



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

BJ Burns  
Koren Widdel  
Jess Brown  
Jim Howard

John Vars  
Judith Humburg  
Laura Richstone  
Lauren Silberman

Louie Figone  
Frank McPherson  
Robert Marsh  
Ron Sturgeon

William Cook  
Cynthia Duenas  
Peter Marchi  
Natalie Sare

County Office Building  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, California 94063  
650/363-1825  
Fax: 650/363-4849

### Regular Meeting

**\*\*BY VIDEOCONFERENCE ONLY\*\***

**Date: Monday November 9, 2020**  
**Time: 7:00 p.m. to 9:00 p.m.**  
**Place: Virtual Meeting due to COVID-19 Shelter in Place Order**

Pursuant to the Shelter in Place Orders issued by the San Mateo County Health Officer and the Governor, the Governor's Executive Order N-29-20, and the CDC's social distancing guidelines which discourage large public gatherings, the Half Moon Bay Public Library is no longer open to the public for Agricultural Advisory Committee meetings.

#### **\* PUBLIC PARTICIPATION**

##### **Written Comments:**

Members of the public may provide written comments by email to [LRichstone@smcgov.org](mailto:LRichstone@smcgov.org) and should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda.

The length of the emailed comment should be commensurate with the 5 minutes customarily allowed for verbal comments, which is approximately 300-400 words. To ensure your comment is received and read into the record for the appropriate agenda item, please submit your comments no later than 5:00 p.m. the day before the meeting. The County will make every effort to read emails received after that time, but cannot guarantee such emails will be read into the record. Any emails received after the deadline which are not read into the record will be provided to the Committee after the meeting and become part of the administrative record.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet, or other writings that may be distributed at the meeting should contact Laura Richstone, the Planning Liaison, by 10:00 a.m. on the Friday before the meeting at [LRichstone@smcgov.org](mailto:LRichstone@smcgov.org). Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

##### **Virtual Meeting/Spoken Comments**

Spoke public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

1. The November 9, 2020 Agricultural Advisory meeting may be accessed through Zoom online at the link <https://smcgov.zoom.us/j/95358641610>. The **meeting ID** is: **953 5864 1610**. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). Enter the meeting ID: 953 5864 1610, then press #. (To find your local number: <http://smcgov.zoom.us/u/admSDqceDg>).
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up to date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionalities may be disabled in older browsers including internet explorer.
3. You may be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Committee calls for the item on which you wish to speak, click on “raise hand” or \*9 if calling in on a phone. The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

#### **MATERIALS PERSENTED FOR THE MEETING:**

Applicants and members of the public are encouraged to submit materials to the Agricultural Advisory Committee. All materials (including but not limited to models and pictures) submitted on any item on the agenda are considered part of the administrative record for that item, and must be retained by the Committee Secretary. If you wish to retain the original of an item, a legible copy must be left with the Committee Secretary.

#### **AGENDAS AND STAFF REPORTS ONLINE:**

To view the agenda, please visit our website at <https://planning.smcgov.org/agricultural-advisory-committee>. Staff reports will be available on the website one week prior to the meeting. For further information on any item listed below please contact the corresponding Project Planner indicated.

#### **CORRESPONDENCE TO THE COMMITTEE:**

Laura Richstone, Agricultural Advisory Committee Liaison  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94062  
Email: [LRichstone@smcgov.org](mailto:LRichstone@smcgov.org)

#### **NEXT MEETING:**

The next regularly scheduled Agricultural Advisory Committee meeting will be held on December 14, 2020.

**AGENDA**  
**7:00 p.m.**

1. **Call to Order**
  2. **Member Roll Call**
  3. **Oral Communications** to allow the public to address the Committee on any matter not on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time.
  4. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.
  5. **Annual Vote** to elect a new Chairperson, Vice-Chairperson, and Secretary. The Chairperson and Vice-Chairperson positions shall be filled by farmers. Positions will become effective at the next regularly scheduled meeting.
  6. **Consideration of the Action Minutes** for the July 13, 2020 and August 10, 2020 regular meeting minutes and the October 19, 2020 special meeting minutes will occur at the December 14, 2020 AAC Meeting.
  7. **Committee Discussion and Update** on the CZU Complex Fire and current COVID-19 pandemic, potential policies needed to protect local agricultural and water from contamination, how the pandemic may affect local food supply, and access to farm labor and resources available to producers and farm workers.
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**CONSENT AGENDA**

8. **Owner:** Daniel and Natalie Sare  
**Applicant:** Natalie Sare  
File Number: PLN 2020-00335  
Location: 78 Pilarcitos Creek Road, Half Moon Bay  
Assessor's Parcel No. 056-380-110

Consideration of an Agritourism Event permit for the upcoming winter holiday tree season, November 21, 2020 – January 4, 2021. The proposed days and hours of operation are as follows: Daily from 9:00 a.m. to 5:00 p.m. Along with Christmas tree sales, the proposed Event elements a train ride and a prepackaged snack bar. Parking for the Event will occur alongise the tree farm fields. No changes are proposed from the previous year's Event operation. Please direct any questions to Project Planner Summer Burlison at [SBurlison@smcgov.org](mailto:SBurlison@smcgov.org).

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**REGULAR AGENDA**

9. **Owner:** Vida Verde Nature Education Inc.  
**Applicant:** Sandy Sommer  
File Number: PLN 2019-00429  
Location: 3540 La Honda Road, San Gregorio  
Assessor's Parcel No. 081-320-060

Consideration of a Coastal Development Permit, Planned Agricultural District Permit, and Farm Labor Housing Permit to establish an overnight camp for low income, “in-need” 4<sup>th</sup>-6<sup>th</sup> grade students. Proposed new development includes a 2,890- sq. ft. 2-story barn (to include meeting, cooking, eating, restroom, and sleeping areas), four 400 sq. ft. outdoor camping structure, a 100 sq. ft. detached student restroom, a 735 sq. ft. equipment storage building, a 7,500 gallon water storage tank and treatment facility, a 200-panel ground mounted solar system, a fire hydrant, new driveway improvements, installation of a septic system, and minor remodel of the existing house on site. The Farm Labor Housing is proposed for the 2<sup>nd</sup> floor area of the barn and not within the existing residence. Minor grading and no tree removal is proposed. This project IS appealable to the California Coastal Commission. Please direct any questions to Project Planner Angela Chavez at [AChavez@smcgov.org](mailto:AChavez@smcgov.org).

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10. **Clarification Memo and Committee Discussion** regarding agritourism, permitted activities and educational events. This item was continued from the October 19, 2020 AAC Meeting.
  11. **Community Development Director’s Report**
  12. **Adjournment**
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Agricultural Advisory Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the County Representative at least five (5) working days before the meeting at (650) 363-1829, or by fax at (650) 363-4849, or e-mail [LRichstone@smcgov.org](mailto:LRichstone@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 – October 2020**

Agricultural Advisory Committee Attendance 2019-2020

	Nov	Dec	Jan	Feb	Mar	Apr	May	May*	Jun	Jul	Aug	Sept	Oct	Nov
<b>VOTING MEMBERS</b>														
Judith Humburg** Public Member	X		X		X	X	X	X	X	X	X			
BJ Burns Farmer, Vice Chair	X		X		X	X	X	X	X	X	X		X	
Natalie Sare* Farmer	X	X	X	X	X	X			X	X	X		X	
Louie Figone Farmer	X	X		X	X		X	X					X	
Cynthia Duenas** Public Member	X	X		X	X	X	X	X	X	X	X		X	
John Vars Farmer			X	X	X	X	X	X	X	X	X		X	
William Cook Farmer	X	X	X			X	X	X	X	X	X		X	
Peter Marchi** Farmer	X	X	X	X	X	X	X		X					
Robert Marsh Farmer, Chair	X	X	X	X	X									
Ron Sturgeon Conservationist	X		X	X	X	X	X	X	X	X	X		X	
Lauren Silberman Ag Business	X	X	X	X	X	X	X	X	X	X	X		X	
Natural Resource Conservation Staff Jim Howard														
San Mateo County Agricultural Commissioner Koren Widdel	X	X	X		X		X	X	X	X	X		X	
Farm Bureau Executive Director Jess Brown		X		X	X	X	X	X	X	X	X		X	
San Mateo County Planning Staff Laura Richstone						X	X	X	X	X	X		X	
UC Co-Op Extension Representative Frank McPherson			X			X	X	X						

**X: Present**

**Blank Space: Absent or Excused**

**Grey Color: No Meeting**

**\* Special Meeting**

**\*\* As of 06/25/2019**



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

**ITEM**

**6**



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

**ITEM**

**8**

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

**DATE:** November 9, 2020

**TO:** Agricultural Advisory Committee

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

**SUBJECT:** Consideration of an Agritourism Event starting on November 21, 2020 and ending on January 4, 2021, located at 78 Pilarcitos Creek Road, unincorporated Half Moon Bay (Santa's Tree Farm).

