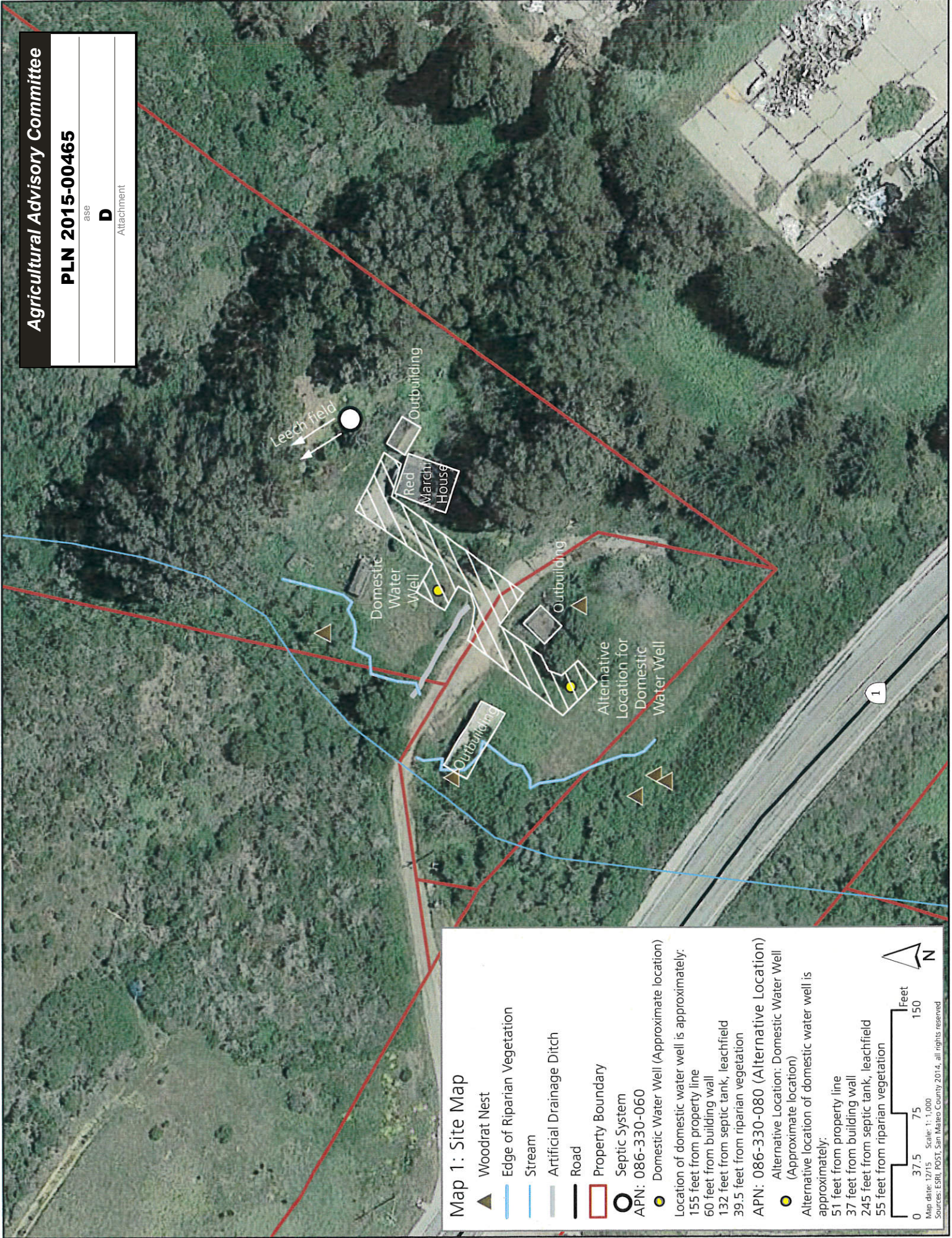
**Photo 8.** This photo is also of the alternative locations and shows its proximity to the existing driveway (where the car is parked).

