



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

REGULAR MEETING PACKET

Date: Monday, March 12, 2018
Time: 7:30 p.m.
Place: Ted Adcock Community Center - South Day Room
535 Kelly Avenue, Half Moon Bay, California

AGENDA

1. Call to Order
2. Member Roll Call
3. Oath of Office for David Rosen
4. Public Comments for Items Not on the Agenda
5. Consideration of a: 1) renewal and amendment to the Coastal Development Permit and Planned Agricultural District Permit to allow construction of six new additional housing units where three units were previously approved and constructed; 2) a parcel size exception for the existing Williamson Act Contract; and 3) consideration a Determination of Compatibility for the property located at 12511 San Mateo Rd., Half Moon Bay. The project is appealable to the California Coastal Commission. County File Number: PLN2000-00031. Applicant: Kerry Burke
6. Report from AAC Mountain Lion Subcommittee
7. Consideration of the Action Minutes for the January 8, 2018 regular meeting.
8. Community Development Director's Report
9. Adjournment – Next meeting April 9, 2018

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 a 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) 363-1857, or by fax at (650) 363-4849, or e-mail rbartoli@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 – March 12, 2018

Agricultural Advisory Committee Attendance 2017-2018

	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
VOTING MEMBERS													
Brenda Bonner Public Member	X	X			X	X					X		
BJ Burns Farmer, Vice Chair	X	X		X	X	X	X		X	X	X		
Vacant *** Farmer	X	X			X								
Louie Figone Farmer	X	X		X	X	X	X		X	X			
David Rosen ** Public Member	X	X		X	X	X			X				
John Vars Farmer				X		X	X		X	X	X		
Vacant *** Farmer	X	X		X		X	X		X	X			
Doniga Markegard Farmer	X				X	X							
Robert Marsh Farmer, Chair	X	X		X	X	X	X		X	X	X		
Ron Sturgeon * Conservationist							X		X	X	X		
Vacant Ag Business													
STAFF													
Natural Resource Conservation Staff													
San Mateo County Agricultural Commissioner	X	X					X			X			
Farm Bureau Executive Director	X	X		X	X	X	X		X	X	X		
San Mateo County Planning Staff	X	X		X	X	X	X		X	X	X		
UC Co-Op Extension Representative							X				X		

X: Present

Blank Space: Absent or Excused

Grey Color: No Meeting

* As of 9/18/17

** As of 1/9/18

*** As of 1/1/18

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

DATE: March 12, 20178

TO: Agricultural Advisory Committee

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

SUBJECT: Consideration of a 1) renewal and amendment to the Coastal Development Permit and Planned Agricultural District Permit, to allow construction of six new additional housing units where three units were previously approved and constructed; 2) An parcel size exception for the existing Williamson Act Contract; and 3) Consideration a Determination of Compatibility for the property located at 12511 San Mateo Rd., Half Moon Bay. The project is appealable to the California Coastal Commission.

County File Number: PLN2000-00031

PROPOSAL

The applicant is proposing to construct six, each 490 square feet in size located at 12511 San Mateo Rd., Half Moon Bay. A new septic system will be installed and the units will be connected to an existing Coastside County Water District water line. The new units and septic system will be constructed in an area that is currently developed with an existing greenhouse. The project also involves the renewal of the existing Farm Labor Housing (FLH) permit on the property for three housing units.

DECISION MAKER

Planning Commission

FINDING REQUIRED TO BE MADE BY AGRICULTURAL ADVISORY COMMITTEE

For the PAD 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, both the two new Farm Labor Housing units and for the renewal of the eight existing units?

For the Williamson Act Contract Exception

- 1) That the land is highly productive and that maintaining the land in agricultural production has a significant public benefit.

For the Determination of Compatibility

- 1) The primary use of the parcel would continue to be existing commercial agriculture.
- 2) The proposed compatible use would not substantially interfere with the existing agricultural use on the subject parcel or any other property within the AGP.
- 3) The proposed compatible use would not hinder or impair agricultural operations in the area by significantly increasing the permanent or temporary human population of the area.
- 4) The proposed compatible use would not significantly displace or impair current or reasonably foreseeable agricultural operations on the parcel, or any other property within the AGP.
- 5) The remaining portion of the parcel not subject to the proposed compatible use would be able to sustain the agricultural use.

BACKGROUND

Report Prepared By: Rob Bartoli, Project Planner

Owner: Pastorino Family Trust

Applicant: Kerry Burke

Location: 12511 San Mateo Road, Half Moon Bay

APN: 056-321-040

Parcel Size: 18 acres

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

General Plan Designation: Agriculture/Rural

Williamson Act: Contracted Parcel. The property has submitted documentation confirming that the property meets the income requirements for agriculture crops.

Existing Land Use: Existing single-family houses, existing greenhouses, and three existing Farm Labor Housing units, associated barns and sheds. There are currently eight farm laborers living on the property in the other three FLH units. The applicant projects that 6-10 new laborers will live in the new FLH units.

Water Supply: The applicant will utilize an existing Coastside County Water District connection.

Sewage Disposal: The applicant will a new septic system for the six new Farm Labor Housing units.

Setting: The project parcel is accessed via a driveway located off of San Mateo Rd./Highway 92. The property has a developed area that consists of multiple green houses, two single-family homes, three Farm Labor Housing units and agricultural support structures. The property is bounded by Diggs Creek to the west and Pilarcitos Creek to the south. The proposed area of development would be located in an area that is currently developed with two greenhouses. The parcels surrounding the subject property are used for agriculture uses.

Chronology:

<u>Date</u>	<u>Action</u>
1969	- Parcel placed under Williamson Act Contract
1979	- San Mateo County approves Use Permit for two mobile home units for Farm Labor Housing (USE15-79).
April 1988	- San Mateo County approves Use Permit amendment to allow for construction of a new 2,700 sq. ft. Farm Labor Housing barracks.
March 1994	- County Zoning Hearing Officer approves renewal of Use Permit.
February 2000	- Administrative review approved for Use Permit. New file name given to project, PLN2000-00031
May 11, 2015	- AAC reviews and approves renewal of application for Farm Labor Housing units.
November 12, 2015	- Applicant submitted application for eight new Farm Labor Housing units, later revised to only propose six new units.

Will the project be visible from a public road?

The site is screened from view from Highway 92/San Mateo Road by existing development on the site, including existing vegetation, two single-family houses, an

existing greenhouse, and two Farm Labor Housing units. Due to the vegetation and existing development, staff concludes that there will be minimal visual impact to the San Mateo Road County Scenic Corridor.

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

No tree or vegetation removal is necessary to accommodate the project. The project area is separated from the riparian vegetation abutting Diggs Creek and Pilarcitos Creek by an existing paved farm road. The new FLH units will be 50 feet from the riparian vegetation from Diggs Creek, while it is more than 100 feet from riparian vegetation Pilarcitos Creek.

Is there prime soil on the project site?

The project site is located on non-prime soils (Class 3, without the capacity to grow Brussel sprouts). The area that is proposed to be developed with two non-soil dependent greenhouse and is already converted soils.