County File Number: PLN 2020-00335 (Sare)

**PROPOSAL**

The applicant has applied for an Agritourism Event for the upcoming winter holiday tree season, November 21, 2020 – January 4, 2021, at 78 Pilarcitos Creek Road, unincorporated Half Moon Bay (Santa's Tree Farm). The proposed days and hours of operation are as follows: Daily from 9 a.m. – 5 p.m. The proposed Event elements include Christmas tree sales, a train ride (rubber tires), and a pre-packaged snack bar (less than 25 sq. ft.) with seasonal Christmas tree related item sales. Parking for the Event will occur alongside of the tree farm fields. There will be 3 employees on the site. No changes are proposed from the previous year's Event operation.

**DECISION MAKER**

Community Development Director

**QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE**

1. Is the agritourism use compatible with the long-term agricultural uses of the land?
2. Will the agritourism operation have any adverse effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?
3. What decision do you recommend the Community Development Director take with respect to this application?

**BACKGROUND**

Report Prepared By: Summer Burlison, Project Planner



Owner/Applicant: Daniel and Natalie Sare

Location: 78 Pilarcitos Creek Road, unincorporated Half Moon Bay

APN: 056-380-040, 056-380-110

Parcel Size: 200.16 acres (above listed parcels only)

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: N/A

Existing Land Use: Christmas tree production, barns, residence

Water Supply: Private well

Sewage Disposal: Private septic system

Flood Zone: Flood Zone A (1% annual chance of flooding) and Flood Zone X (area of minimal flooding), pursuant to Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0260E, effective October 16, 2012.

Environmental Evaluation: Categorically exempt from environmental review pursuant to Section 15304, Class 4, of the California Environmental Quality Act (CEQA) Guidelines, for the minor temporary use of land having negligible or no permanent effects on the environment.

Setting: The subject property is located on the north side of Highway 92 with the Event located over ½ mile north of the highway along Pilarcitos Creek Road. Intervening vegetation and mountains screen the Event location from the highway.

Chronology:

<u>Date</u>	<u>Action</u>
October 23, 2019	- Agritourism Event permit, PLN2019-00434, approved.
October 5, 2020	- Subject Agritourism Event application submitted, PLN2020-00335.
November 9, 2020	- Agricultural Advisory Committee public meeting.

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

No, the Event site is located over ½ mile north of Highway 92, along Pilarcitos Creek Road, with intervening vegetation and mountainous topography that screens visibility of the Event area from Highway 92.

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

No.

*Is there prime soil on the project site?*

Minimal areas of the parcels contain prime soils, see Attachment B. The Agritourism Event will not occur on prime soils.

## **DISCUSSION**

### **A. KEY ISSUES**

Planning staff has reviewed this application for conformance with the following Agritourism Guidelines and Performance Standards:

#### **1. Temporary Seasonal Agritourism Uses and Activities**

- a. The Agritourism operation will not interfere with agricultural production on or adjacent to the lot.

The Agritourism Event does not interfere with the agricultural use of the land for Christmas tree production.

- b. The Agritourism event will not exceed a maximum of 45 consecutive days and will not occur more than two times per year.

The proposed Agritourism Event is for the November 21, 2020 – January 4, 2021 winter holiday tree season.

- c. The Agritourism event will operate within the guideline's allowance of Sunday through Saturday from 9:00 a.m. to sunset; no lighting is allowed.

The Event will operate daily from 9:00 a.m. to 5:00 p.m. No lighting is allowed in association with the Event; therefore, the proposal meets these requirements.

- d. The Agritourism event will consist of no more than the maximum allowed uses and activities indicated below:

Maximum Allowed Agritourism Use/Activity	Proposed (Quantity)
Two (2) inflatables <sup>1</sup> allowed on all lands <sup>2</sup>	
One (1) pony ride area <sup>3</sup>	
One (1) farm animal petting zoo on all lands	
One (1) hayride on all lands	
One (1) train with rubberized wheels on all lands	1
One (1) food vendor, mobile or on-site, including mobile prepackaged food/snack bar <sup>4</sup> , located on all soils	
One (1) prepackaged food/snack bar on non-prime soils <sup>4</sup>	1
Other recreational/educational activities, see discussion below	
<sup>1</sup> Inflatables are subject to the standards of the Safe Inflatable Operators Training Organization. <sup>2</sup> Subject to a 36-foot height limit as set forth in the Planned Agricultural District and Resource Management District Regulations. <sup>3</sup> Confined animal permit or exemption required. <sup>4</sup> Environmental Health Permit required.	

2. Performance Standards for Seasonal Agritourism Uses and Activities

- a. Adequate on-site parking is provided, as designated on the attached site plan, including conformance with applicable provisions from Local Coastal Program Policy 10.22 (*Parking*) for adequate parking facilities to accommodate the temporary seasonal uses that are appropriate for the site's size, environmental sensitivity, and amount of land suitable for parking; and that are not visually prominent from public views.

Parking for the Event will occur in the same area as used in past years, alongside the tree farm fields. Up to 600 vehicles can be accommodated and the parking areas are not visible from San Mateo Road/Highway 92. Furthermore, no land modifications are necessary to accommodate parking.

- b. Any new signage will be temporarily established and maintained throughout the duration of the Agritourism event, as allowed pursuant to Local Coastal Program Policy 8.21 (*Commercial Signs*), will be simple and easy to read, and will not be brightly illuminated colored,

rotating, reflective, blinking, flashing or moving signs, pennants, or streamers.

Temporary signage meeting these requirements, as provided in past years, will be erected for the duration of the seasonal operation.

- c. All Agritourism uses and activities shall meet the current standards for setbacks and buffers from watercourses, including creeks, and/or riparian vegetation.

Pilarcitos Creek meanders through the property; however, the Event is confined to previously used/disturbed areas only.

- d. On parcels forty (40) acres or more in size, all agritourism elements shall be clustered and shall consume no more than two (2) gross acres (excluding hayrides or trains with rubberized wheels); parking is excluded from this acreage calculation.

The proposal meets these requirements as the Event area does not occupy more than 1 acre.

- e. The agritourism operation shall not involve any land disturbance, including import of gravel or fill.

No land disturbance is necessary to accommodate the Event.

### 3. Recommended Findings for the Agritourism Event

- a. That the agritourism use is compatible with the long-term agricultural uses of the land because the proceeds from the Agritourism Event supports the economic viability of the farm and does not prevent future agricultural uses on the land.
- b. That the agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property. Staff has evaluated the Event proposal and finds there will be no negative impacts on the agricultural uses of the land. Staff believes that use of the land for the proposed seasonal Event is a great benefit to the economic sustainability of the farm. Further, the applicant is responsible for following all restrictions set forth through State and County Health Orders related to COVID-19, including but not limited to social distancing protocols and health and safety plan requirements applicable to the Event.

- c. That the agritourism operation is in substantial conformance with the goals set forth in the San Mateo County Agritourism Guidelines. Specifically, that the operation is secondary and supplemental to existing agricultural operation on the land.
- d. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program, Zoning Regulations as discussed throughout this report.

### **ATTACHMENTS**

- A. Vicinity Map
- B. Prime Soils Map
- C. Site Plan

\_ACC Agritainment Event SR (5-27-20).dotx



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT A



0.57 0 0.28 0.57 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1: 18,056



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.