PLN 2015-00465

base

D

Attachment



Map 1: Site Map

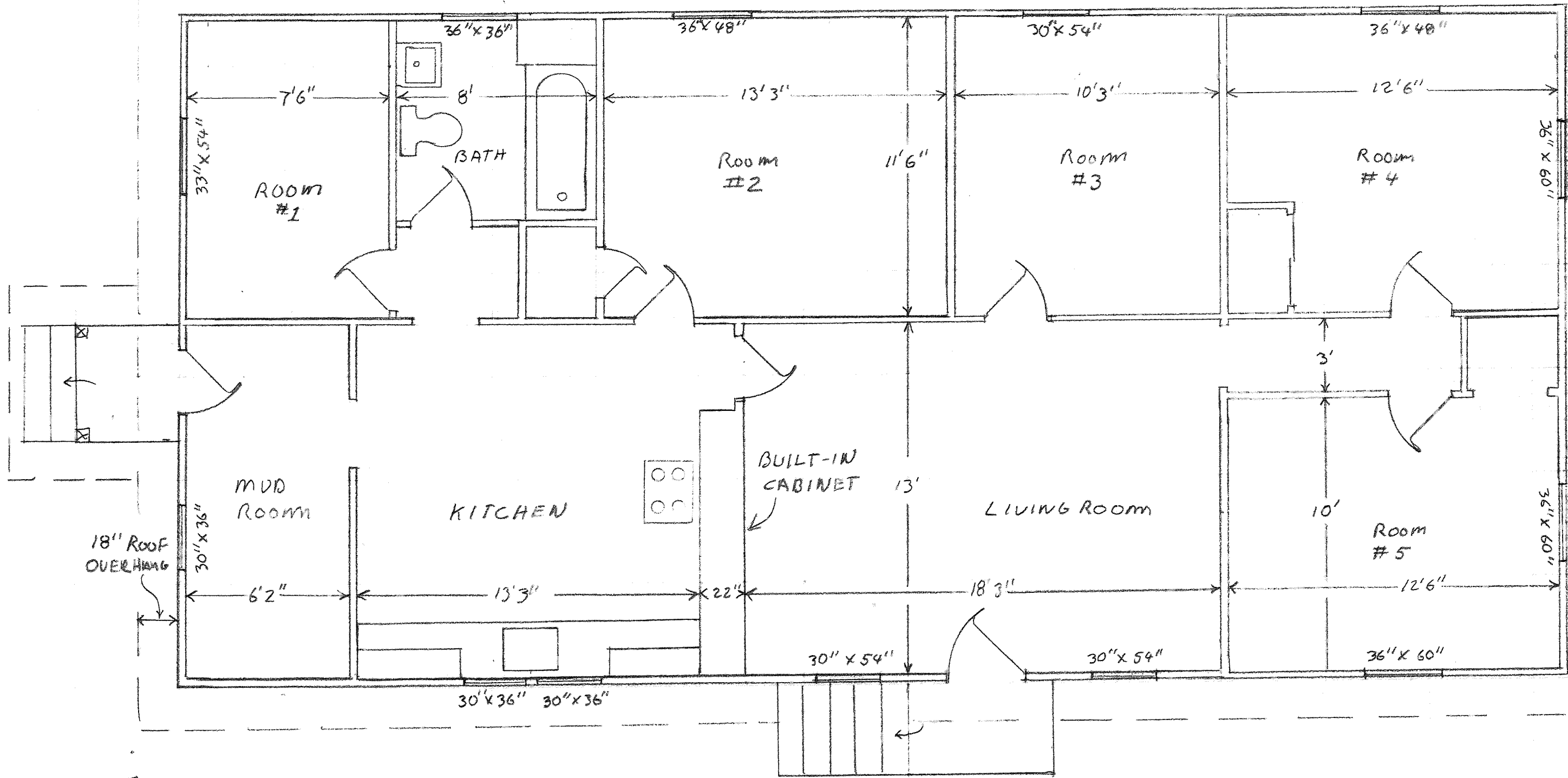
- ▲ Woodrat Nest
  - Edge of Riparian Vegetation
  - Stream
  - Artificial Drainage Ditch
  - Road
  - Property Boundary
  - Septic System
  - APN: 086-330-060
  - Domestic Water Well (Approximate location)
- Location of domestic water well is approximately:  
 155 feet from property line  
 60 feet from building wall  
 132 feet from septic tank, leachfield  
 39.5 feet from riparian vegetation
- APN: 086-330-080 (Alternative Location)
- Alternative Location: Domestic Water Well (Approximate location)
- Alternative location of domestic water well is approximately:  
 51 feet from property line  
 37 feet from building wall  
 245 feet from septic tank, leachfield  
 55 feet from riparian vegetation