DISCUSSION

A. KEY ISSUES

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 project be located on non- prime agricultural land. The project will take access from an existing private drive, minimizing conversion of soils for required access on the property. The total area of disturbance is estimated to be 0.2 acres of the 18-acre site. The new units and septic system will be located within the footprint of an existing vacant greenhouse.

“Criteria for Conversion of Lands Suitable for Agriculture and Other Lands”

As stated, the project site, is not covered with prime soils, as the soil in the area, mixed alluvial land, has a land capability classification of Class 3. The PAD regulations allow the conversion of all lands suitable for agriculture and other lands with a PAD Permit when it can be demonstrated that:

- a. All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.

Staff Response: The majority of the property is developed with greenhouses, which are in active use for plant and crop cultivation. The two greenhouses that are proposed to be removed are currently not in use. If the units were proposed in a different location on the property, they would have an impact on existing agriculture operations.

- 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).

Staff Response: The existing non-soil dependent greenhouses comprise approximately 45,000 square feet. These two greenhouses are currently vacant. The greenhouses are proposed to be demolished for the new FLH units and associated septic system. The previous development has disturbed the soil in the area. The development Farm Labor Housing will support the on-going agriculture operations on the property.

- c. Clearly defined buffer areas are developed between agricultural and non-agricultural uses.

Staff Response: The majority of the agriculture operations on the property occurs within greenhouses. The areas where row crops are located are on the eastern portion of the property, which is located on the opposite end of the property from the proposed development.

Existing farm roads will separate the greenhouses from the proposed development.

- d. The productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing.

Staff Response: The six new FLH units will not diminish the existing agriculture operation on the property or on adjacent properties. The area that the greenhouses are proposed in is already developed with two greenhouses. These two greenhouses are not in use agricultural use.

- e. Public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

Staff Response: The proposed FLH units do not require public service or facility expansion. Water will be provided from an existing water connection from Coastside County Water District, which has conditionally approved the project. The project parcel contains soils that can safely accommodate a septic system and preliminarily reviewed by County Environmental Health. Highway 92/San Mateo Road will not require significant improvement to accommodate the proposed FLH units. The development is completely located on the subject parcel and does not limit the agricultural viability of the parcel. The proposed project will not degrade air and water quality as conditioned.

2. General Plan 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 project will not be located on prime soils. The development of this project will be located in an already developed area to preserve agricultural land and uses on the property.

3. Local Coastal Program (LCP) Agriculture Policies

Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) conditionally allows single-family structures provided the criteria in Policy 5.10 (*Conversion of Land Suitable for Agriculture Designated as Agriculture*) are met:

- a. All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.
- b. Continued or renewed agricultural use of the soils is not feasible as defined by Section 30108 of the Coastal Act.
- c. Clearly defined buffer areas are provided between agriculture and non-agricultural uses.

- d. The productivity of any adjacent agricultural land will not be diminished.
- e. 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.

5. Compliance with the Williamson Act

The property is under Williamson Act Contract (AP69-03) entered into by Tom, Elsie, and Eugene Pastorino in 1969. The existing crop/flower production is considered and agricultural use. The proposed Farm Labor Housing units would be consist with the Williamson Act Contract as it would be creating a residential units that would house individuals that would be working on the property in support of the agricultural uses. The contract covers one parcels, for a total of 18 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	18 Acres	No
Prime Soils ³	N/A	11.5 Acres	N/A
Non-Prime Soils	N/A	6.5 Acres	N/A
Crop Income ^{4,6}	\$10,000	More than \$10,000	Yes
Grazing Utilization ^{5,6}	N/A	N/A	N/A
Horse Breeding	N/A	N/A	N/A
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.			

a. Minimum Requirement for Crops

Crop production for properties that have a mix of prime and non-prime soils requires a minimum parcel size of 40 acres. An exception to the parcel size 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. The County Planning Department has reviewed the applicant's Williamson Act survey submitted in 2017. In the past three years, the property exceeded the minimum crop income requirement of \$10,000. 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.

4. Determination of Compatibility (DOC)

The Agricultural Advisory Committee will review proposed compatible uses to determine whether the use is in fact compatible with and incidental to the agricultural use on the parcel. If the following criteria can be met, a Determination of Compatibility will be issued.

- a. The primary use of the parcel would continue to be existing commercial agriculture.

Staff Response: Of the 18 acres that comprises the parcel, 11.4 acres are in agriculture production, and 1.52 acres will be utilized for FLH and supporting underground utilities and 1.02 acres are used currently for parking and the two single-family houses on the property. These 1.02 acres are for uses that are considered compatible uses under the County's Williamson Act program. Land used for agricultural

cultivation and support uses (such as barns and Farm Labor Housing) are excluded for compatible uses. A maximum of 25% of a properties size can be utilized for compatible uses, which for this property equals 4.5 acres. The property is below the allowed 25% of compatible uses. The majority of the parcel will remain under agriculture cultivation.

- b. The proposed compatible use would not substantially interfere with the existing agricultural use on the subject parcel or any other property within the AGP.

Staff Response: The on-going farming operations on the property or on adjacent parcels will not be impacted by the construction of the construction of the six FLH units. The existing greenhouses that are proposed for removal are vacant and have been since at least 2015, when County staff visited the property. The property is separated from adjacent agricultural uses through fencing, vegetation, and Highway 92.

- c. The proposed compatible use would not hinder or impair agricultural operations in the area by significantly increasing the permanent or temporary human population of the area.

Staff Response: The addition to the six new FLH will not change the land use on the site, as three FLH units existing on the property. The project will not diminish available water for surrounding properties for agricultural purposes. Per the applicant, there are currently eight farm laborers living on the property in the other three FLH units. The applicant projects that 6-10 new laborers will live in the new FLH units. These farm laborers will support the ongoing agricultural operations on the property. The project itself will not create a demand for additional housing or create increased population off of the property. Given the

parcel's size, there is ample room for the provision of agriculture and related uses on the remainder of the property.

- d. The proposed compatible use would not significantly displace or impair current or reasonably foreseeable agricultural operations on the parcel, or any other property within the AGP.

Staff Response: While the proposed development of the FLH units and septic system would require the removal of two greenhouses, the greenhouses are currently vacant and have not been used since at least 2015. The new FLH units will house workers that will support the on-going agricultural operations on the property.

- e. The remaining portion of the parcel not subject to the proposed compatible use would be able to sustain the agricultural use.

Staff Response: The construction of FLH supports the on-going agricultural use. Six to ten new farm laborers are projected to live in the new FLH units. These laborers would help sustain the agricultural use on the site.

