

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

DATE: August 12, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of an After-the-Fact Coastal Development Permit and Planned Agricultural District Permit to legalize a 780 sq. ft. greenhouse and barn-to-office conversion at 2997 Pescadero Road in the unincorporated Pescadero area of San Mateo County. No grading or tree removal is proposed. The project is appealable to the California Coastal Commission.

County File Number: PLN 2019-00379 (Burke/TomKat Ranch LLC)

PROPOSAL

The applicant proposes an After-the-Fact Coastal Development Permit (CDP) and Planned Agricultural District (PAD) Permit to legalize a 780 sq. ft. non-soil-dependent greenhouse and to legalize the conversion of 1,324 sq. ft. of an existing 5,592 sq. ft. barn into six offices, two bathrooms, a lunch room, lounge, and storage for ranch headquarters. The greenhouse was built in 2010 without permits. The barn was legally existing and converted into office space without permits in 2012. Both structures are within the 12-acre developed area (of 560 acres) of the four-parcel (1,118 total acreage) cattle grazing ranch. No grading or tree removal is required.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Planned Agricultural District Permit, County File Number PLN 2019-00379, based on and subject to the required findings and conditions of approval listed in Attachment A.

SUMMARY

General Plan and Zoning Conformity

The subject parcel is in the General Plan Agricultural land use designation area and is zoned PAD (Planned Agricultural District).

The project is located in Pescadero. The project has been reviewed for conformity with General Plan policies regarding Vegetative, Water Fish, and Wildlife Resources, Soil Resources, Rural Land Use, Visual Resources, Water Supply, and Wastewater. The proposal has been reviewed by the Agricultural Advisory Committee who found that that project would have no negative impact on the agricultural uses of the property. Further, the project conforms to the substantive criteria for the issuance of a PAD Permit and with the development standards of the PAD Zoning District for setbacks and height.

Local Coastal Program (LCP) Conformity

The proposal has been reviewed against the Development, Visual, and Agricultural Components of the LCP and found to conform. The proposed legalization of the two existing structures will not have significant adverse impact on coastal resources or diminish agricultural productivity, as it is within the 12-acre area of the ranch that has existing development. The developed area of the ranch is more than 0.6 miles from the nearest public road, and no portion of the ranch development is publically visible. The proposal satisfies the findings for a Coastal Development Permit.

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Existing Ranch Headquarters Development

The headquarters currently supports a long-term grazing operation and consists of the following buildings:

Building Name and Number	Use	Square Footage
South Barn (#1)	Storage	6,850
Arena (#2)	Outdoor space	N/A
Milky Lane (#3)	Kitchen and sitting area	1,883
Garden Patio (#4)	Outdoor space with water feature	N/A
Ranch Shop (#5)	Workshop	1,828
Tack Room (#6)	Storage	3,230
Round Pen (#7)	Outdoor structure	N/A

Covered Patio (#8)	Open air covered space	2,749
Equipment Shed (#9)	Storage	4,425
Bunkhouse (#10)	Guesthouse – 2 bedroom, 1 bathroom	680
Cottage (#11)	Guesthouse – 2 bedroom, 1 bathroom, kitchen	525
North Barn (#12)	Storage	2,460
Greenhouse (#13)	Cultivation	780
Crown Nine Cottage (#14)	Guesthouse – 2 bedroom, 1 bathroom, kitchen	460
Garden Shed (#15)	Storage	670
Ranch Manager's Residence (#16)	Single-Family Dwelling	1,165
Orchard (#17)	Cultivation	N/A
Chicken Coop (#18)	Livestock	877
Shed (#19)	Storage	3,200
Ranch Headquarters (#20)	Office and storage	5,592
Cottage (#21)	Guesthouse – 2 bedroom, 1 bathroom, kitchen	1,079
Pumphouse (#22)	Utilities	121

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Planned Agricultural District Permit, County File Number PLN 2019-00379, based on and subject to the findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Kelsey Lang, Project Planner, klang@smcgov.org

Applicant: Kerry Burke

Owner: TomKat Ranch LLC

Location: 2997 Pescadero Road, Pescadero

APN: 087-110-020 (associated grazing APNs include 087-110-010, 087-130-020, and 087-130-030)

Parcel Size: 560 acres, associated with 1,118-acre ranch

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: The property was placed under a Williamson Act Contract in 1967 (County File Number AP 67-29), which includes the associated parcels, and currently remains under this contract.