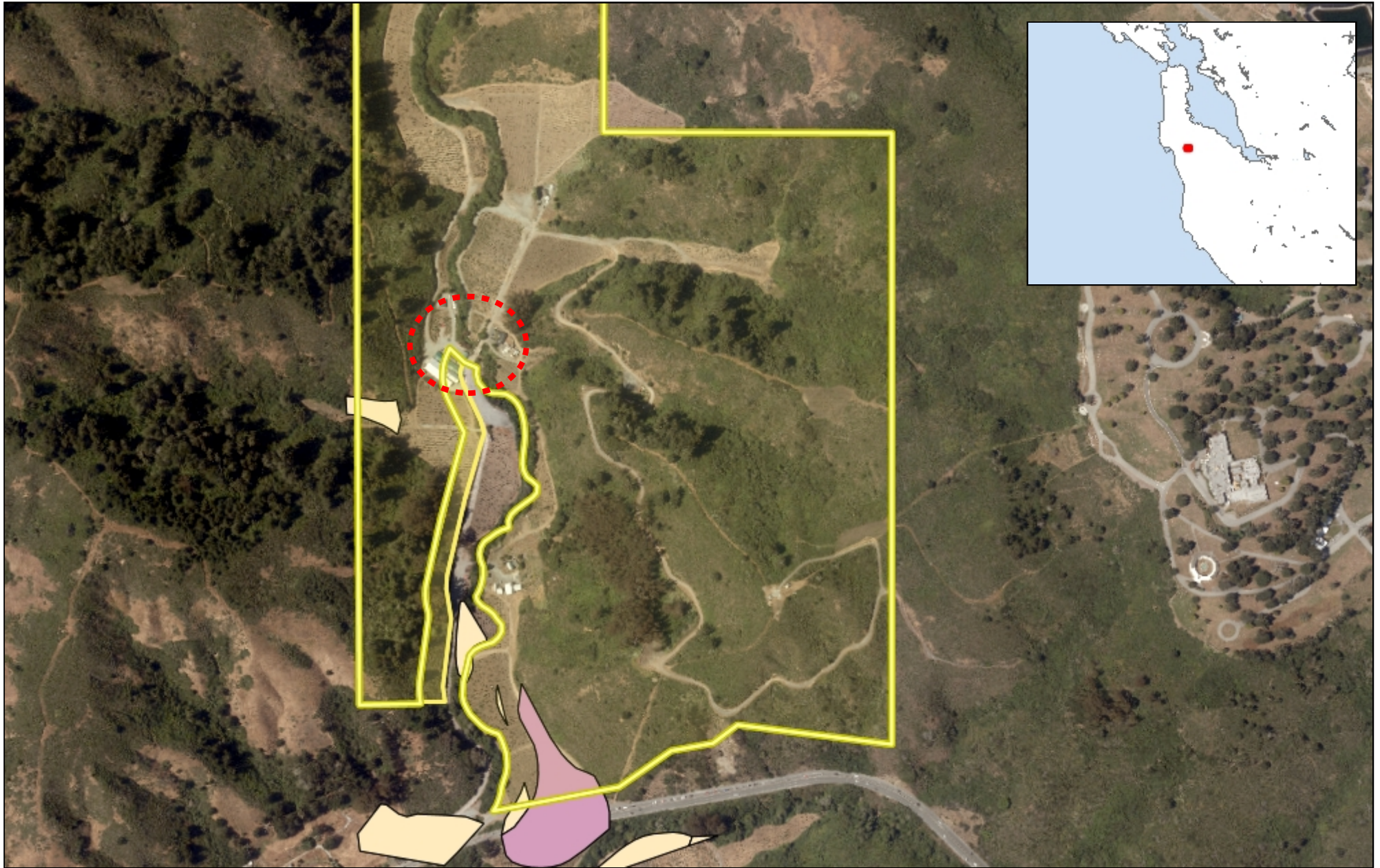
THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT


# ATTACHMENT B





0.28 0 0.14 0.28 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:9,028 

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**



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT C

# Parcel #1 No AG tourism

This parcel bordering Hwy 92 does not have any agri tourism on it. Only Farm crops & Reg sales.

Hwy 92

PARCEL LINE

Pilarcitos Creek Rd

Goes in about a mile from Hwy 92 to AG tourism

This map shows 2 separate parcels - Parcel 056380020 has Agri tourism on it, per that indicated as the parcel # on the application. The other parcel does not.

PARCEL LINE area not visible Mountain

Santa's Tree Farm

AGRI TOURISM AREA

Not visible from Hwy 92

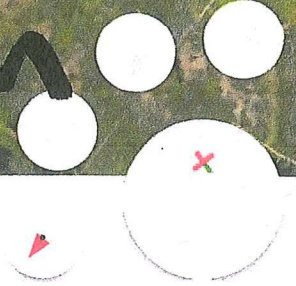
PARCEL LINE

# Parcel #2 AG tourism #056-380-020

This parcel #056-380-020 is the only one with agri tourism on it, and is approx a mile from Hwy 92

# #056-380-020 per application

Site MAP  
Santa's tree Farm





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

**ITEM**

**9**

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

**DATE:** October 26,2020

**TO:** Agricultural Advisory Committee

**FROM:** Angela Chavez, Planning Staff, 650/599-7217

**SUBJECT:** Coastal Development Permit, Planned Agricultural District Permit, and Farm Labor Housing Permit to establish an overnight camp for low income, 'in-need' 4th-6th grade students. Proposed new development includes a new 2,890 sq. ft. 2-story barn (meeting, cooking & eating, restrooms, and sleeping areas), three 400 sq. ft. and one 320 sq. ft. outdoor camping structures, a new 100 sq. ft. detached student restroom, a new 735 sq. ft. equipment storage building, minor remodel of the existing house, installation of a new septic system, a new 7,500 gallon water storage tank and treatment facility, a 200-panel ground-mounted solar system, a fire hydrant, and new driveway improvements. Farm Labor Housing is proposed for the 2nd floor area of the proposed barn and not within the existing residence. The project does not include the removal of trees but does include minor grading. This project IS appealable to the California Coastal Commission.

County File Number: PLN2019-00429

**PROPOSAL**

Coastal Development Permit, Planned Agricultural District Permit, and Farm Labor Housing Permit to establish a camp for low income, 'in-need' 4th-6th grade students through the Vida Verde Nature Education non-profit organization. The proposed overnight camping would accommodate up to 35 people, including 30 guests (students/chaperones) and 5 permanent staff housed in the existing residence. New proposed development includes a new 2,890 sq. ft. 2-story barn (for meeting, cooking & eating, plus restrooms on lower floor; restrooms & sleeping rooms upstairs for staff), outdoor camping for student & chaperones), three 400 sq. ft. and one 320 sq. ft. outdoor camping structures, a new 100 sq. ft. detached student restroom, a new 735 sq. ft. equipment storage building, minor remodel of the existing house to accommodate permanent operational/educational staff and provide an ADA-accessible unit, installation of a new septic system, improved water storage facilities, a 200-panel ground-mounted solar system, a fire hydrant, and new driveway turnouts to serve the development. The two-bedroom Farm Labor Housing unit is proposed to be located on the second floor of the proposed barn.

## **DECISION MAKER**

Planning Commission

## **QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE**

1. Will the proposal have a negative effect on surrounding agricultural use? If yes, can any conditions of approval be recommended to minimize impact?
2. What decision do you recommend that Planning staff take with respect to this application?

## **BACKGROUND**

Report Prepared By: Angela Chavez, Project Planner

Applicant: Sandy Sommer

Owner: Vida Verde Nature Education Inc.

Location: 3540 La Honda Road, San Gregorio

APN: 081-320-060

Parcel Size: 23.08 Acres

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: The property was placed under a Williamson Act contract in 1976 (County file number AP76-24). The contract was nonrenewed in 2010 and expires on December 31, 2020.