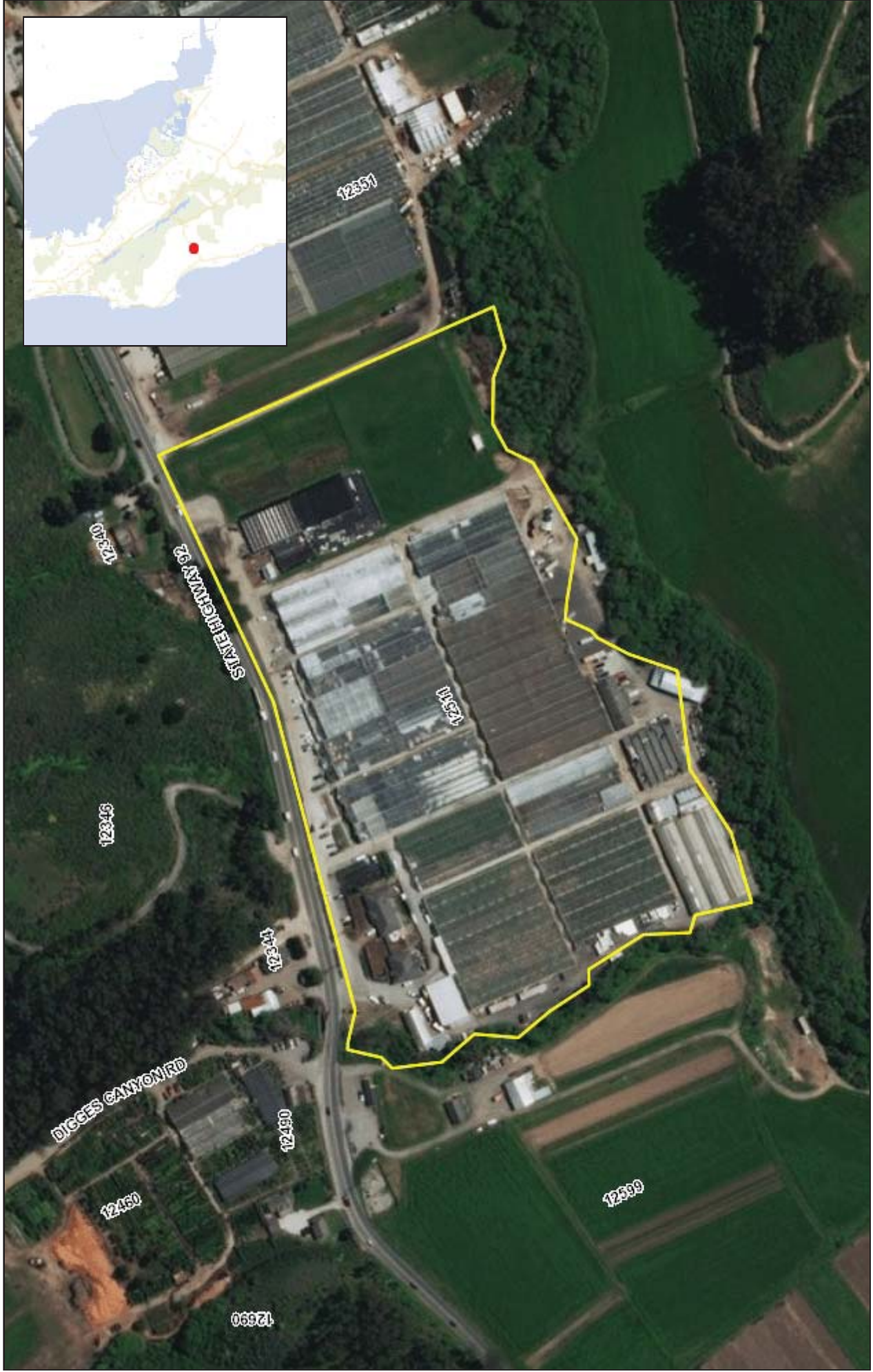
ATTACHMENTS

- A. Vicinity Map of Project Parcel
- B. Project Plans
- C. Prime Soils Map



San Mateo County

Vicinity Map for PLN2000-00031



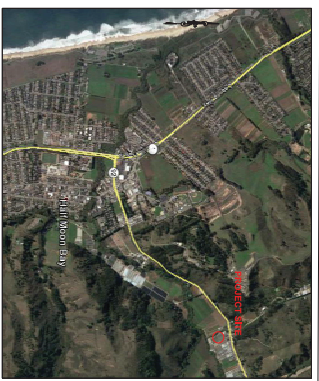
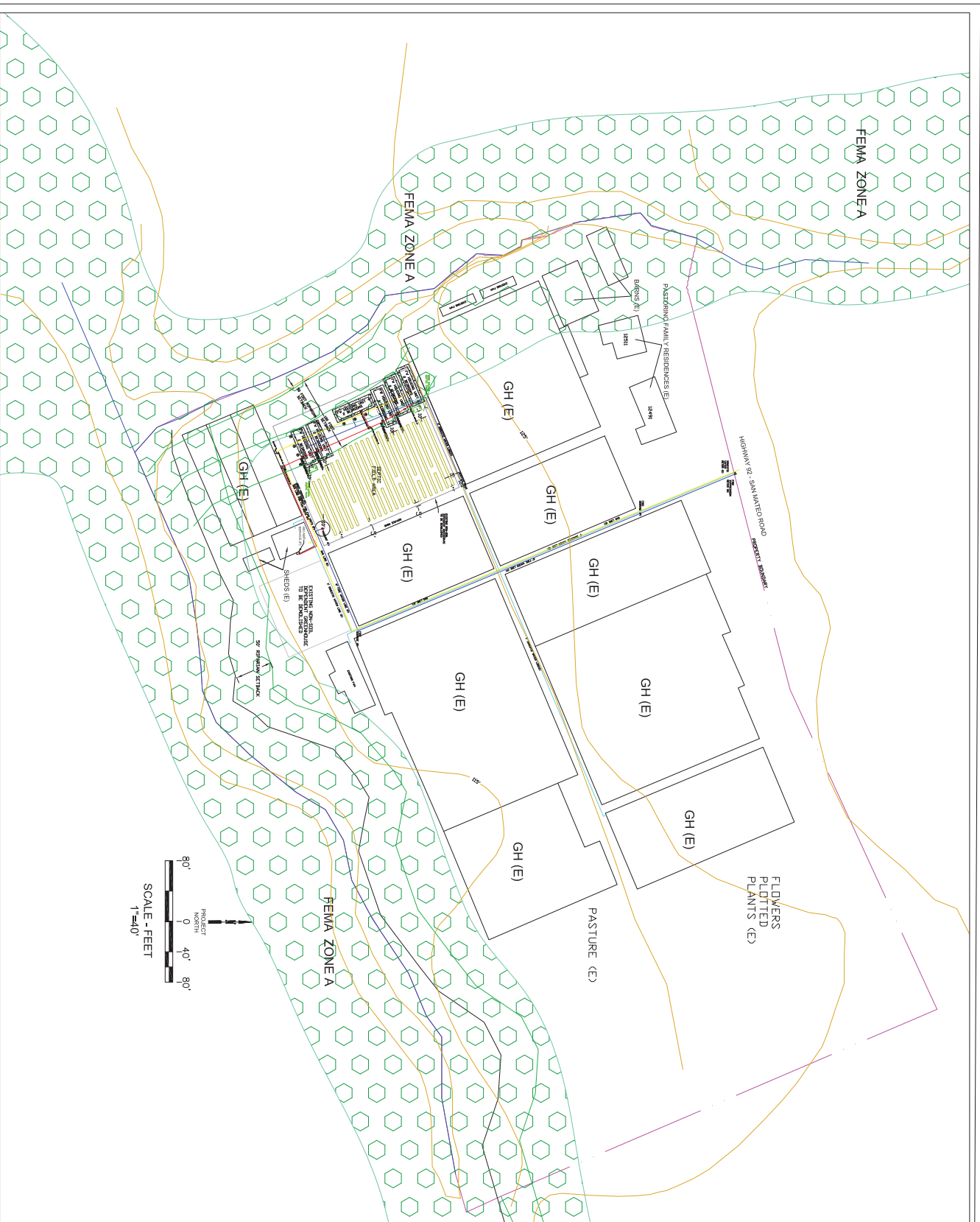
0.11