Existing Land Use: Agricultural – cattle grazing operation, ranch headquarters, single family dwelling with guesthouses.

Water Supply: The developed area is served by an existing domestic well and eight 4,900-gallon water tanks. Water for cattle grazing is provided by the naturally existing creeks and streams throughout the four ranch parcels. This application has been reviewed by Environmental Health Services and Cal-Fire, who have both conditionally approved the application for domestic and fire suppression purposes.

Sewage Disposal: The developed area is served by an existing septic system. Environmental Health Services has reviewed and conditionally approved the application.

Flood Zone: Zone A along the southern portion of Honsinger Creek per FEMA Flood Panel 06081C0388E Effective Date: 10-16-2012. This portion of the creek is not within the developed area. Zone X for the remainder of the parcel per FEMA Flood Panel 06081C0388E Effective Date: 10-16-2012. Zone X is land subject to minimal flooding.

Environmental Evaluation: The legalization of the two buildings is categorically exempt under CEQA Guidelines Section 15303. The greenhouse is a small new building within an existing developed area and is accessory to the existing agricultural uses. The barn-to-office conversion is converting less than 2,500 sq. ft. of an existing structure and has only minor exterior changes.

Setting: The project parcel is approximately 560 acres in size, and one of four parcels that make up a 1,118-acre ranch. A majority of the parcel consists of hills that form a relatively flat valley through the western third of the parcel where development for agricultural purposes exists, including a greenhouse, dwellings, barn/storage buildings, and warehouses. Development is contained to a 12-acre area within the valley. All surrounding parcels are designated for agricultural or open space use. The project site is located in a previously disturbed, relatively flat area of the parcel that is in close proximity to the other existing development on the property.

Chronology:

<u>Date</u>	<u>Action</u>
September. 8, 2019	- Application submitted.
October 25, 2019	- Deemed incomplete.
October 2019 –	- Information provided and plans revised to address Williamson
March 2020	Act compliance, Cal Fire comments, and Environmental Health Services comments.
March 11, 2020	- Deemed complete.
April 13, 2020	- Agricultural Advisory Committee public hearing.
August 12, 2020	- Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

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

1. Conformity with the General Plan

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

a. Vegetative, Water, Fish, and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish, and Wildlife Resources*) and Policy 1.27 (*Protect Fish and Wildlife Resources*) seek to regulate land uses and development activities to prevent, and/or mitigate to the extent possible, significant adverse impacts on vegetative, water, fish, and wildlife resources.

No tree or riparian vegetation removal is necessary to accommodate the existing structures, as the closest of the two structures is approximately 128 feet from Honsiger Creek and does not involve any ground disturbance. The proposed development is located in a highly disturbed area, as it is already developed with many structures and lacks native vegetation. As the development will be outside of vegetated habitat, the legalization of these structures is not anticipated to have any impacts on vegetative, water, fish, and wildlife resources.

b. Soil Resources

Policy 2.20 (*Regulate Location and Design of Development in Areas with Productive Soil Resources*) regulates location and design of development in a manner which is most protective of productive soil resources, including, but not limited to, measures which require clustering of structures. Policy 2.21 (*Protect Productive Soil Resources Against Soil Conversion*) regulates land use and subdivision of productive soil resources and encourage appropriate management practices to protect against soil conversion. Regulations should place priorities according to the relative productive characteristics of the resource.

The County General Plan Productive Soil Resources map identifies the project area to be classified as Soils with Agricultural Capability. The Productive Soil Resources with Agricultural Capability map identifies a portion of the area as Grazing but does not identify the remainder of the project area for agricultural capability. The existing structures are all clustered in the ranch headquarters area, thus not converting additional soils identified for grazing.

c. Visual Resource Policies

Policy 4.15 (*Appearance of New Development*) regulates development to promote and enhance good design, site relationships and other aesthetic considerations, and regulates land divisions to promote visually attractive development.

The development that would be legalized through this project is appropriately sited within the developed area. The ranch headquarters building has maintained the agricultural character of the building during the conversion by using sliding barn doors and maintaining the stall spacing to create a visually attractive development.

Policy 4.20 (*Large Agricultural Structures*) requires development to use appropriate landscaping wherever necessary and feasible to mitigate the negative impacts of large agricultural structures (i.e., greenhouses, storage buildings, etc.) from public view.

Neither of the buildings to be legalized are visible from publicly accessible areas, therefore landscaping for screening purposes is not required.