Existing Land Use: Agriculture

Water Supply: The parcel is served by an existing domestic well. The property also has adjudicated water rights to divert up to 11,200 gallons per day (April 1-November 1) from San Gregorio Creek for agricultural irrigation and an additional 100 gallons per day for stock watering. 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 parcel is served by an existing onsite wastewater treatment system. Environmental Health Services has reviewed and conditionally approved the application.

Flood Zone: The project parcel contains both portions of Zone X (areas of minimal flood hazard) and Zone A (special flood hazard area without an established base flood elevation), FEMA Panel No. 06081C-0380E, Effective Date: October 16, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration will be prepared and circulated for this project.

Setting: The project parcel is accessed off La Honda Road via a private road easement shared by three other adjacent properties. The project parcel is developed with a single-family residence and several buildings that support the agricultural operation. While developed, the 23-acre parcel is largely covered by native and non-native vegetation. San Gregorio Creek runs through the parcel around the developed areas in a U-shape. The surrounding parcels are made up of a mix of developed and undeveloped parcels. The developed parcels largely consist of low-density residential and agricultural development.

Chronology:

<u>Date</u>	<u>Action</u>
October 18, 2019	- Application Submitted
October 22, 2020	- Application Deemed Complete
November 9, 2020	- Agricultural Advisory Committee Hearing
TBD	- Initial Study/Mitigated Negative Declaration Circulation Period
TBD	- Planning Commission Hearing

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

The project will not be visible from a public road. The property is located within the La Honda Road County Scenic Corridor. The property site is accessed via an existing driveway from La Honda Road. The property itself sits below La Honda Road and the existing and proposed development will not be visible due to the existing mature trees that sit between the road way and the developed portion of the parcel.

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

The proposed project will not result in the removal of habitat. The project does include minor grading work that will result in disturbance to the existing vegetation. However,

this vegetation is largely made up of non-native annual grasses. Exposed disturbed areas will be required to be re-vegetated with native grasses. No trees are proposed for removal as part of this project.

*Is there prime soil on the project site?*

Yes, the parcel does have prime soils located in the area that is currently developed with structures and an area south of the developed area that is covered in natural vegetation.

**DISCUSSION**

A. KEY ISSUES

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

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

The project conforms to the substantive criteria for the issuance of a PAD Permit, as applicable and outlined in Section 6355 of the Zoning Regulations. The specific areas are discussed below:

a. Conformity with the PAD Development Standards

The project includes several new buildings and structures. The most significant of which is the new barn which is proposed to be in the footprint of the existing barn. All proposed development conforms to the standards listed below.

<b>Development Standards</b>	<b>Allowed</b>
Maximum Height of Structures	36 feet
Minimum Front Yard Setback	30 feet - Agricultural Development  50 feet- Non-Agricultural Development
Minimum Side Yard Setbacks	20 feet
Minimum Rear Yard Setback	20 feet

b. Conformance with the Criteria for Issuance of a PAD Permit



Issuance of a Planned Agricultural District Permit requires the project to comply with Section 6355 of the Zoning Regulations (*Substantive Criteria for Issuance of a Planned Agricultural Permit*). The applicable sections are discussed below.

(1) Water Supply Criteria

The existing availability of a potable and adequate on-site well water source for all non-agricultural uses is demonstrated.

The parcel is allowed to divert 11,200 gallons per day from San Gregorio Creek for agricultural irrigation on the property between April 1 and November 1 of each year and 100 gallons per day for stock watering purposes as part of the San Gregorio Water Rights Adjudication.

In 2019 the applicant was approved for and successfully drilled a domestic water well to serve the non-agricultural uses on the property. The water demand is expected to fluctuate depending on the time of the week and year with weekdays and school year months being the highest expected demand. The total maximum water demand per day is expected to be 2,064 gallons per day which would require a pumping rate of approximately 1.45 gallons per minute. The domestic well provides a yield of 3 gallons per minute which would meet the expected demand. In addition, the application has been reviewed and conditionally approved by the Environmental Health Division.

(2) Criteria for the Conversion of Prime Agriculture Lands

Conversion of Prime Agricultural Lands to a use not principally permitted is allowed when: (a) no alternative site exists on the parcel for the use; (b) clearly defined buffer areas are developed between agricultural and non-agricultural uses; (c) the productivity of any adjacent agricultural lands is not diminished; and (d) public service and facility expansion and permitted uses do not impair agricultural viability, including by increased assessments costs or degrading air and water quality.

The development area on the subject parcel is highly constrained due to the presence of the sensitive habitats, flood zone, and prime soils. Given this the existing development area of the parcel is located on prime soils. Conversion of additional prime soils is limited as the proposed barn is to be located in the footprint of the existing barn and the new storage building is ancillary to the existing agricultural production. The proposed

development does not impact the existing approximately 1-acre agricultural area as the proposed development avoids this area. The existing agricultural areas include the area enclosed within the deer fence and in the orchard area (as shown on plans). The site's improvements are limited to the project site and no impacts to the productivity of any adjacent agricultural lands is expected.

2. Compliance with Local Coastal Program (LCP) Policies:

Staff has reviewed the project and found it to be compliant with the policies of the Local Coastal Program. The applicable policies with specific discussion are detailed below:

a. Land Use Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) states that new development in rural areas shall not: (1) have significant adverse impacts, either individually or cumulatively on coastal resources, or (2) diminish the ability to keep all prime agricultural land and other lands suitable for agriculture in agricultural production.

The proposed development will not have an impact on coastal resources including sensitive wildlife species, riparian corridors, and scenic views. The proposed project elements will be clustered with the developed areas of the parcel and are accessed via the existing driveway in order to retain the remaining acreage for agricultural uses and minimize vegetation removal.

b. Agriculture Component

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

- (1) That no alternative site exists for the use.

The proposed location for the proposed development is clustered with existing development or utilizes previously disturbed areas. The project parcel supports two areas of prime soils. The majority of the development (existing and proposed) is located in one of these areas. The second area is located in the riparian buffer zone and is to remain undeveloped.

The prime soils area proposed for development has not historically been farmed and is comprised of already disturbed soils. Development elsewhere on the parcel would conflict with other policies protecting sensitive habitats and avoidance of flood zones. Development elsewhere would also likely result in greater site disturbance in order to provide standard and emergency access and the extension of utilities.

- (2) Clearly defined buffer areas are provided between agriculture and non-agricultural uses.

The existing agricultural areas are delineated by a deer fence and the driveway to separate them from the other development on the parcel. The project does not propose to alter this.

- (3) The productivity of any adjacent agricultural land will not be diminished.

The property is separated from adjacent parcels where agricultural operations are occurring by fences, topography, and roads. The improvements and operation of the program are limited to the project site and will not impact the use of adjacent lands for agriculture.

- (4) Public service and facility expansion and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality.

The parcel has a dedicated water source which will be improved via new treatment and storage elements. A private onsite septic system will be installed as part of the project and preliminary reviews show no evidence that the property would be incapable of accommodating the septic system. 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.

### Sensitive Habitats Component

Policy 7.11 (*Establishment of Buffer Zones*) requires that on both sides of riparian corridors, from the “limit of riparian vegetation extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams.” As part of the permit application the applicant submitted a biologist report completed by Autumn Meisel of TRA Environmental Sciences and an updated report completed by Sandra Menzel, MS of Albion Environmental, Inc. The reports address the presence and/or potential for

biological resources to occur on the project site. San Gregorio Creek meanders through the property around the existing development. The report notes that the riparian corridor is continuous on both sides of the creek supporting a dense cover of woody riparian species and an herbaceous understory. The biologist report delineates the riparian 50-foot buffer as defined by this policy. All the proposed development is located outside of the required buffer zone.

Policy 7.36 (*San Francisco Garter Snake*) calls for the prevention of development where there is known to be a riparian or wetland location for the San Francisco Garter snake (SFGS) and require developers to make sufficiently detailed analyses of any construction which could impair the potential or existing migration routes of the SFGS. The policy also calls for the analyses to determine appropriate mitigation measures to be taken to provide for appropriate migration corridors. The biological assessments note that San Gregorio Creek is known to support the SFGS and could be found within the stretch of creek that winds around the property. The biologist determined that project activities were not expected to adversely impact SFGS because ground disturbing activities are confined to non-native grassland areas within the developed areas of the property. Further the report notes SFGS generally avoids disturbed, open areas with a human presence.