0 0.06 0.11 Miles



1: 3,561

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



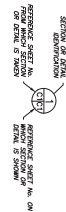
LEGEND

- F/WH FARM WORKER HOUSING
- OP, NO PROPOSED, OR NEW
- (E) EXISTING
- GH GREEN HOUSE
- (P) PARKING

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: PASTORINO FAMILY TRUST, PROPERTY OWNER, 332 PRINCETON AVENUE, HALF MOON BAY, CA 94019
2. PASTORINO FAMILY TRUST, PROPERTY OWNER, HAS PROVIDED ALL NECESSARY PERMITS AND MAPS. THIS IS NOT A BOUNDARY SURVEY.
3. DEMOLITION OF EXISTING WOODSLOT, DEPENDENT ON THE RESULTS OF THE BOUNDARY SURVEY.
4. 6 - FARM WORKER HOUSING UNITS TO BE SINGLE SECTION MANUFACTURED HOMES - 2 BEDROOMS EACH WITH TOTAL FLOOR AREA OF 3450 SF.
5. EACH PROPOSED TRAILER HAS A 3'FOOT TOTAL AREA OF 5278 SF.

SECTION AND DETAIL CONVENTION

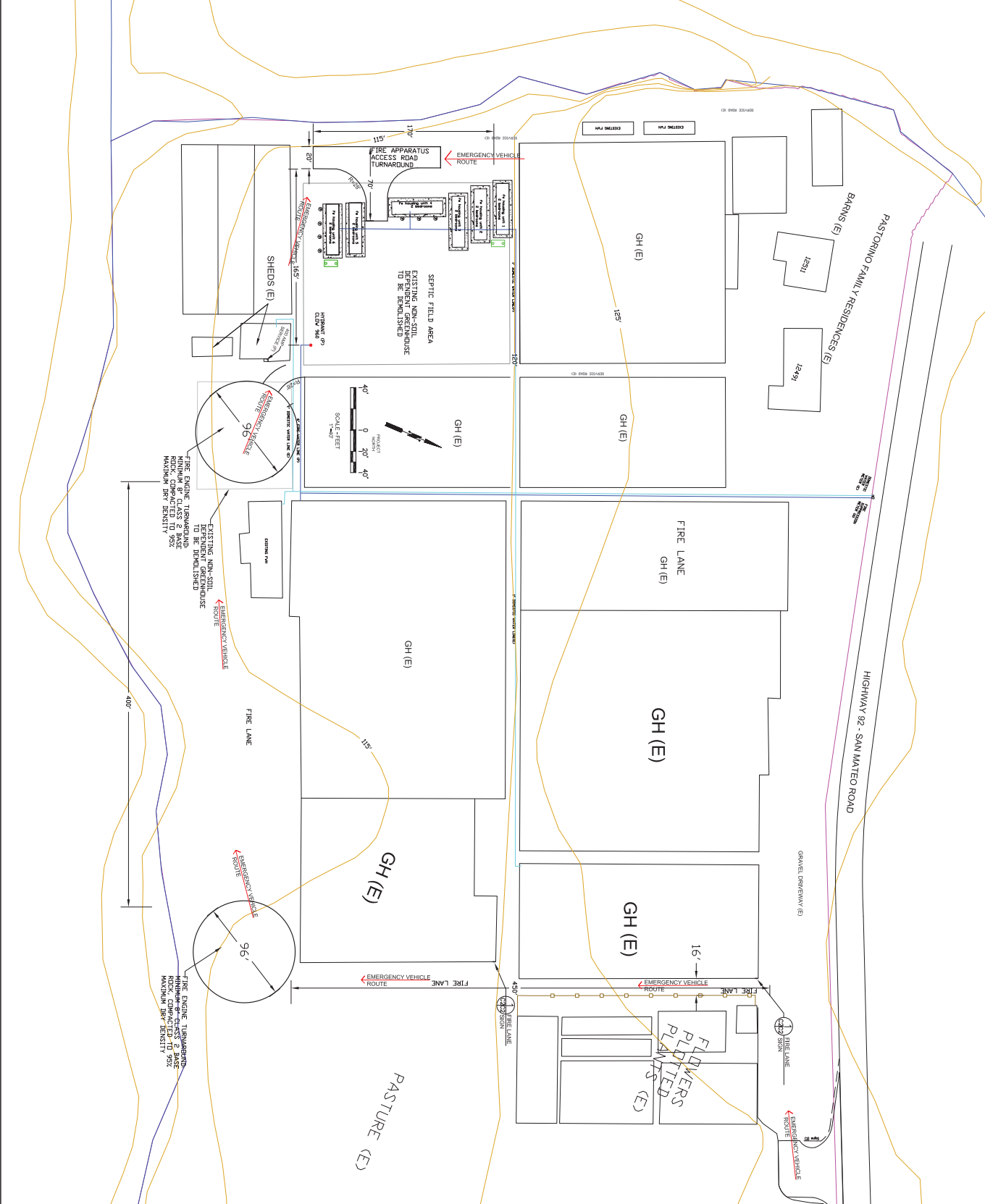


DATE: 6-22-17	<p>Sigma Prime Geosciences, Inc. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3590 FAX 728-3593</p>
DRAWN BY: AZG	
CHECKED BY: CMK	
REV. DATE: 9-5-17	
REV. DATE: 1-22-18	

SITE PLAN

PASTORINO FARM WORKER HOUSING
12511 SAN MATEO ROAD
HALF MOON BAY, CALIFORNIA
APN: 056-321-040

SHEET
C-1



LEGEND

- FWH FARM WORKER HOUSING
- OP, ON PROPOSED, OR NEW
- EX EXISTING
- GH GREEN HOUSE
- P PARKING

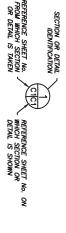
GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF THE OWNER.
2. SITE PLAN PREPARED BY SIGMA PRIME BY OVERLAY OF AERIAL PHOTOS AND SAN MATEO COUNTY GIS MAPS. THIS IS NOT A BOUNDARY SURVEY.
3. APPROXIMATELY 45,000 SQUARE FEET OF EXISTING GREENHOUSE.
4. FARM WORKER HOUSING UNITS TO BE SINGLE SECTION MANUFACTURED FEET IN AREA.