Policy 4.22 (*Scenic Corridors*) protects and enhances the visual quality of scenic corridors by managing the location and appearance of structural development.

This property is within the Pescadero Road County Scenic Corridor, however the area of the development is not within the area of the scenic corridor. Further the development is not visible from Pescadero Road.

d. Rural Land Use Policies

Policy 9.23 (*Land Use Compatibility in Rural Lands*) encourages compatibility of land uses in order to promote the health, safety, and economy and to maintain the scenic and harmonious nature of the rural lands. Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) requires avoiding to the greatest extent possible locating non-agricultural activities on soils with agricultural capability or lands in agricultural production, locating non-agricultural activities in areas of agricultural parcels which cause the least disturbance to feasible agricultural activities, buffering any non-agricultural activities from agricultural activities by means of distance, physical barriers or other non-disruptive methods, and ensuring that any extension of public services and facilities to serve nonagricultural activities will not impair feasible agricultural activities.

The subject parcel has a General Plan land use designation of "Agriculture" and the proposed development is located in an area of the agricultural parcel which will cause the least disturbance to the agricultural activities. The Storie Index and Land Capability Classification, as mapped by the Natural Resources Conservation Service Soil Survey, identifies the project area with less than Grade 1 soils and a Classification of Class 3. Neither the Grade or Class identify the project area as Prime Agricultural Lands. Further, according to the California Important Farmland Mapper produced by the California Department of Conservation, the project area is considered "Grazing Land" while the remainder is considered "Other Land." Thus, no prime soils or conversion of grazing lands will occur as part of this project and the proposed development supports the agricultural operations of the property.

e. Water Supply Policies

Policy 10.15 (*Water Suppliers in Rural Areas*) indicates that water systems and wells are appropriate methods of water supply in rural areas. Policy 10.19 (*Domestic Water Supply*) encourages the use of

wells or springs rather than surface water for domestic water supplies to serve new development.

The developments on the site are served by an existing domestic well and eight 4,900-gallon water tanks disbursed throughout the developed area and approved under PLN2019-00357. Water for cattle grazing is provided by the naturally existing creeks and streams throughout the four ranch parcels. This application has been reviewed by Environmental Health Services and Cal-Fire, who have both determined that there is sufficient water for domestic and fire suppression purposes.

f. Wastewater Policies

Policy 11.10 (*Wastewater Management in Rural Areas*) considers individual sewage disposal systems as the appropriate method of wastewater management in rural areas.

The developed area is served by an existing septic system. Environmental Health Services has reviewed and conditionally approved the application.

2. Compliance with Local Coastal Program (LCP) Policies

The project complies with the following applicable LCP Policies:

Locating and Planning New Development Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) allows new development in rural areas only if it is demonstrated that it will not have significant adverse impacts, either individually or cumulatively, on coastal resources and will not diminish the ability to keep all prime agricultural land and other land suitable for agriculture in agricultural production.

The proposed legalization of the two existing structures will not have significant adverse impact on coastal resources or diminish agricultural productivity, as it is within the 12-acre area of the ranch that has existing development. The developed area of the ranch is more than 0.6 miles from the nearest public road, and no portion of the ranch is within the immediate project area.

Agricultural Component

Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) permits agricultural and agriculturally related development on land suitable for agriculture.

Soils located in the area of the ranch headquarters are not mapped as Prime Agricultural Lands but would be classified as Lands Suitable for Agriculture. Uses permitted under Policy 5.6 include non-residential development customarily considered accessory to agricultural uses and greenhouses. The structures that are proposed for legalization fit within these use categories and are being used to enhance the agricultural viability of the ranch.

Visual Resources Component

Policy 8.18 (*Development Design*) requires that development blend with and be subordinate to the environment and the character of the area where located.

Policy 8.19 (*Colors and Materials*) requires colors and materials in new development which blend, rather than contrast, with the surrounding physical conditions of the site and prohibits highly reflective surfaces and colors except those of solar energy devices.

Policy 8.24 (*Large Agricultural Structures*) requires large agricultural structures (i.e., greenhouses or buildings for the storage of farm or ranch equipment, products, or related uses) to employ a combination of the following criteria depending on the design problems of the site: Require agricultural equipment storage buildings to be constructed of materials or painted colors which blend with the natural vegetative cover of the site; Employ landscaping to screen structures from public view.

The structures to be legalized through this project are within the developed area and do not disrupt the agricultural character of the property. The colors and materials used are those that are traditionally used for barns and greenhouses, and maintain the traditional character of these buildings. Neither of these structures are visible to the public, and therefore do not need to be screened.