### Visual Resources

Policy 4.15 (*Appearance of New Development*) encourages the regulation of development to promote and enhance good design, site relationships, and other aesthetic considerations. The project parcel slopes downward from La Honda Road with the proposed development area occurring below the roadway elevation. The proposed development will not be visible from the roadway due to the topography of the site and existing vegetation. The proposed barn and other structures are in keeping with the design and materials of the existing buildings and will not degrade the existing visual quality or character of the site.

Policy 4.22 (*Scenic Corridors*) seeks to protect and enhance the visual quality of scenic corridors by managing the location and appearance of structural development. The project parcel lies entirely within the La Honda Road County Scenic Corridor. The project parcel has access via an existing driveway (Hidden Creek) directly from La Honda Road. The proposed development is clustered among the existing development or located along the driveway which limits disturbance and preserves the existing agriculture on the parcel. The new structures and improvements will not be visible from the scenic roadway given the topography of the site and existing mature vegetation.

3. Compliance with Farm Labor Housing Guidelines

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

The applicant submitted a Farm Labor Housing application regarding the proposed FLH units as part of this application. As defined, a farm laborer is a person who derives more than 20 hours per week average employment from on- or off-site agricultural operations within the County and earns at least half their income from agriculturally-related work. The proposed farm laborer (1) is proposed to be the facilities and farm manager who will be active in the agricultural operations on the property.

Further, the proposed unit complies with the Farm Labor Housing Guidelines in that the housing meets the required setbacks of the zoning district, is self-contained (e.g., bathroom, kitchen), and will meet the California Housing and Health Code requirements, Building Inspection Section requirements, and Environmental Health Division code requirements.

4. Compliance with the Williamson Act:

The project as proposed would not comply with the current Williamson Act contract. However, the contract expires at the end of this year. The project will be held for consideration by the Planning Commission until after the expiration of the contract.

**ATTACHMENTS**

- A. Location Map
- B. County Prime Soils Map
- C. Project Plans
- D. Applicant's Summary of the Project

\_ACC SRT (5-5-17).docx




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT A



0.14 0 0.07 0.14 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:4,514 

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**



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT


# ATTACHMENT B





0.14 0 0.07 0.14 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:4,514 

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.

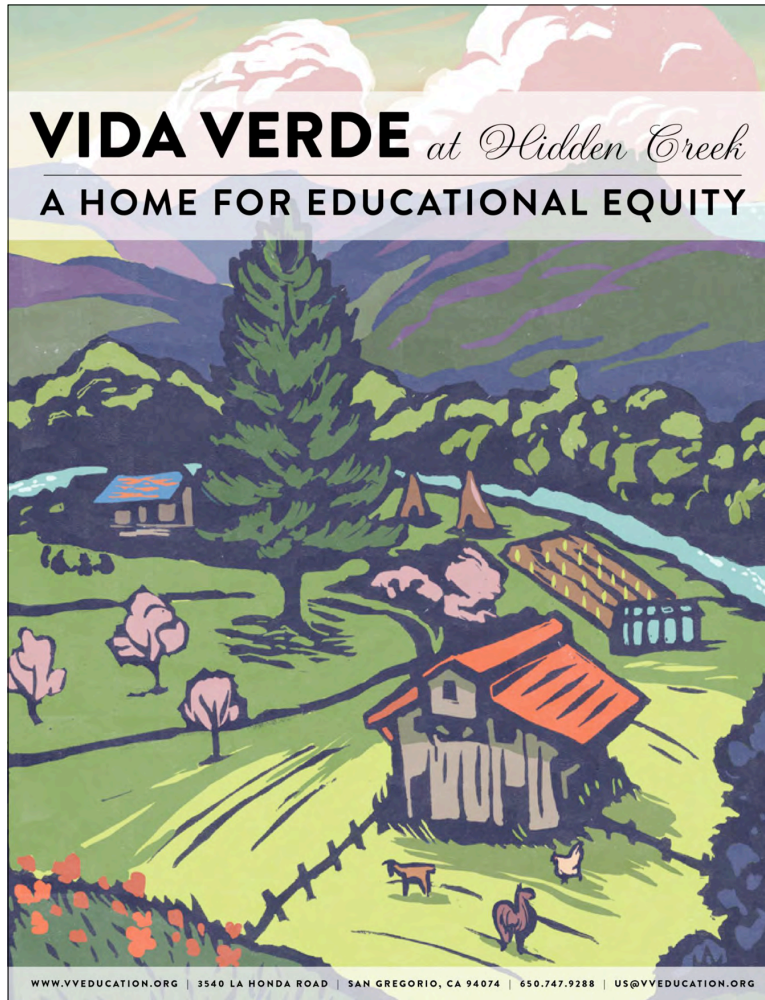
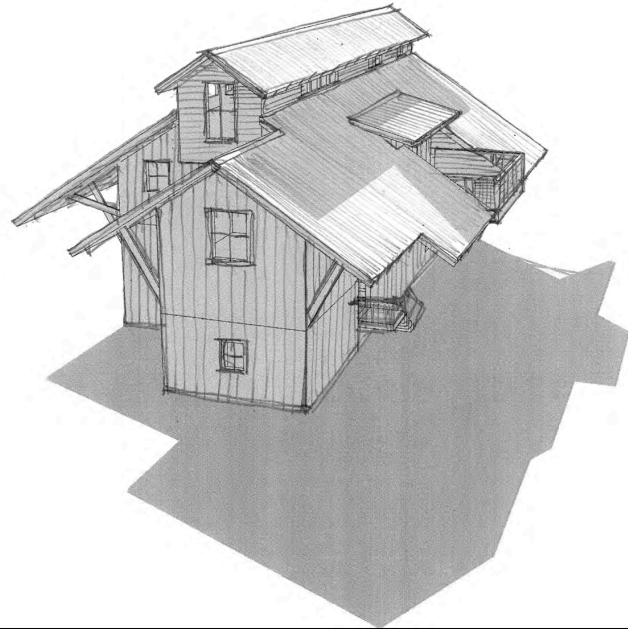
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT C

3-D PERSPECTIVE OF BARN - AERIAL VIEW FROM NORTH



PROGRAMMATIC BREAKDOWN

Vida Verde Outdoor Education  
Site Development Matrix

12/18/18

Structures	Existing SF	Proposed SF	Function	Housing (residents)		Septic	Remarks
				permanent camp staff	temporary (part-time)		
<b>Existing to Remain</b>							
House / Office	3225	3225	housing/office	3-5		Existing (upgrade as required by County ordinances)	(N) Accessible Dwelling Unit
Accessory Structure	530	530	office / meeting			NA	
Misc. Storage Sheds	320	320	ag			NA	
Chicken Coop	50	50	ag			NA	
Goatzebo Milking Shelter	400	400	ag			NA	Open-air roofed structure
Ag Storage Structure (temporary)	460	460	ag			NA	
Garden Gazebo	400	400	ag/instruction			NA	Open-air roofed structure
Greenhouse	200	200	ag			NA	
Ag Storage Yurt (temporary)	705	705	ag			NA	
<b>Proposed Permanent</b>							
"Barn" Facility	1350 (to be replaced)	2890 (on (e) footprint)	instruction / kitchen / farm worker housing	2 farmworkers (plus family)		proposed new system	restrooms for staff & visitor use
Tractor Storage Shed	735		ag storage			NA	
Toilet Enclosure	100						Accessible flush toilet / sink by guest sleeping accommodations
<b>Proposed Temporary</b>							
Yurt		320	staff / chaperone lounge		2-3	NA	chaperone sleeping
Camping Tent 1		400	sleeping tent		8-10	NA	student/chaperone sleeping
Camping Tent 1		400	sleeping tent		8-10	NA	student/chaperone sleeping
Camping Tent 1		400	sleeping tent		8-10	NA	student/chaperone sleeping
<b>Area Totals</b>	<b>7640 SF</b>	<b>11535 SF</b>		<b>5 Permanent Staff &amp; Family</b>	<b>30 Temporary Residents</b>		