Feet



Map date: 12/15 Scale: 1:1,000  
 Sources: ESRI, POST, San Mateo County 2014, all rights reserved



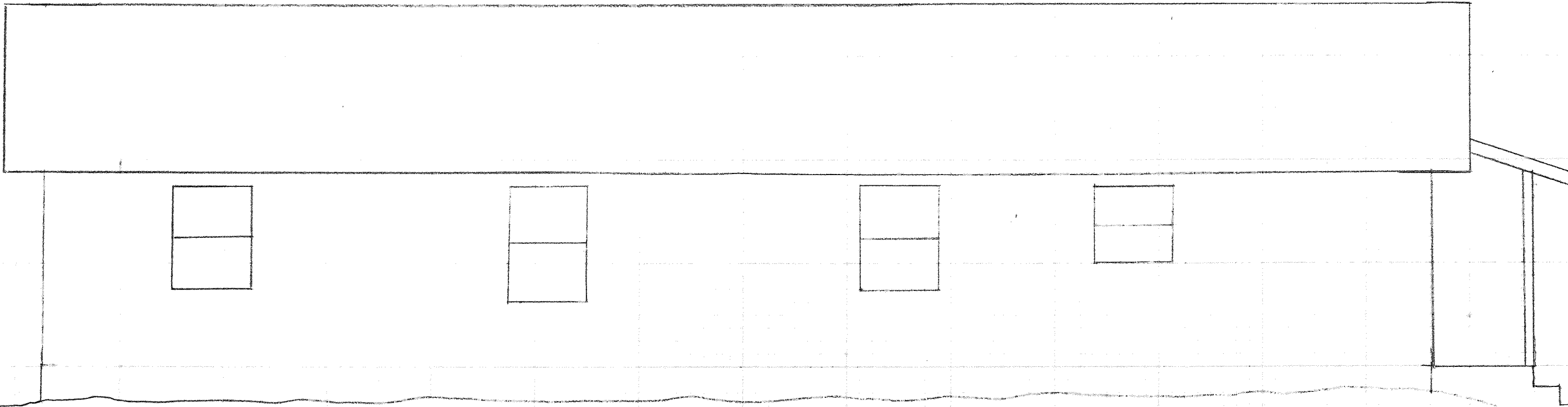
SCALE 1" = 4'