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

The project complies with the applicable development standards and requirements, discussed below:

a. Development Standards

As shown in the table below, the project conforms to Sections 6458 and 6359 of the San Mateo County Zoning Regulations, which regulate the height and setbacks of structures.

	PAD Development Standard	Proposed
Minimum Lot Size	N/A	164.23 acres
Minimum Front Setback	30 feet	+ 2,000 feet
Minimum Side Setbacks	20 feet	+ 1,500 feet
Minimum Rear Setback	20 feet	+ 800 feet
Maximum Building Height	36 feet	Greenhouse - 14 feet 6 inches Barn Building - 22 feet

b. PAD Permit Requirements

The project conforms to the substantive criteria for the issuance of a PAD Permit, as applicable and outlined in Section 6355 of the Zoning Regulations. As proposed and conditioned, the project conforms to the following applicable policies:

(1) General Criteria

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

The greenhouse and office conversion proposed for legalization are located on lands that are suitable for agriculture (according to the County's General Plan Agricultural Lands map) and in a developed area clustered with other existing agricultural and non-agricultural buildings and access roads. According to Section 6352.B. of the PAD Regulations, non-soil dependent greenhouses may be permitted on lands suitable for agriculture. According to Section 6353.B of the PAD Regulations, uses ancillary to agriculture such as offices may be permitted on lands suitable for agriculture subject to the issuance of a PAD permit.

A majority of the project parcel consists of sloped topography creating a relatively flat, elongated valley cutting through the western third of the parcel. The California Storie Index and Non-Irrigated Land Capability Classification identify the majority of the parcel as land with severe agricultural limitations. Under these classifications, the valley area has Grade 2 & 3, and Class 3 lands. The parcel's topography limits development to 12 acres of the parcel's centrally located valley area, where existing development consisting of dwellings,

barn/storage buildings, and warehouses supporting on-site agricultural operations is clustered. The project proposes to legalize one greenhouse and the conversion of an existing barn to offices in this valley area clustered with other existing development.

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

All development on the property is clustered in the relatively flat valley running through the property. The project will result in the legalization of a greenhouse and barn-to-office conversion in the same developed area.

- (c) *Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.*

The project, as proposed and conditioned, conforms to the following applicable Development Review Criteria of Chapter 20A.2 of the San Mateo County Ordinance Code:

Section 6324.1 (*Environmental Quality Criteria*), Section 6324.2 (*Site Design Criteria*), and Section 6325.2 (*Primary Fish and Wildlife Habitat Areas Criteria*) seek to cluster development, minimize grading and changes in vegetative cover, locate development so that it is subordinate to the pre-existing character of the area, and protect primary wildlife habitat areas. The structures to be legalized are clustered near other existing development in the valley area of the property that is screened by surrounding hills. No grading or tree removal is required and the development is separated by existing development from Honsinger Creek.

Section 6325.3 (*Primary Agricultural Resources Area Criteria*) allows only agricultural and compatible uses on primary agricultural land and agricultural preserve land, and encourages structural uses be located away from prime agricultural soils whenever possible. The project proposes to legalize a greenhouse structure and barn conversion that would be used to support the existing ranch operation. Additionally, see Section A.1.d(1)(a) above regarding the location of these structures on prime agricultural land. Both structures are considered “compatible uses” under the County’s Williamson Act Program and is allowed on the contracted land.

(2) Water Supply Criteria

Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.

The developments on the site are served by an existing domestic well and eight 4,900-gallon water tanks disbursed throughout the developed area. Water for cattle grazing is provided by the naturally existing creeks and streams throughout the four ranch parcels. This application has been reviewed by Environmental Health Services and Cal-Fire, who have both determined that there is sufficient water for domestic and fire suppression purposes.

(3) Criteria for the Conversion of Lands Suitable for Agriculture and Other Land

The PAD Regulations allow the conversion of lands suitable for agriculture with a PAD Permit when the following can be demonstrated:

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

Topographic constraints on the parcel limit development to areas of the parcel that are considered more productive agricultural lands as these are the relatively flat areas of the parcel that can reasonably support development. The project proposes to further the agricultural use of the property. Also, see staff's discussion in Section A.1.b(1)(a) above.

- (b) *continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors (Section 30108 of the Coastal Act);*

The areas of the parcel where the project has occurred are within the existing developed area. Should these structures be removed, it is very unlikely that the area would be returned to agricultural use, as they are surrounded by other existing structures.