PROJECT DATA

LOCATION: 3540 LA HONDA RD SAN GREGORIO, CA 94074

ASSESSOR PARCEL NUMBER: 081-320-060

ZONING: PAD / CD

OVERLAY DISTRICTS: PRIME SOILS FLOOD PLAIN RIPARIAN ZONE

OCCUPANCY: R-3 / E (BARN) U (SHED / PUMP HOUSE)

CONSTRUCTION TYPE: VB

SEISMIC DESIGN CATEGORY: D

PARCEL A AREA: 23.08 ACRES

EXISTING LOT COVERAGE: 0.8% (7,640 / 1,005,411)

PROPOSED LOT COVERAGE: 1.1% (11,535 / 1,005,411)

(N) BUILDING MAX HEIGHT: 32'-7"

EXISTING PARKING SPACES: APPROX. 12

PROPOSED PARKING SPACES: 12 (W/ 1 ACCESSIBLE)

PROJECT DESCRIPTION

A PROPOSED 2-STORY BUILDING ON THE FOOTPRINT OF AN EXISTING BARN. FIRST FLOOR INCLUDES A MULTI-PURPOSE ROOM FOR EDUCATING CAMPERS AS WELL AS A COMMERCIAL KITCHEN. THE SECOND FLOOR INCLUDES RESIDENCES FOR FARMWORKERS, AN OFFICE SPACE AND LAUNDRY FACILITIES.

A TRACTOR AND FEED STORAGE SHED IS ALSO PLANNED TO SERVE THE GARDEN AND LIVESTOCK.

PROJECT DIRECTORY

**VIDA VERDE NATURE EDUCATION**  
Shawn Sears, Executive Director  
3540 La Honda Rd  
San Gregorio, CA 94074  
T: 650.747.9288  
E: Shawn@Vveducation.org  
www.vveducation.org

Permittee Contact:  
Sandy Sommer, Capital Project Manager  
T: 510.541.8514  
sandy.sommer@dslextre.me.com

**ARCHITECT**  
David Arkin & Anni Tilt  
1101 Eighth Street, Suite 180  
Berkeley, CA 94710  
E: info@arkintilt.com  
T: 510.528.9830  
F: 510.528.0206

**HYDROLOGIST / CIVIL ENGINEER / WELL DESIGN**  
Norman Hantzsche  
Norman Hantzsche  
Questa Engineering Corp.  
1220 Brickyard Cove Road  
Point Richmond, CA 94807  
T: 510.236.6114  
nhantzsche@questaec.com

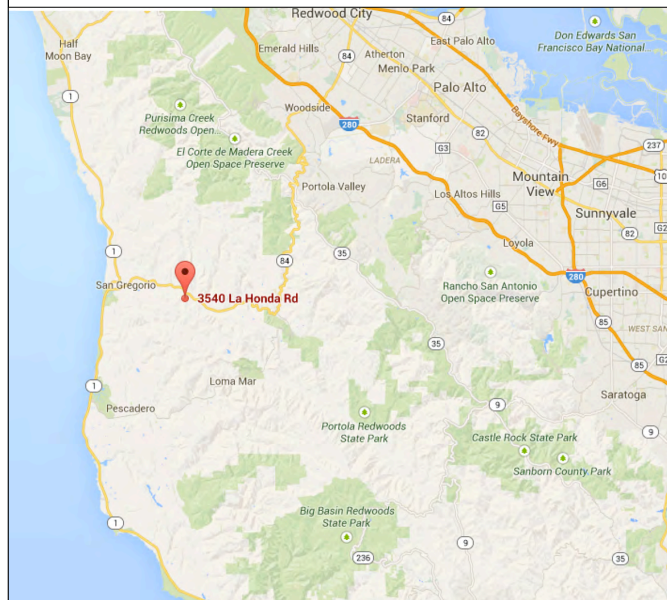
**BIOLOGIST**  
Autumn Meisel  
Senior Biologist  
TRA Environmental Sciences  
T: 415.254.0805  
E: meisel@traenviro.com

**FLOOD ELEVATION SURVEY**  
Cross Land Surveying  
2210 Mt Pleasant Rd  
San Jose, CA 95148  
T: 408.274.7994

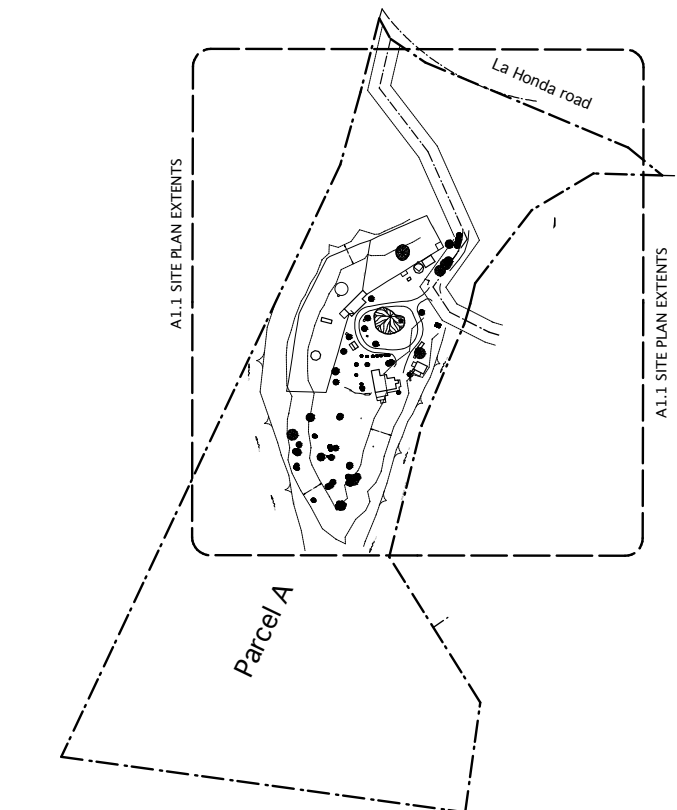
**BOUNDARY SURVEYOR**  
Randy Yick  
R&R Land Surveying  
2007 Arbor Ave  
Belmont, CA 94002  
T: 650.580.4050

DRAWING INDEX

- A0.0 COVERSHEET
- A0.1 REFERENCE PHOTOS
- SURVEY PARTIAL TOPOGRAPHIC SURVEY
- A1.0 EXISTING SITE PLAN & RESTRICTIONS
- A1.1 PROPOSED SITE PLAN
- A2.1 BARN FIRST FLOOR PLAN
- A2.2 BARN SECOND FLOOR & LOFT PLANS
- A2.3 ROOF PLAN
- A2.4 STORAGE SHED PLANS & ELEVATIONS
- A3.1 BARN EXTERIOR ELEVATIONS
- A3.2 BARN INTERIOR & EXTERIOR 3-D VIEWS
- A4.1 CROSS SECTION
- A5.1 BARN INTERIOR ELEVATIONS
- A5.2 BARN INTERIOR ELEVATIONS



1 VICINITY MAP  
SCALE: N.T.S.



2 PARCEL MAP  
SCALE: 1" = 200'-0"  
TOPO INFORMATION PREPARED BY R&R LAND SURVEYING, JAN 27, 2013 (JOB # J2011LH) - SEE SITE SURVEY FOR ZONING OVERLAY MAP  
PROPERTY BOUNDARY INFO TAKEN FROM PARCEL MAP VOL. 27, PG 3

Revision Date	I.D.
10.17.2019	Ø
3.16.2020	1
 ARKIN · TILT ARCHITECTS Ecological Planning & Design	
1101 8th Street, #180 Berkeley, CA 94710 phone 510.528.9830 fax 510.528.0206 info@arkintilt.com www.arkintilt.com	
Coastal Development Permit for: <b>Shawn &amp; Laura Seals</b> 3540 La Honda Rd (Hwy 84) San Gregorio, CA 94074 APN#: 081-320-060	
Coversheet & Project Information	
DATE:	3.16.2020
JOB:	VV
SCALE:	N.T.S.
DRAWN:	ATA
SHEET:	<b>A0.0</b>