POST COAST FARM HOUSE  
6525 CABRILLO HIGHWAY  
SAN MATEO COUNTY

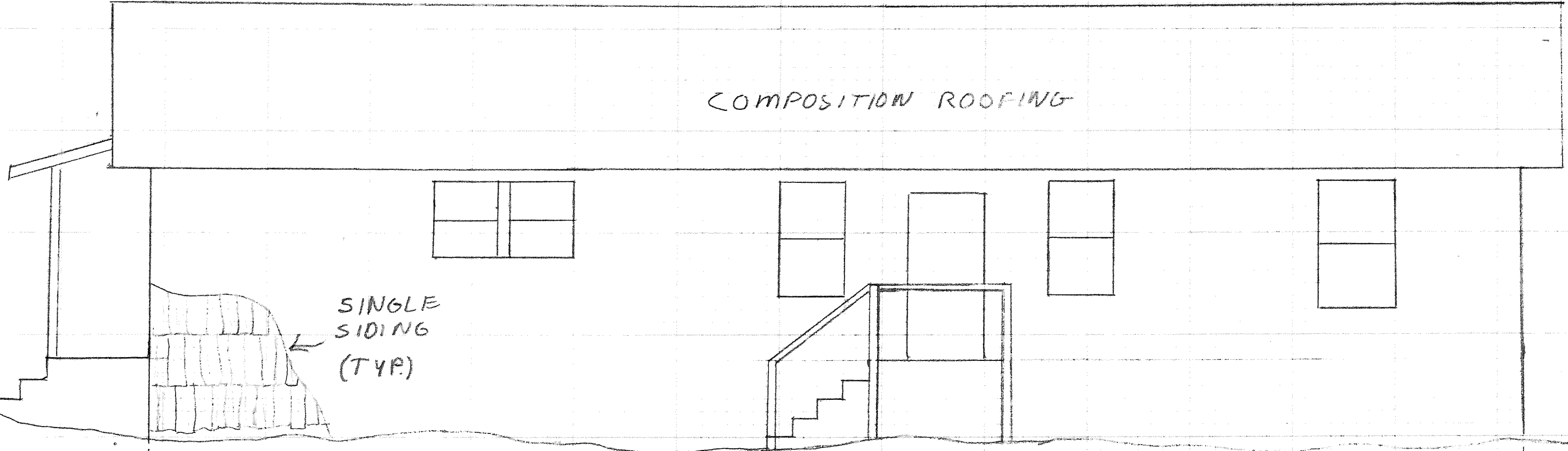
### FLOOR PLAN

DRAWN BY:  
SCOTT MARSHALL 2-3-16





EAST VIEW



COMPOSITION ROOFING

SINGLE SIDING (TYP.)

54'