- (c) *Clearly defined buffer areas are provided between agricultural and non-agricultural uses;*

The property has supported commercial agricultural operations since the 1960s and the property will continue to be used for such. The project supports the continuation of the agricultural operation through small-scale greenhouse uses and office for ranch management. Residential uses are the only non-agricultural uses on the property.

- (d) *The productivity of an adjacent agricultural land is not diminished, including the ability of the land to sustain dry farming or animal grazing;*

The project seeks to legalize a greenhouse and a barn-to-office conversion in the developed valley of the parcel. The project will not diminish the agricultural productivity of an adjacent land or parcels as the project area is bordered by hills on both sides that are categorized as “other lands” due to their topography.

- (e) *Public services and facility expansions and permitted uses will not impair agricultural viability either through increased assessment costs or degraded air and water quality.*

The greenhouse and barn-to-office conversion proposed for legalization were built between 2010-2012 and have been in operation for agricultural use since then. The project will allow these structures to be used to support the existing agricultural operation. The legalization of these structures will not impair agricultural viability through increased assessment costs or degraded air and water quality.

B. WILLIAMSON ACT CONFORMANCE

The project parcel was placed under Williamson Act contract in 1967 (County File No. AP 67-29) along with three other APNs and currently remains under contract. A review of the parcel’s compliance with its Williamson Act contract is provided below:

	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	100 acres	560-acre parcel / 1,118-acre ranch	Yes
Percent used for grazing	75% (838 acres)	87% (976 acres)	Yes
Fenced grazing areas	Required	Fencing present	Yes
Water source within grazing areas	Required	Water available	Yes
Lease agreement for grazing	Required	Provided	Yes
¹ Zoning designations: “PAD” (Planned Agricultural District), “RM” (Resource Management), and “RM-CZ” (Resource Management-Coastal Zone).			

The parcel meets the Williamson Act requirements for grazing based on staff’s review.

Agricultural Uses

This parcel has been used as part of a commercial cattle grazing operation in recent years. TomKat Ranch LLC leases 976 acres for grazing and portions of the 12-acre developed area to LeftCoast GrassFed LLC. LeftCoast runs approximately 105 head of cattle on the properties.

Compatible Uses

Other existing development (“compatible uses”) on the property include four dwellings, a bunkhouse (with no cooking facilities), and a separate kitchen building. One of the existing barns has been converted into six offices, with a lunchroom, restroom and lounge (the subject of this application).

Compatible Uses Calculation:

Building Number and Name (See attachment B)	Use	Square Footage (sq. ft.)
3. Milky Lane	Separate Kitchen	1,883
10. Bunkhouse	Residential Use (no kitchen)	680
11. Cottage	Residential Use	525
14. Crown Nine Cottage	Residential Use	460
16. Ranch Manager's Residence	Residential Use	1,165
20. Ranch Headquarters	Office and Storage	5,592
21. Cottage	Residential Use	1,079
Total Square Footage		11,384 sq. ft. (<0.1 % of the primary parcel)

Determination of Compatibility

The developed area contains twenty-two buildings, the majority of which are barns and storage buildings which are considered compatible uses as they support agricultural use on the property. For purposes of calculating the maximum allowance of compatible uses, buildings and structures used to support agricultural use are excluded. Seven of the twenty-two buildings do not directly support agriculture. The combined square footage of these buildings is approximately 11,384 square feet (<0.1% of the primary parcel), which is less than the maximum of 25% of the area of the primary parcel.

Staff Evaluation

Based on the information submitted by the landowner, the commercial grazing agreement on the property meets the minimum requirements for the Williamson Act.

C. ADVISORY COMMITTEE REVIEW

At its May 11, 2020 meeting, the Agricultural Advisory Committee recommended approval of this project on the basis that it will have no negative impact to the surrounding agricultural uses on the property. The Committee also issued a Williamson Act Contract Determination of Compatibility.

D. ENVIRONMENTAL REVIEW

The legalization of the two buildings is categorically exempt under CEQA Guidelines Section 15303 for construction and conversion of new small structures. The greenhouse is a small new building within an existing developed area and is accessory to the existing agricultural uses. The barn-to-office conversion is converting less than 2,500 sq. ft. of an existing structure and has only minor exterior changes.