FIRE NOTES

1. SMOKE ALARM/SCD DETECTORS ARE TO BE HARD WIRED INTERCONNECTED WITH BATTERY BACKUP. LOCATION TO MEET CHAPTER R314 OF 2016 CMC.
2. ADDRESS NUMBERS SHALL BE INCHES IN HEIGHT WITH A MINIMUM 7" STROKE TO BE POSTED IN A CONSPICUOUS PLACE AND VISIBLE FROM ACCESS ROAD.
3. FIRE HYDRANT TO HAVE A MINIMUM FIRE FLOW OF 1000GPM @ 20PSI AND BE WITHIN 500 FEET OF UNITS.
4. THE GREENHOUSES TO TURN-AROUNDS AS SHOWN WITH LESS THAN 400 FEET BETWEEN TURN-AROUNDS. FIRE LANE NO PARKING CVC 22500.1 SIGNS LOCATED AT BOTH ENDS OF TURN-AROUNDS.
5. WEATHERED ROAD CLASS 2 BASE-ROCK COMPACTED TO 95% DENSITY.
6. ROOF ASSEMBLY SHALL HAVE A MINIMUM CLASS A FIRE RATING.
7. 'VEGETATION MANAGEMENT' - FIRE LANE AND PROJECT CONTAINS NO VEGETATION REQUIRING MANAGEMENT.
8. CLEAR AT ALL TIMES.
9. ALTERNATIVE MEANS AND METHODS FOR 16 FOOT FIRE LANE ALONG EXISTING EASTERN GREENHOUSES APPLIED FOR 12/19/17.

SECTION AND DETAIL CONVENTION



Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3559
 FAX 728-3583

DATE: 6-22-17
 DRAWN BY: AZG
 CHECKED BY: CMK
 REV. DATE: 9-6-17
 REV. DATE: 12-15-17
 REV. DATE:

FIRE LANE
 NO PARKING
 CVC 22500.1

12" x 18" or White
 Not Self-Illuminated
 0.065 Gauge
 1 FIRE LANE SIGN
 1/2" MIN TO SCALE

FIRE DEPARTMENT AND EMERGENCY ACCESS
 PASTORINO FARM WORKER HOUSING
 12511 SAN MATEO ROAD
 HALF MOON BAY, CALIFORNIA
 APN: 056-321-040

SHEET
 C-2

EXISTING F.V.H

EXISTING F.V.H

GH (E)

GH (E)

125'

1" DOMESTIC WATER LINE (P)

120'

1" DOMESTIC WATER LINE (P)

SEPTIC FIELD AREA
EXISTING NON-SOIL
DEPENDENT GREENHOUSE
TO BE DEMOLISHED

GH (E)

CONSTRUCTION MATERIALS
STORAGE AREA

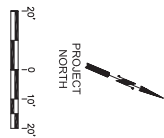
RECURS PILE AND
DEBRIS BOX AREA

HYDRANT (P)
CLDW. 960

1" FIRE WATER LINE (P)

EXISTING NON-SOIL
DEPENDENT GREENHOUSE
TO BE DEMOLISHED

SHEDS (E)



GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round.
- Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent 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.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid clearing, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site

LEGEND

- F.V.H FARM WORKER HOUSING
- (P) PROPOSED, OR NEW
- (E) EXISTING
- GH GREEN HOUSE
- (P) PARKING

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: PASTORINO FAMILY TRUST PROPERTY OWNER.
2. SITE PLAN PREPARED BY SIGMA PRIME GEOSCIENCES, INC. (APPROXIMATELY 4600 SQUARE FEET SINGLE SECTION MANUFACTURED HOMES - 2 BEDROOMS, 1 BATHROOM - 12' X 48' IN SIZE AND 480 SQUARE FEET IN AREA).
3. DEMOLITION OF 2 EXISTING NON-SOIL DEPENDENT GREENHOUSES.
4. APPROXIMATELY 4600 SQUARE FEET SINGLE SECTION MANUFACTURED HOMES - 2 BEDROOMS, 1 BATHROOM - 12' X 48' IN SIZE AND 480 SQUARE FEET IN AREA.

SECTION AND DETAIL CONVENTION

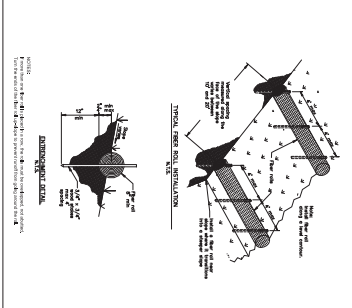


EROSION CONTROL POINT OF CONTACT

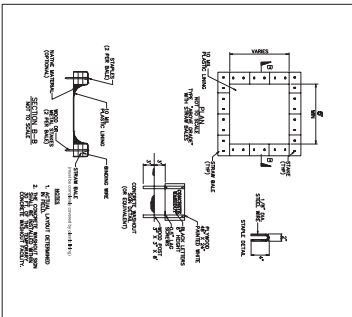
THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: WYNNE EASTON/DMO
 TITLE: EDUCATION - OWNER
 PHONE: 650-426-6172
 PHONE: [blank]
 EMAIL: WYNE@EASTONDMO.COM

FIBER ROLLS SE-5



CONCRETE WASTE MANAGEMENT WM-4



Sigma Prime Geosciences, Inc.

SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX 728-3593



DATE: 6-22-17
DRAWN BY: AZG
CHECKED BY: CMK
REV. DATE: 9-6-17
REV. DATE:
REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN

PASTORINO FARM WORKER HOUSING
 12511 SAN MATEO ROAD
 HALF MOON BAY, CALIFORNIA
 APN: 056-321-040

SHEET C-4



GH (E)

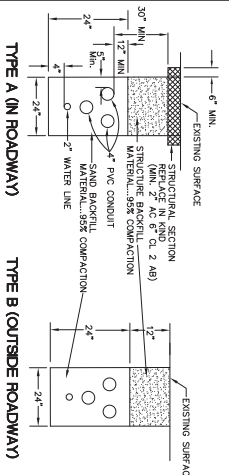
GH (E)

GH (E)

- GENERAL NOTES**
1. PLANS PREPARED AT THE REQUEST OF:
 2. PASTORINO FARM WORKER HOUSING TRUST, PROPERTY OWNER.
 3. SAN MATEO COUNTY GIS MAPS. THIS IS NOT A BOUNDARY SURVEY.
 4. DEMOLITION OF 2 EXISTING NON-SOIL DEPENDENT GREENHOUSE.
 5. DEMOLITION OF 2 EXISTING NON-SOIL DEPENDENT GREENHOUSE.
 6. 6 FARM WORKER HOUSING UNITS TO BE SINGLE SECTION MANUFACTURED HOMES - 2 BEDROOMS, 1 BATHROOM - 11.87' X 48' IN SIZE AND 578 SQUARE FEET IN AREA.