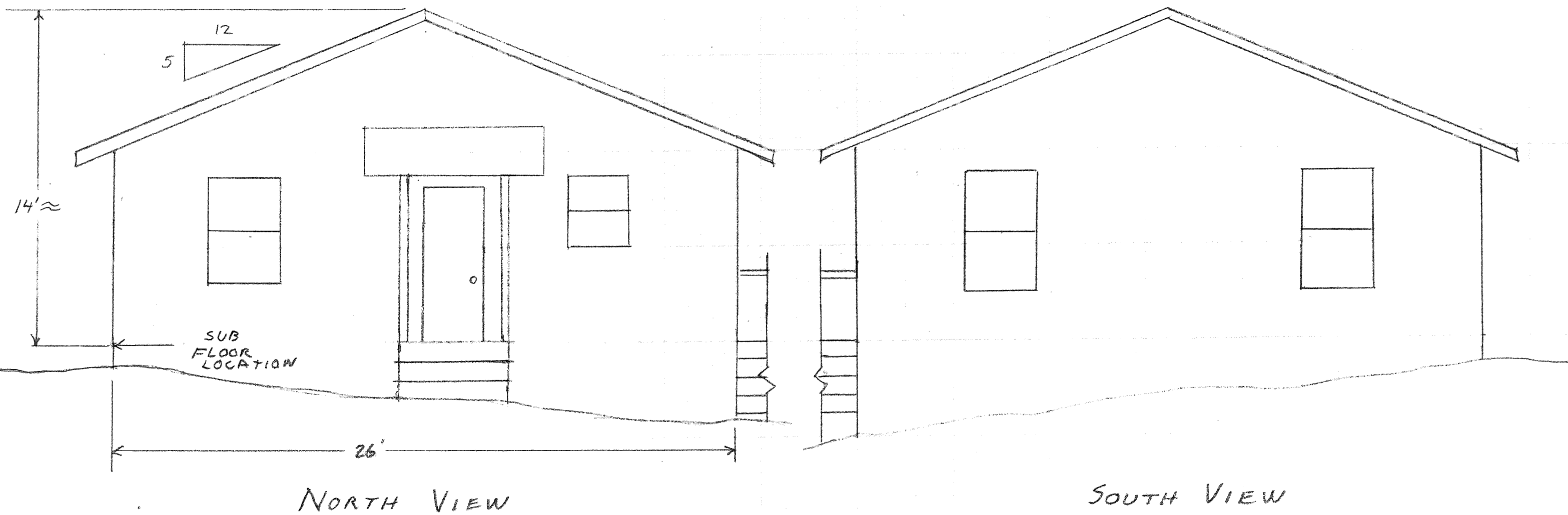
WEST VIEW

SCALE 1"=4'

P.O.S.T. COAST FARM HOUSE  
6525 CABRILLO HIGHWAY  
SAN MATEO COUNTY

ELEVATIONS "A"

DRAWN BY:  
SCOTT MARSHALL 2-3-16



NORTH VIEW

SOUTH VIEW

SCALE 1" = 4'

P.O.S.T. COAST FARM HOUSE  
 6525 CABRILLO HIGHWAY  
 SAN MATEO COUNTY

ELEVATIONS "B"

DRAWN BY:  
 SCOTT MARSHALL 2-3-16

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

**DATE:** April 11, 2016

**TO:** Agricultural Advisory Committee

**FROM:** Summer Burlison, Planning Staff, 650/363-1815

**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 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 located at 513 Stage Road in Pescadero. The well is located approximately 20 feet from the existing legal barn. A 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.

**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: Summer Burlison, Project Planner

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. The property owner is currently working toward establishing organic berry crops.

Water Supply: Existing agricultural well.

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

Setting: The project parcel is located on the northwest corner of the Stage Road and North Street intersection. The front section of the parcel, between the existing barn and roadway, is slightly higher in elevation than the rest of the property; otherwise, the parcel is relatively flat. Bradley Creek runs along the west (rear) and north (side) property lines. Existing development is located in the front of the parcel and includes an agricultural barn and water tanks. The remaining land is currently vacant and intended to support organic berry crops.

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act Guidelines, for the minor alteration of an existing structure.

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.

Chronology:

Date

Action

March 29, 2013 - Coastal Development Exemption, PLN 2013-00104, approved to drill an agricultural well on the parcel.

- November 5, 2014 - Williamson Act contract 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 four 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 a Coastal Development Permit and Planned Agricultural District Permit to convert the existing legal agricultural well to a domestic well.
- February 25, 2016 - Building Permit, BLD 2015-00542, finalized.

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

The proposed hot water heater will be a tankless unit that is mounted to the existing barn's south exterior elevation, and the propane tank will be located 10 feet south of the barn. These elements will be over 50 feet from the roadway and visual impacts would be minimized by existing topography and vegetative screening along the front property line.

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

No, as the proposed domestic well involves converting an existing agricultural well. The proposed propane tank will be located on the south side of the agricultural barn in a previously disturbed area.

*Are there prime soils on the project site?*

The entire parcel consists of prime soils. Specifically, the parcel contains Dublin clay and Soquel loam soils, according to the U.S. Department of Agriculture, Natural Resources Conservation Service's Web Soil Survey.

## **DISCUSSION**

### **A. KEY ISSUES**

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

1. Compliance with Planned Agricultural District (PAD) Regulations

The project complies with the applicable substantive criteria for the issuance of a PAD Permit, pursuant to Section 6355 of the Zoning Regulations, including the following: (1) the project will minimize the encroachment of development on land suitable for agricultural use, (2) the project includes the clustering of development, (3) the project will result in the availability of an adequate and potable well water source by converting an existing agricultural well, (4) the project will provide adequate and sufficient water supplies for agricultural production, (5) the productivity of any adjacent agricultural land will not be diminished, and (6) the project will not impair agricultural viability.