E. REVIEWING AGENCIES

Building Inspection Section
Geotechnical Section
Environmental Health Services
Cal-Fire
California Coastal Commission

ATTACHMENTS

- A. Conditions of Approval
- B. Vicinity Map
- C. Project Plans

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2019-00379

Hearing Date: August 12, 2020

Prepared By: Kelsey Lang

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act Guidelines relating to the construction and conversion of new small structures.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7, and as conditioned in accordance with Section 6328.14 of the Zoning Regulations, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as described in this staff report.
3. That the project conforms to the specific findings required by the policies of the San Mateo County Local Coastal Program for the reasons detailed in the staff report, specifically in regard to the Locating and Planning New Development, Agricultural, and Visual Components. Legalizing the existing structures through this project will not negatively impact coastal or agricultural resources.

Regarding the Planned Agricultural District Permit, Find:

4. That the encroachment of all development upon land which is suitable for agricultural uses shall be minimized. The greenhouse and office conversion structures are located in a developed area clustered with other existing agricultural and non-agricultural buildings and access roads.
5. That all development permitted on a site shall be clustered. All development on the property is clustered in the relatively flat valley running through the property.

6. That every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code. The project, as proposed and conditioned, conforms to the applicable Development Review Criteria of Chapter 20A.2 of the San Mateo County Ordinance Code.
7. That all agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable. Topographic constraints on the parcel limit development to areas of the parcel that are considered more productive agricultural lands as these are the relatively flat areas of the parcel that can reasonably support development.
8. That continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors (Section 30108 of the Coastal Act). The areas of the parcel where the project is proposed are within the existing developed area. Should these structures be removed, it is very unlikely that the area would be returned to agricultural use, as they are surrounded by other existing structures.
9. That clearly defined buffer areas are provided between agricultural and non-agricultural uses. The property has supported commercial agricultural operations since the 1960's and the property will continue to be used for such.
10. That the productivity of an adjacent agricultural land is not diminished, including the ability of the land to sustain dry farming or animal grazing. The project seeks to legalize a greenhouse and a barn-to-office conversion in the developed valley of the parcel. The project will not diminish the agricultural productivity of an adjacent land or parcels.
11. That public services and facility expansions and permitted uses will not impair agricultural viability either through increased assessment costs or degraded air and water quality. The legalization of these structures will not impair agricultural viability through increased assessment costs or degraded air and water quality as the structures support the existing agricultural operation.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval only applies to the proposal, documents and plans described in this report and submitted to the Planning Commission on July 15, 2020. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with this approval.

2. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
 - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
 - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - c. Performing clearing and earth-moving activities only during dry weather.
 - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

- m. Additional Best Management Practices in addition to those shown on the plans may be required by the building inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
3. The applicant shall implement the following basic construction measures at all times:
- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
4. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).
5. This permit shall be valid for one year from the date of approval by which time a valid building permit shall have been issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees at least sixty days prior to expiration.
6. This permit does not allow for the removal of any trees. Removal of any trees with a diameter equal to or greater than twelve inches as measured 4.5 feet above the ground shall require a separate tree removal permit.

7. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section including the Building Inspection Section's Geotechnical and Drainage Engineers, Cal-Fire, and Environmental Health Services.

Building Inspection Section

8. The project requires multiple building permits for kitchens, bathrooms, pool/pond, bedrooms, all in multiple buildings. The offices must meet accessibility requirements as well as the main event kitchen.

Drainage Section

9. At the building permit stage the following will be required:
 - a. A completed C3 and C6 Checklist for the project detailing the existing and proposed (including legalization of previously unpermitted structures) impervious surfaces.
 - b. For each previously unpermitted structure, the plans will show appropriate drainage mitigation, including, but not limited to (1) diverting roof flows to an equivalently sized landscape/pervious area using splash blocks, (2) installing a stormwater infiltration drywell, and/or (3) diverting water to storage for onsite non-potable reuse.

Cal-Fire

10. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
11. All bridges must be rated and designed to support an imposed load supporting fire apparatus of 75,000 pounds. The maximum rated bridge weight must be posted at each end of the bridge, the lettering must be a minimum of 4 inches in height with a minimum stroke of 1/2 inch. Letters should be white in color with a dark background for good contrast at night. Addresses must be posted at the bridge entrance.