- LEGEND**
- F/W FARM WORKER HOUSING
 - PH, PD PROPOSED, OR NEW
 - EX EXISTING
 - GH GREEN HOUSE
 - P PARKING
 - EXISTING CONTROLS
 - DS DOWNSPOUT
- GRADING NOTES**
1. ABOVE VOLUMES ARE APPROXIMATE.
 2. MAXIMUM GRADIENT OF ANY MODIFIED SLOPES SHALL BE 2:1 (H:V).
 3. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

- DRAINAGE NOTES**
1. FINISH ELEVATION IS THE ELEVATION OF THE DRAINAGE CENTER TO CONVEYOR FLOW TO A SAFE LOCATION AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
 2. DRAINAGE SHALL BE TO THE STREET OR TO THE STREET.
 3. DRAINAGE SHALL BE TO THE STREET OR TO THE STREET.
 4. THE OWNER'S RESPONSIBILITY TO MAINTAIN THE DRAINAGE SYSTEM IS CHECKED FOR CLOGGING AND BEING EVERY FALL.
 5. SLOPE AWAY FROM PROPOSED SEPTIC LEACH FIELD AREA.
 6. PERC OF 42% OR ABSOLUTE FOR THE PROPOSED DEW WELLS.

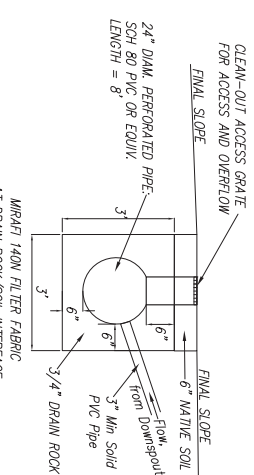


- NOTES**
1. SAND BACKFILL... FREE FROM ORGANIC MATTER AND CLAY WITH A SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No. 4	100
No. 200	0-5

 2. STRUCTURE BACKFILL... MATERIAL WITH SAND EQUIVALENT NOT LESS THAN 20 AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No. 100	35-100
No. 30	20-100
- STANDARD TRENCH DETAIL**



- 1 DETENTION BASIN**
- DESIGN BASIS: 10-YEAR STORM EVENT WITH 10 MINUTE TIME OF CONCENTRATION ON HARD SURFACES.
- RAINFALL INTENSITY = 3.68 IN/HR
- AT DRAIN ROCK/SOIL INTERFACE
- MARKET 140N FILTER FABRIC

GRADING AND DRAINAGE PLAN

PASTORINO FARM WORKER HOUSING
12511 SAN MATEO ROAD
HALF MOON BAY, CALIFORNIA
APN: 056-321-040

DATE: 6-22-17
DRAWN BY: AZG
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SIGMA PRIME GEOSCIENCES, INC.
352 PRINCE STREET
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

REGISTERED PROFESSIONAL ENGINEER
No. 62264
EXPIRES 12/31/2023

SHEET C-3



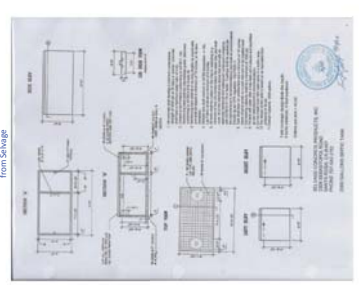
San Mateo County
 Permit No. 2016-0188
 Applicant: Pastorino Farms, Half Moon Bay
 Project: 2016-0188 - Septic System Installation & Replacement - L.A. No. 12739093

OWNER: Pastorino Farms, 12391 San Mateo Road, Half Moon Bay, CA 94019
 CONTRACTOR: S.R. Hartzell, R.E.H.S., 342 Box, Pacifica, CA 94044
 PROJECT: SEPTIC SYSTEM INSTALLATION & REPLACEMENT

PERMIT: 2016-0188
 SHEET: 2 OF 2

TABLE 1
 PERMIT INFORMATION

NO.	DESCRIPTION	DATE	BY
1	PERMIT ISSUED	08/10/16	SRH
2	REVISED	09/22/16	SRH
3	REVISED	09/22/16	SRH
4	REVISED	09/22/16	SRH
5	REVISED	09/22/16	SRH
6	REVISED	09/22/16	SRH
7	REVISED	09/22/16	SRH
8	REVISED	09/22/16	SRH
9	REVISED	09/22/16	SRH
10	REVISED	09/22/16	SRH
11	REVISED	09/22/16	SRH
12	REVISED	09/22/16	SRH
13	REVISED	09/22/16	SRH
14	REVISED	09/22/16	SRH
15	REVISED	09/22/16	SRH
16	REVISED	09/22/16	SRH
17	REVISED	09/22/16	SRH
18	REVISED	09/22/16	SRH
19	REVISED	09/22/16	SRH
20	REVISED	09/22/16	SRH



Project Discussion

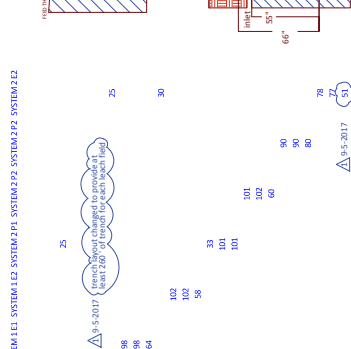
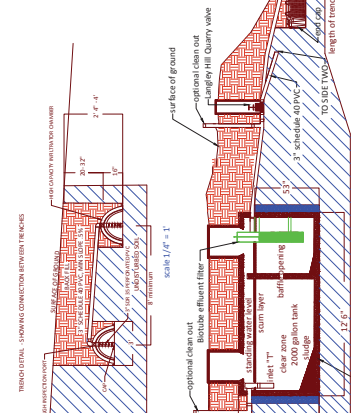
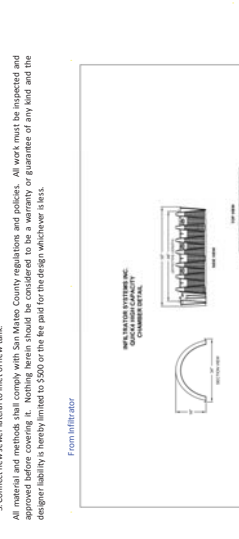
The property owner would like to install 6 two bedroom trailers on this property. These will serve as farm labor housing. Since there is no existing septic system on the property, a new septic system will be installed. The plan was developed to show where and how these septic systems will be installed. Precipitation testing was performed which produced "A" results. At this precipitation rate the County requires four leach fields to be shown each with at least 130 linear feet of each trench to serve 4 bedrooms. Two of these leach fields would be installed and are labeled primary, the remaining two would be installed as backup. The primary leach field is shown with trench depth of 12" beneath the surface of the ground, a shallow system with trench depth no deeper than 4' is proposed here. In order to make these shallow systems work better, Quik 400 High Capacity Infiltrator Chambers are specified instead of standard chambers. The plan shows four leach fields with 260 linear feet of each trench for each of the two septic systems proposed here.

In San Mateo County a 2000 gallon septic tank is large enough to serve up to six bedrooms and one is specified here for each of the two septic systems shown here.