Development on the parcel will continue to be clustered in the front portion of the parcel as the existing well and new propane tank are/will be located in close proximity to the existing barn, in previously disturbed areas. Conversion of the existing agricultural well to a domestic water source to provide potable water for a new bathroom and exterior hose bibs is required by the Environmental Health Division to ensure the well meets quality and quantity standards as an adequate potable water source.

The project will not diminish any adjacent agricultural land or impair agricultural viability on the parcel or in the vicinity. The well is located over 150 feet from any adjacent properties. Additionally the propane tank will be located in a previously disturbed area in close proximity to the existing barn. Furthermore, the project area is located over 200 feet from Bradley Creek along the northern (side) property line and over 500 feet from Bradley Creek along the western (rear) property line, and therefore would not have any adverse impact to the creek or potential riparian corridors.

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 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, 150 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 use associated with the farm operation. Agricultural water use will consist of a drip irrigation system to support 4,200 olallieberry plants over 4 acres, which will have a water demand of 525 gallons per hour. Therefore, the converted well will be able to serve the potable water demands as well as the intended agricultural use for the property.

2. Compliance with Local Coastal Program (LCP) Policies

The project complies with the applicable policies from the Local Coastal Program (LCP), including the following: Policy 1.8 (*Land Uses and Development Densities in Rural Areas*), Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*), Policy 5.8 (*Conversion*

*of Prime Agricultural Land Designated as Agriculture), Policy 7.3 (Protection of Sensitive Habitats), and Policy 8.5 (Location of Development).* These policies include allowing new development in rural areas that will not adversely impact coastal resources or diminish the ability to keep prime agricultural land in agricultural production; conditionally permitting domestic wells on prime agricultural land when no alternative site exists for the use, the productivity of adjacent agricultural land will not be diminished, and permitted uses will not impair agricultural viability; minimizing development impacts on sensitive habitats; and requiring new development be located on a portion of a parcel where development would be least visible from scenic roadways and least likely to significantly impact views from public viewpoints.

Elements of the project, including a tankless hot water heater that will be mounted to the exterior south barn elevation and a propane tank that will be located 10 feet south of the barn will be visible from Stage Road. Visual impacts from the roadway by these elements will be minimized as they will be over 50 feet away from the roadway and screened by existing topography and vegetation along the front property line. The project includes converting an existing agricultural well located 50 feet from the barn to a domestic water source to provide potable water to a new bathroom within the barn for farm worker use. The well will continue to be the agricultural water source for the property. No residential use is proposed on the property. Furthermore, see staff's discussion in Section A.1 above.

### 3. Compliance with the Williamson Act

The parcel's Williamson Act contract, AP 78-04, was non-renewed on November 5, 2014 and will expire on December 31, 2023. The property owner was required to non-renew the parcel's contract due to the absence of farming on the parcel and lack of documentation proving any past farming activities on the parcel.

Pursuant to the County's Land Conservation Act rules, the property owner would need to provide documentation that in at least 3 out of 5 years the parcel is generating annual gross income from agricultural activities that equal or exceed \$10,000.00.