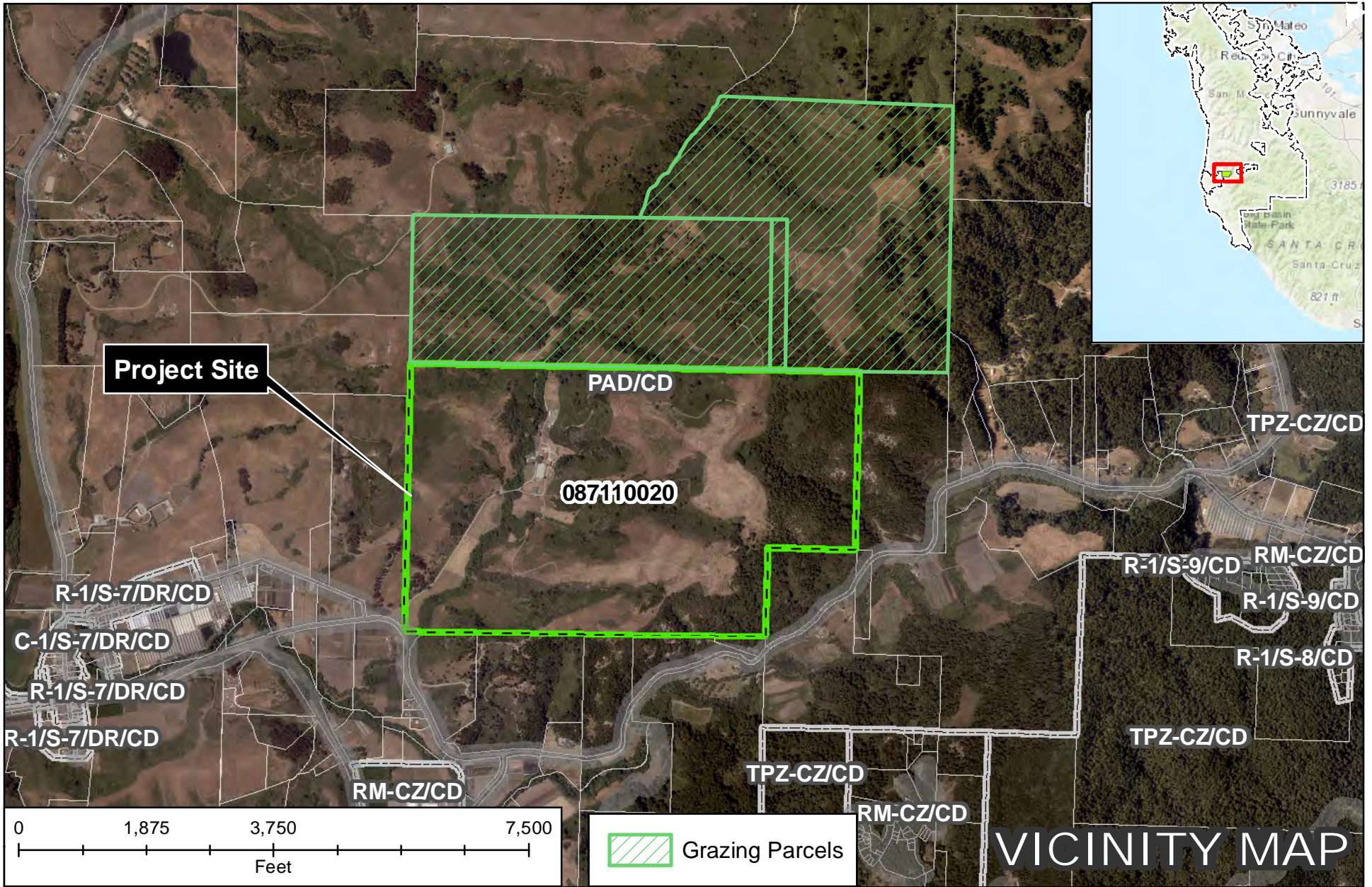
12. Because of limited access into your property, the authority having jurisdiction is requiring the installation of a Knox Box, Knox Key Switch, or Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information please contact the San Mateo County Fire Marshal's Office at 650/573-3846.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