SCOPE OF WORK

1. Install new 2000 gallon Seepage Concrete Products septic tanks as shown.
2. Install new leach fields as shown.
3. Install new soak pits as shown.
4. Connect new Seepage septic tank to valve and valve to leach trenches and leach trenches to soak trenches as shown.
5. Connect new sewer lateral to inlet of new tank.

All materials and methods shall comply with San Mateo County regulations and policies. All work must be inspected and approved before covering. It is noted herein that the designer herein shall be considered to be a warranty or guarantee of any kind and the designer liability is hereby limited to \$500 or the fee paid for the design whichever is less.



TRENCH	LENGTH	SYSTEM #1	SYSTEM #2	SYSTEM #12	SYSTEM #13	SYSTEM #14	SYSTEM #15	SYSTEM #16	SYSTEM #17	SYSTEM #18	SYSTEM #19	SYSTEM #20	SYSTEM #21	SYSTEM #22	SYSTEM #23	SYSTEM #24	SYSTEM #25	SYSTEM #26	SYSTEM #27	SYSTEM #28	SYSTEM #29	SYSTEM #30		
B	58																							
C	64																							
D	25																							
E	64																							
F	98																							
G	64																							
H	25																							
I	25																							
J	98																							
K	64																							
L	30																							
M	102																							
N	58																							
O	33																							
P	101																							
Q	101																							
R	101																							
S	102																							
T	102																							
U	60																							
V	101																							
W	90																							
X	80																							
Y	78																							
Z	77																							
AA	20																							
TOTALS	2086																							

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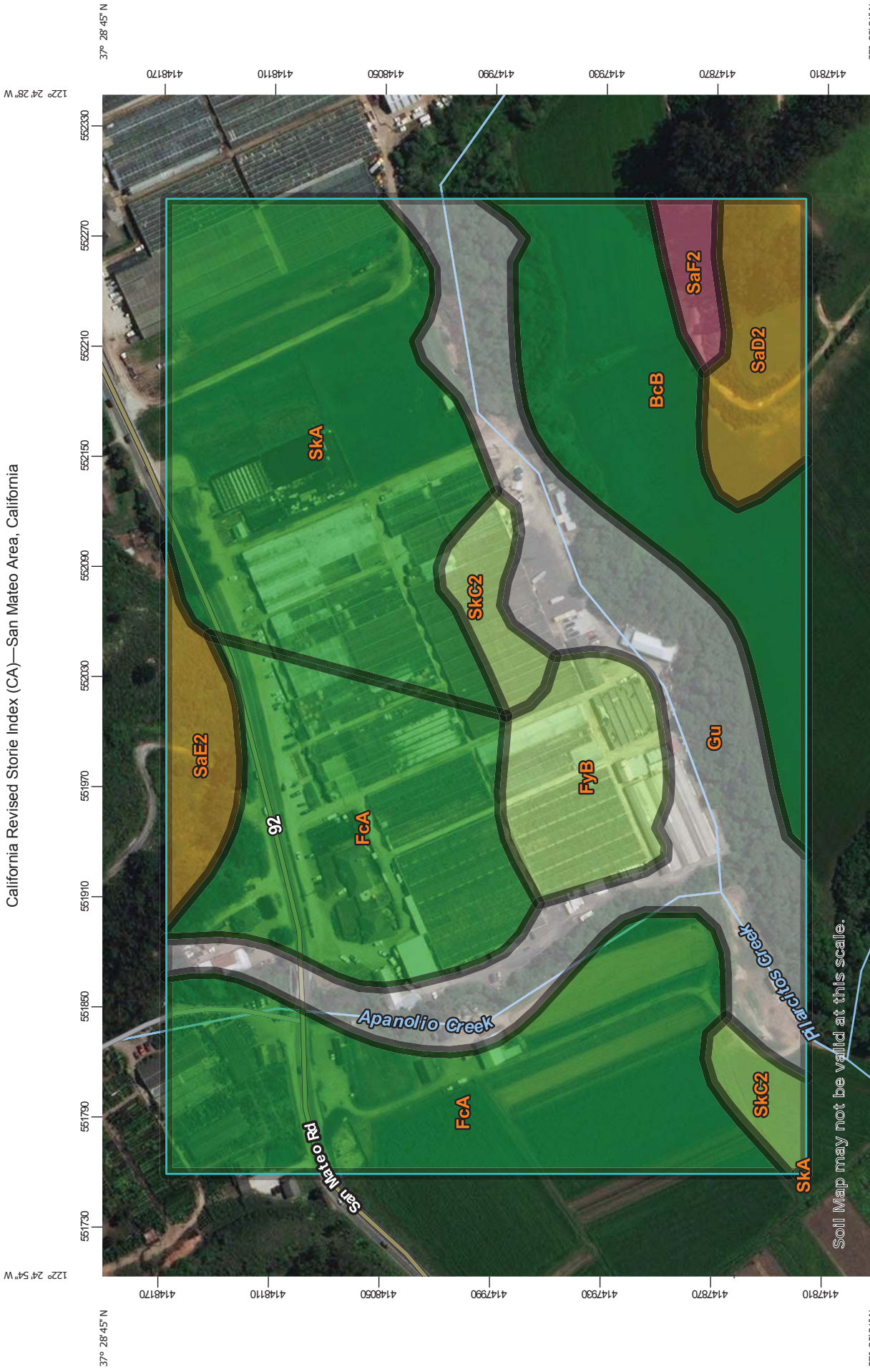
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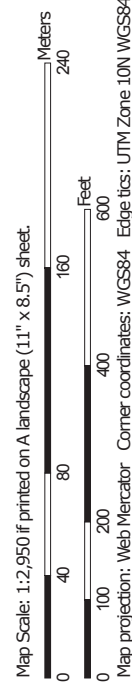
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California Revised Storie Index (CA)—San Mateo Area, California