## **ATTACHMENTS**

- A. Vicinity Map
- B. Project Plans
- C. Water Usage Letter

SB:pac – SSBA0172\_WPU.DOCX

# 513 Stage Rd

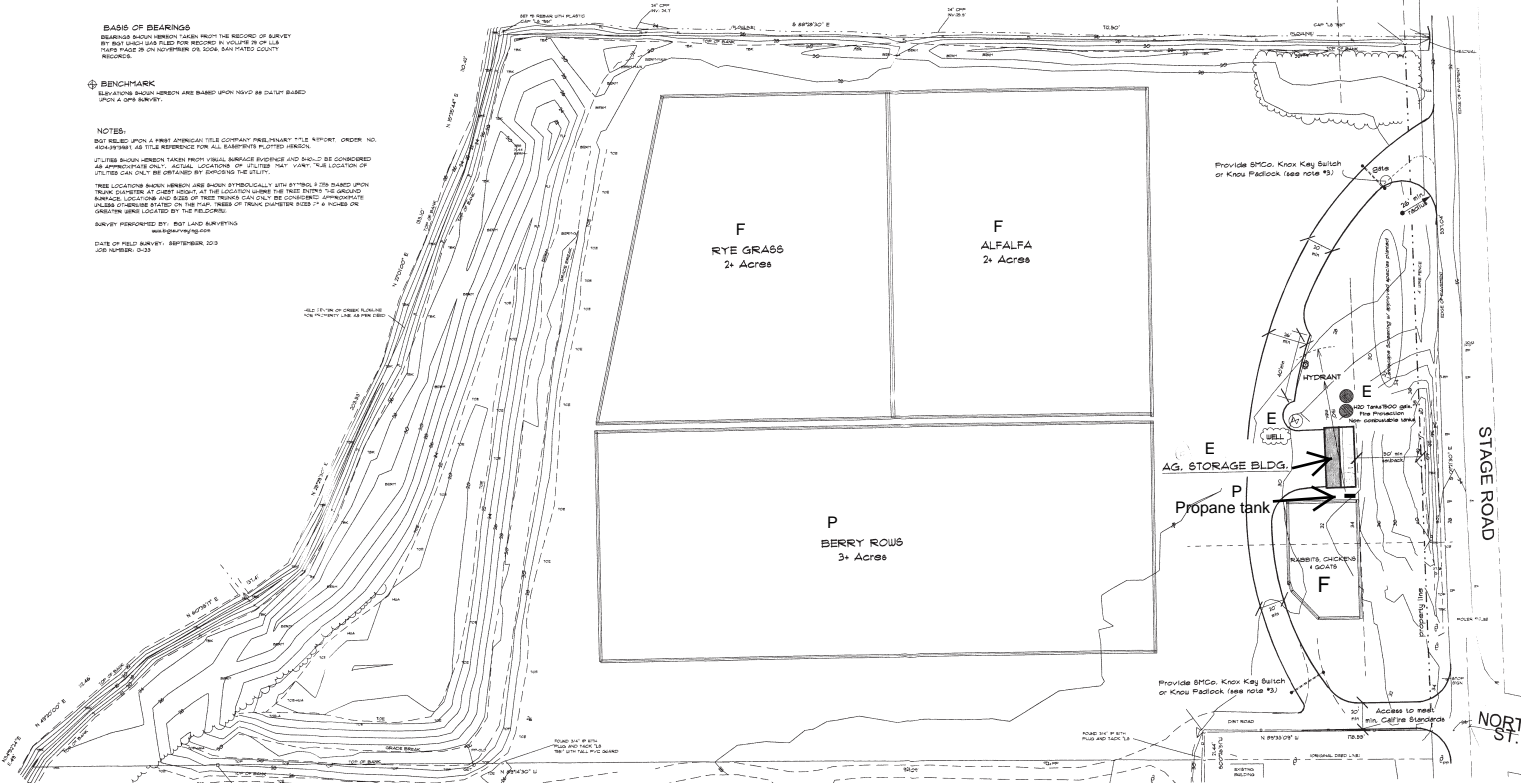




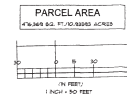
**BASIS OF BEARINGS**  
BEARINGS SHOWN HEREIN TAKEN FROM THE RECORD OF SURVEY BY WAY WHICH WAS FILED FOR RECORD IN VOLUME 36 OF S.A. MAPS PAGE 28 ON NOVEMBER 20, 1908, SAN MATEO COUNTY RECORDS.