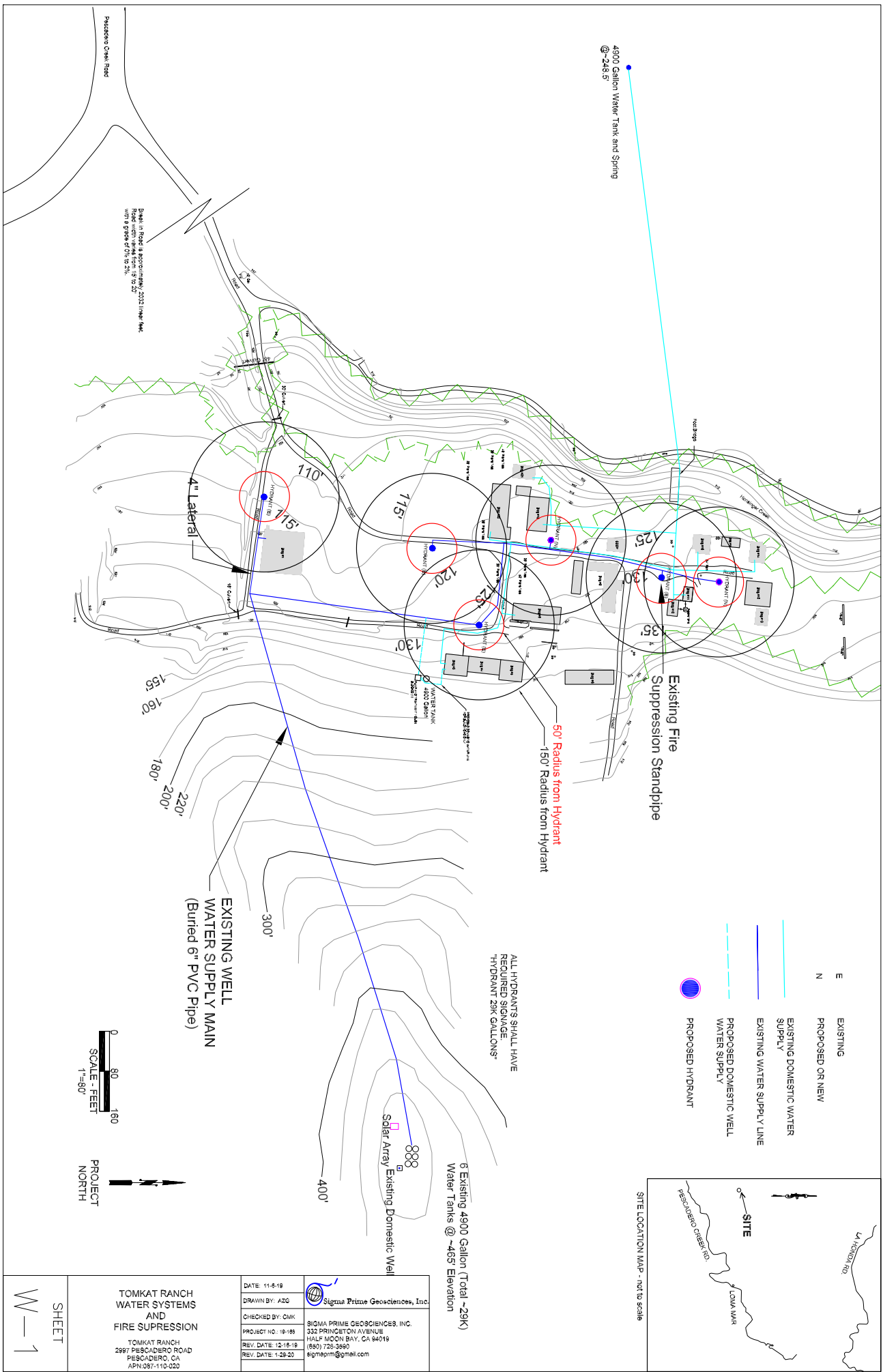
ATTACHMENT B



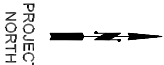
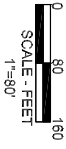


COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

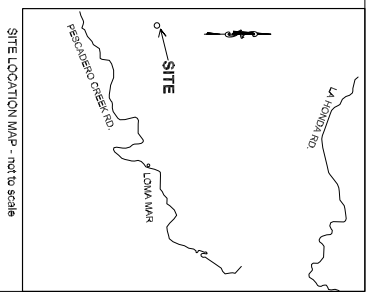
ATTACHMENT C



Block 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



- E EXISTING
- N PROPOSED OR NEW
- EXISTING DOMESTIC WATER SUPPLY
- EXISTING WATER SUPPLY LINE
- PROPOSED DOMESTIC WELL WATER SUPPLY
- PROPOSED HYDRANT



TOMKAT RANCH WATER SYSTEMS AND FIRE SUPPRESSION

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PESCADERO, CA
APN 05-110-020

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CHECKED BY: DMK	
PROJECT NO.: 18-185	
REV. DATE: 12-18-18	
REV. DATE: 1-28-20	

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