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 Grade 5 - Very Poor
Soils	 Grade 1 - Excellent	 Grade 6 - Nonagricultural
Soil Rating Polygons	 Grade 2 - Good	 Not rated
	 Grade 3 - Fair	 Not rated or not available
	 Grade 4 - Poor	Water Features
	 Grade 5 - Very Poor	 Streams and Canals
	 Grade 6 - Nonagricultural	Transportation
	 Not rated	 Rails
	 Not rated or not available	 Interstate Highways
Soil Rating Lines	 Grade 1 - Excellent	 US Routes
	 Grade 2 - Good	 Major Roads
	 Grade 3 - Fair	 Local Roads
	 Grade 4 - Poor	Background
	 Grade 5 - Very Poor	 Aerial Photography
	 Grade 6 - Nonagricultural	
	 Not rated	
	 Not rated or not available	
Soil Rating Points	 Grade 1 - Excellent	
	 Grade 2 - Good	
	 Grade 3 - Fair	
	 Grade 4 - Poor	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Mateo Area, California
 Survey Area Data: Version 11, Sep 8, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Mar 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
BcB	Botella clay loam, 2 to 9 percent slopes, MLRA 14	Grade 1 - Excellent	Botella (90%)	5.6	12.2%
FcA	Farallone coarse sandy loam, nearly level	Grade 1 - Excellent	Farallone (85%)	13.7	30.0%
FyB	Farallone loamy coarse sand, gently sloping	Grade 2 - Good	Farallone (85%)	2.5	5.4%
Gu	Gullied land (alluvial soil material)	Not Applicable for Storie Index	Gullied land, (aluvial) (85%)	8.9	19.4%
			Unnamed (5%)		
			Botella (4%)		
			Farallone (3%)		
			Soquel (3%)		
SaD2	Santa Lucia loam, moderately steep, eroded	Grade 4 - Poor	Santa Lucia (85%)	2.0	4.3%
SaE2	Santa Lucia loam, steep, eroded	Grade 4 - Poor	Santa Lucia (85%)	1.3	2.9%
SaF2	Santa Lucia loam, very steep, eroded	Grade 5 - Very Poor	Santa Lucia (85%)	0.6	1.4%
SkA	Soquel loam, nearly level	Grade 1 - Excellent	Soquel (85%)	9.7	21.1%
SkC2	Soquel loam, sloping, eroded	Grade 2 - Good	Soquel (85%)	1.5	3.4%
Totals for Area of Interest				45.8	100.0%

Description

The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)
- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)
- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower



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 January 8, 2018

1. **Call to Order**

Robert Marsh, Committee Chairman, called the Regular Meeting of the Agricultural Advisory Committee (AAC) to order at 7:14 p.m. at the Ted Adcock Community Center - South Day Room, 535 Kelly Avenue, Half Moon Bay, California.

2. **Member Roll Call**

Chair Marsh called the roll. A quorum (a majority of the voting members) were present, as follows:

Regular Voting Members Present

B.J. Burns
Brenda Bonner
Robert Marsh
John Vars
Ron Sturgeon

Regular Voting Members Absent

Doniga Markegard
Louie Figone

Nonvoting Members Present

Rob Bartoli
Jess Brown
Igor Lacan

Nonvoting Members Absent

Jim Howard
Fred Crowder

3. **Public Comments for Items not on the Agenda**

Ben Wright spoke about an upcoming presentation regarding Farmlink. He stated the event regarding succession planning for agricultural operations would be held on February 26, 2018.

Peter Marchi spoke about the recent conclusion of the Bundy trial.

4. **Agenda Topics: Discussion of Mountain Lions in San Mateo County**

Chair Marsh opened the discussion regarding mountain lions in San Mateo County. He stated that he would like to discuss this topic with the County Board of Supervisors. He also noted that he would like to add this issue to the work plan for the AAC. He spoke about recent mountain lion attacks in San Mateo County. He expressed his concern about mountain lions on Mid-Pen Open Space properties and the paying compensation for losses to ranchers only on the Mid-Pen Open Space properties. He did not believe that paying for these losses solved the issue.

Dante Silvestri suggested that the AAC send a letter to the Board of Supervisors regarding the issue of mountain lions.

Committee Member Bonner asked about California Fish and Wildlife depredation permits and their requirements.

Leslie spoke about the issue of permits, trapping, and procedures of Fish and Wildlife permits.

Committee Member Vars expressed his concern about the Mid-Pen Open Space properties. He stated that Mid-Pen Open Space does not allow depredation permits to be filed for their properties.

Vice Chair Burns spoke about cattle losses in the County. He asked to have the County document the number of losses due to mountain lions. He believes the County needs to represent the interest of agriculture. He stated that he thinks that the mountain lion population in the County is overpopulated.

Committee Member Sturgeon spoke about his concerns with the Mid-Pen Open Space policy. He suggested that the County compensate ranchers for their losses. He stated that he has been following the review of the Monterey County/USDA trapping program. He suggested that this could be an example for the County to follow.

A conversation occurred about the next steps for this item. The AAC recommended the creation of a subcommittee to draft a letter that could be sent to the County Board of Supervisors explaining the concerns that the AAC has regarding

the issue of mountain lions. Vice Chair Burns made a motion to create a mountain lion subcommittee; Committee Member Sturgeon seconded the motion. The motion was approved. (5 ayes – 0 noes).

Chair Marsh then asked for members to serve on the subcommittee. Vice Chair Burns, Committee Member Sturgeon, and Jess Brown volunteered for the subcommittee. Committee Member Bonner made a motion to appoint Vice Chair Burns, Committee Member Sturgeon, and Jess Brown to the mountain lion subcommittee; Vice Chair Burns seconded the motion. The motion was approved. (5 ayes – 0 noes).

5. **Consideration of the Action Minutes for the December 11, 2017 Regular Meeting**

Vice Chair Burns moved approval of the meeting minutes for December 11, 2017 regular meeting; Committee Member Vars seconded the motion. The motion was approved. (5 ayes – 0 noes)

6. **Community Development Director's Report**

Planner Bartoli presented the Director's Report. He noted that the Ted Adcock Community Center - South Day Room will be the new location for AAC meetings.

Committee Member Sturgeon asked the County to explore removing term limits for AAC members. He stated that he believed that members should remain on the AAC until a replacement for them is appointed. Planner Bartoli stated he will follow up on this issue

Adjournment (8:32 p.m.)

RB:pac - RJBCC0099_WPN.DOC

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

DATE: March 12, 2018

TO: Agricultural Advisory Committee
FROM: Planning Staff
SUBJECT: Community Development Director's Report

CONTACT INFORMATION: Rob Bartoli, Planner III, 650-363-1857, rbartoli@smcgov.org

The following is a list of Planned Agricultural District permits and Coastal Development Exemptions for the rural area of the County that have been received by the Planning Department from January 1, 2018 to February 28, 2018.

PLANNED AGRICULTURAL DISTRICT PERMIT OUTCOMES

No PAD permits were heard before the Planning Commission in the months of January and February 2018.

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

One new application for a PAD permit was received during the months of January and February 2018. The permit (PLN2018-00007) is for a Use Permit, CDP, PAD/RM-CZ & Grading permits for a new 123' tall (monopine) with a 1184 s/f lease area. Grading for the project includes 1300 c/y of cut & 250 c/y of fill.

COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS

See attached status report regarding the one rural CDX applications that was received by the Planning Department from January and February 2018. The CDX list includes the description of the project and the status of the permit. Copies of CDX's are available for public review at the San Mateo County Planning Department office.

ADDITIONAL ANNOUNCEMENTS

None

ATTACHMENTS

1) CDX List

RURAL CDX'S FOR 1/1/18-2/28/18

Permit Number	RECORD NAME	DATE OPENED	DESCRIPTION	APN	Address	RECORD STATUS
PLN2018-00075	FENCE	2/28/2018	CDX to allow Guisti Farms to extend existing 8' field fence (original CDX approved per PLN2017-00208) to keep deer away from crops (Brussel sprouts), on lands leased from POST; associated with BLD2018-00407.	065210220	Higgins Canyon Rd, Half Moon Bay	Approved