**(E) BARN -**  
(TO BE REPLACED W/ (N) BARN ON (E) FOOTPRINT)



BARN FRONT



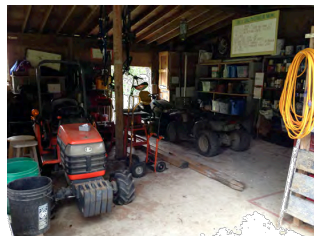
BARN BACK



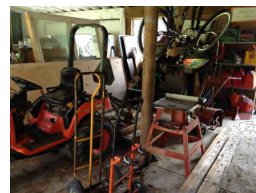
SUPPLIES / MAINTENANCE EQUIPMENT



FARMING SUPPLIES



TRACTOR / EQUIPMENT STORAGE



TOOLS / MATERIAL STORAGE



TOOL STORAGE



FEED (HAY) STORAGE

BARN USES

**(E) BUILDINGS TO REMAIN**



(E) SHEDS & PARKING LOT



(E) BIKE STORAGE SHED



(E) HOUSE & OFFICE FRONT



(E) HOUSE & OFFICE BACK



(E) MEETING SPACE - TO BE MADE ACCESSIBLE

**(E) AG USES / BUILDINGS TO REMAIN**



(E) GOAT MILKING PARLOR



(E) GARDEN & GAZEBO



(E) CHICKEN COOP & GOATS



(E) GREENHOUSE



(E) GARDEN SHED

**(E) AG USES / BUILDINGS TO REMAIN**



EXISTING AGRICULTURAL STORAGE YURT  
(30'-0" diameter Pacific Yurt from yurts.com)



(E) ANIMAL SHELTER IN PASTURE

**PROPOSED BUILDINGS**



NEW TEMPORARY SLEEPING TENTS  
(20'-0" diameter Pacific Yurt with fire-resistant fabric, similar to existing from yurts.com or equivalent)



EXAMPLE OF ACCESSORY STRUCTURES  
(SIMILAR TOILET ENCLOSURE DESIGN TBD)  
(FINAL DESIGN TO INCLUDE CBC, CHAPTER 7-COMPLIANT MATERIALS AND DETAILING)

**PROPOSED NEW BARN, STAFF HOUSING & TRACTOR / TOOL SHED**

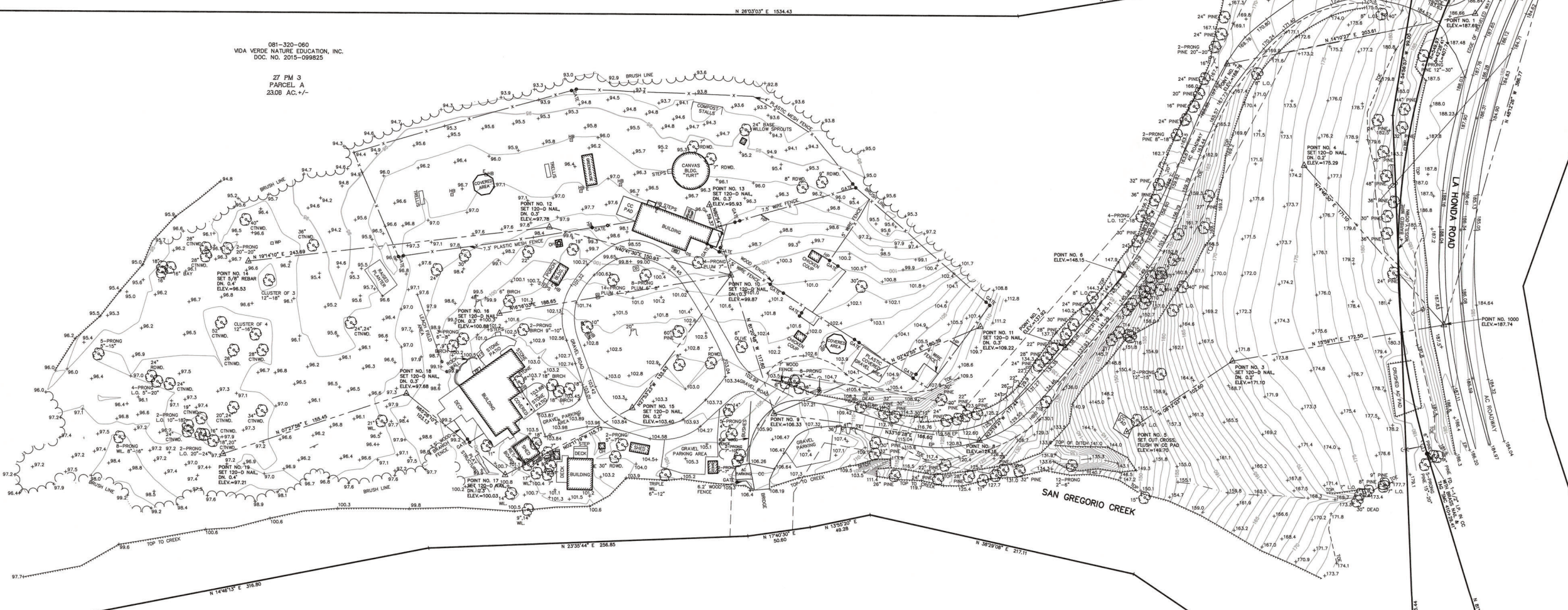
SEE A2.1-A3.2 FOR PLANS & ELEVATIONS

Revision Date	I.D.
10.17.2019	0
3.16.2020	1
 ARKIN · TILT ARCHITECTS Ecological Planning & Design	
1101 8th Street, #180 Berkeley, CA 94710 phone 510.528.9830 fax 510.528.0206 info@arkintilt.com www.arkintilt.com	
Coastal Development Permit for: <b>Shawn &amp; Laura Seals</b> 3540 La Honda Rd (Hwy 84) San Diego, CA 94074 APN#: 081-320-060	
Reference Photos	
DATE:	3.16.2020
JOB:	WV
SCALE:	N.T.S.
DRAWN:	ATA
SHEET:	A0.1

PARTIAL TOPOGRAPHIC SURVEY  
 VIDA VERDE NATURE EDUCATION, INC.  
 3540 LA HONDA ROAD  
 LA HONDA, CALIFORNIA  
 APRIL 2018  
 SCALE: 1" = 30'  
 CONTOUR INTERVAL = 1 FOOT

081-320-060  
 VIDA VERDE NATURE EDUCATION, INC.  
 DOC. NO. 2015-099825

27 PM 3  
 PARCEL A  
 23.0B AC +/-



LEGEND

- △ SET MAG NAIL, FLUSH IN AC, UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CONCRETE
- DS DOWN SPIRIT
- ELECTRIC UTILITY
- PPC FIRE PLACE
- GATE POST
- GUY POLE
- GUY WIRE
- GUY LINE
- HOT TUB
- HOSE BIB
- JOINT POLE
- MAIL BOX
- OUT HOUSE
- POWER POLE
- PROPANE TANK
- ROCK
- SEPRC TANK LID-24" DIA.
- SIGN
- SUPPORT COLUMN
- STUMP AS NOTED
- TELEPHONE POLE
- TREE WITH TRUNK SIZE NOTED-DOES NOT INDICATE DRIP LINE
- COTTONWOOD TREE AS NOTED
- LIVE OAK TREE AS NOTED
- REDWOOD TREE AS NOTED
- WILLOW TREE AS NOTED
- TREE NUMBER IN TREE TABLE
- WATER TANK
- WOOD BOX
- WOOD POST
- WOOD HITTING POST
- SURVEY CONTROL LINE
- EXISTING EASEMENT LINE
- BUILDING LINE
- FENCE LINE AS NOTED
- TOE OS SLOPE
- TOP OF SLOPE/BANK

TABLE OF CONTROL COORDINATES  
 CALIFORNIA COORDINATE SYSTEM NAD83 ZONE 3 EPOCH 2009.0  
 VERTICAL DATUM=NAVD88  
 U.S. SURVEY FEET