**BENCHMARK**  
ELEVATIONS SHOWN HEREIN ARE BASED UPON NAVD 83 DATUM BASED UPON A BENCH MARK.

**NOTES:**  
NOT RELIED UPON A FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT (ORDER NO. 20140908) AS TITLE REFERENCE FOR ALL ELEMENTS PLOTTED HEREON.  
UTILITIES SHOWN HEREON TAKEN FROM PUBLIC UTILITY RECORDS AND SHALL BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES THAT VARY THE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.  
THESE LOCATIONS HAVE BEEN TAKEN FROM RECORDS AND ARE SHOWN APPROXIMATELY WITH A 10% TOLERANCE BASED UPON TRUNK DIAMETER AT GROUND SURFACE. THE LOCATION OF THE TRUNK DIAMETER AT GROUND SURFACE AND SIZE OF TRUNK DIAMETER CAN ONLY BE CONFIRMED APPROPRIATE UNLESS OTHERWISE STATED ON THE MAP. LINES OF TRUNK DIAMETER SIZE 7" & 6" INCHES OR GREATER WERE LOCATED BY THE FIELDWORK.  
SURVEY PERFORMED BY: BOY LAND SURVEYING  
DATE OF FIELD SURVEY: SEPTEMBER 2013  
JOB NUMBER: 0-33



**SITE PLAN**



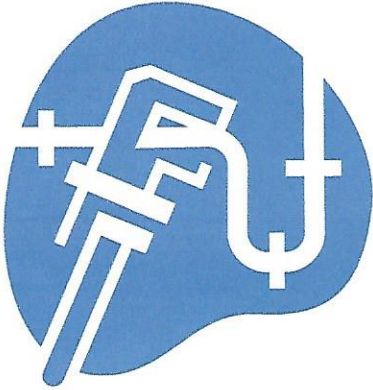
E = Existing  
P = Proposed  
F = Future

**RECEIVED**  
FEB 09 2015  
San Mateo County  
Planning Division

*Pun 2015-00052*



## 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 approximately 50 to 200 gallons per day.

The planned agricultural use is a designed drip system to support 4200 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 525 GPH ( $4200/8=525\text{GPH}$ ).

The well yield= $13.8\text{ GPM} \times 60 = 828\text{ GPH}$ . This well will support this watering without additional storage.

Respectfully,

Steve Simms



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

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

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**Meeting Minutes**  
**Regular Meeting March 14, 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

Brenda Bonner  
BJ Burns  
Robert Cevalasco  
Louie Figone  
Marilyn Johnson  
Peter Marchi  
Robert Marsh

Regular Voting Members Absent

Robert Cevalasco  
Teresa Kurtak  
Doniga Markegard  
April Vargas

Nonvoting Members Present

Jess Brown  
Fred Crowder  
Steven Rosen

Nonvoting Members Absent

Jim Howard  
Virginia Lj Bolshakova

**3. Guest Roll Call**

Guests Present

Burke

Burns  
Figone  
Kelly  
Marsh  
Richard  
Silvestri  
Sturgeon  
Wright

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

7:31 Kerry Burke announced Farm Day, to be held on April 1.  
Fred Crowder announced the Livestock Protection Workshop to be held at Elkus Ranch.

**5. Farmland Futures Initiative**

7:33 Ben Wright of the Peninsula Open Space Trust (POST) informed the Agricultural Advisory Committee about POST's Farmland Futures Initiative (FFI) program. The Agricultural Advisory Committee advised POST about its potential and historical effects on agriculture in San Mateo County.

**6. Consideration of the Action Minutes for the October 13, 2015, regular meeting.**

8:49 BJ Burns moved to approve the minutes as mailed. Brenda Bonner seconded that motion. The motion was approved unanimously.

**Discussion not on the Agenda:**

8:50 Ben Wright invited the attendees to POST's Taste of the Coast event.

**Adjournment**