NO.	NORTHING	EASTING	ELEV.
1	1944588.92	602566.18	187.89
2	1944892.21	602566.22	188.76
3	1944891.02	602564.88	171.02
4	1944501.42	6025707.20	175.29
5	1944478.87	602563.62	148.70
6	1944433.28	6025724.24	148.15
7	1944774.96	6025756.86	137.62
8	1944450.34	6025703.33	126.16
9	1944450.30	6025703.33	106.33
10	1944450.32	6025672.37	88.87
11	1944721.08	6025711.88	109.22
12	1944444.15	6025687.87	97.78
13	1944437.97	6025628.45	96.93
14	1944514.07	6025648.38	98.53
15	1944440.48	6025649.38	103.40
16	1944371.48	6025654.22	102.89
17	1944324.83	6025654.20	100.03
18	1944328.06	6025652.21	97.68
19	1944127.83	6025642.01	97.21
1000	1944507.35	6025673.39	187.74
1001	1945315.11	6025884.03	188.24
2178	1992948.48	6227262.13	1529.78
2177	2020948.48	6263186.08	344.92
2113	1992974.98	6174662.30	656.19
2220	1947150.21	6063285.21	2421.89

TREE TABLE

NO.	DESCRIPTION
11	3" PINE
12	2-PRONG L.O. 5"-8"
13	2-PRONG L.O. 8"-10"
14	8" L.O.
15	2-PRONG L.O. 5"-8"
16	8" L.O.
17	8" L.O.
18	10" L.O.
19	2-PRONG L.O. 5"-8"
210	7" L.O.
211	8" L.O.
212	8" L.O.
213	2-PRONG L.O. 7"-8"
214	7" L.O.
215	8" L.O.
216	TRIPLE TREE 10"-14"
217	2-PRONG L.O. 5"-8"
218	CLUSTER OF 3 WILLOW 8"-10"

ATTENTION:

THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO VIDA VERDE. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE PRINTED PAPER PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BY: *Kristina D. Comer*  
 DATE: Dec. 19, 2018

BASIS OF BEARINGS

COORDINATE VALUES FOR THIS SURVEY ARE BASED ON HOLDING POINTS P176, P213 AND P220 THREE-DIMENSIONALLY AND P177 TWO-DIMENSIONALLY IN A LEAST SQUARES ADJUSTMENT OF THE GPS DATA. THE HORIZONTAL DATUM IS NAD83, CALIFORNIA COORDINATE SYSTEM, ZONE 3, EPOCH 2009.0 AND THE VERTICAL DATUM IS NAVD88. THE VALUES HELD FOR OUR SURVEY ARE AS SHOWN ON THE RECORD OF SURVEY FILED ON FEBRUARY 16, 2010 IN BOOK 635 OF MAPS AT PAGES 31-35, SANTA CLARA COUNTY RECORDS.

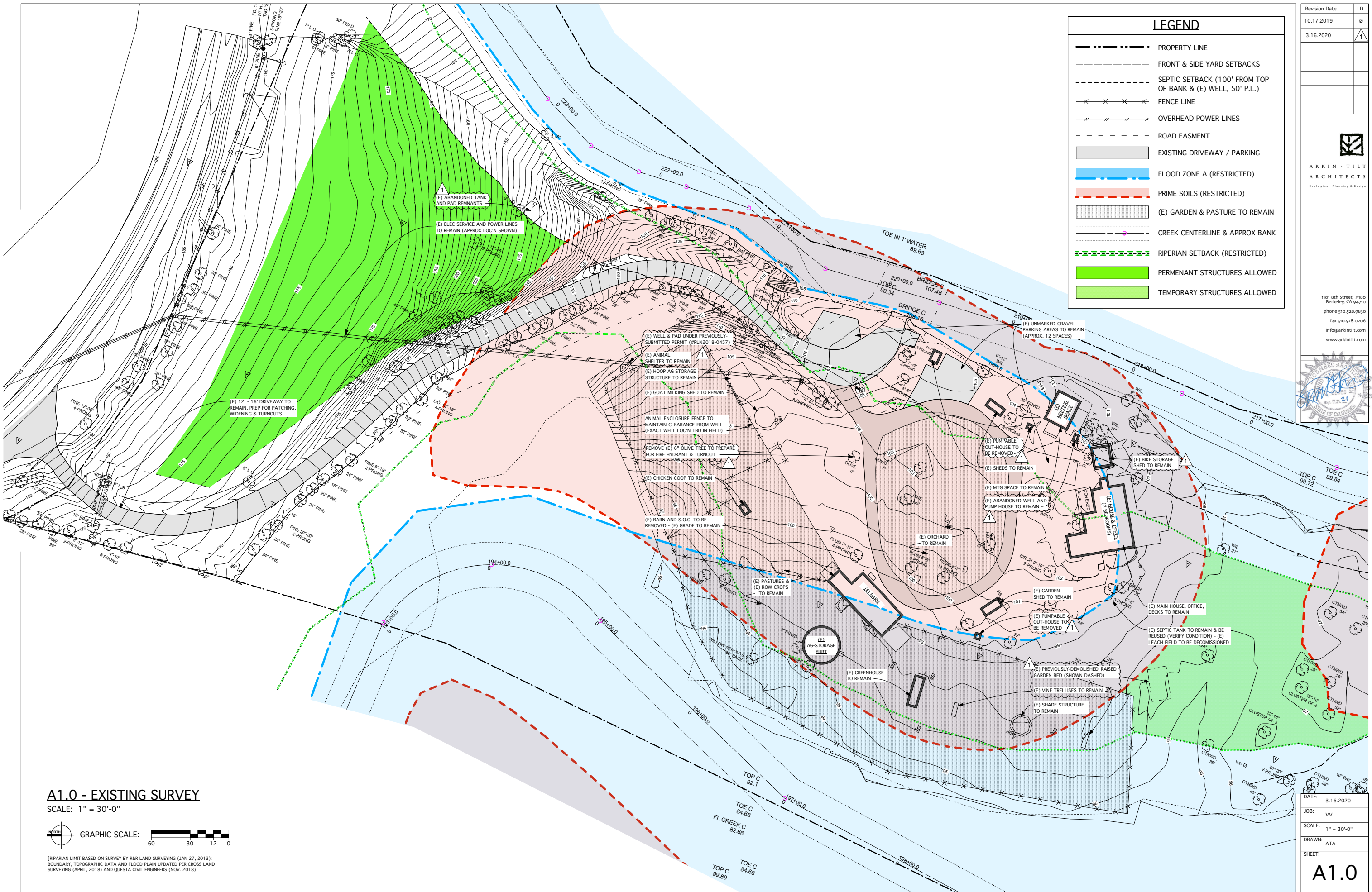
SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SANDY SOMMER, VIDA VERDE IN FEBRUARY 2018.

*Kristina D. Comer*  
 KRISTINA D. COMER, PLS 6766  
 DATE: Dec. 19, 2018



CROSS LAND SURVEYING, INC.  
 2210 MT. PLEASANT ROAD  
 SAN JOSE, CA 95148  
 (408) 274-7994



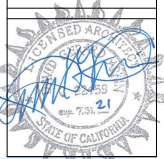
### LEGEND

- PROPERTY LINE
- FRONT & SIDE YARD SETBACKS
- SEPTIC SETBACK (100' FROM TOP OF BANK & (E) WELL, 50' P.L.)
- FENCE LINE
- OVERHEAD POWER LINES
- ROAD EASMENT
- EXISTING DRIVEWAY / PARKING
- FLOOD ZONE A (RESTRICTED)
- PRIME SOILS (RESTRICTED)
- (E) GARDEN & PASTURE TO REMAIN
- CREEK CENTERLINE & APPROX BANK
- RIPERIAN SETBACK (RESTRICTED)
- PERMANENT STRUCTURES ALLOWED
- TEMPORARY STRUCTURES ALLOWED

Revision Date	I.D.
10.17.2019	0
3.16.2020	1



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fax 510.528.0206  
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www.arkintilt.com



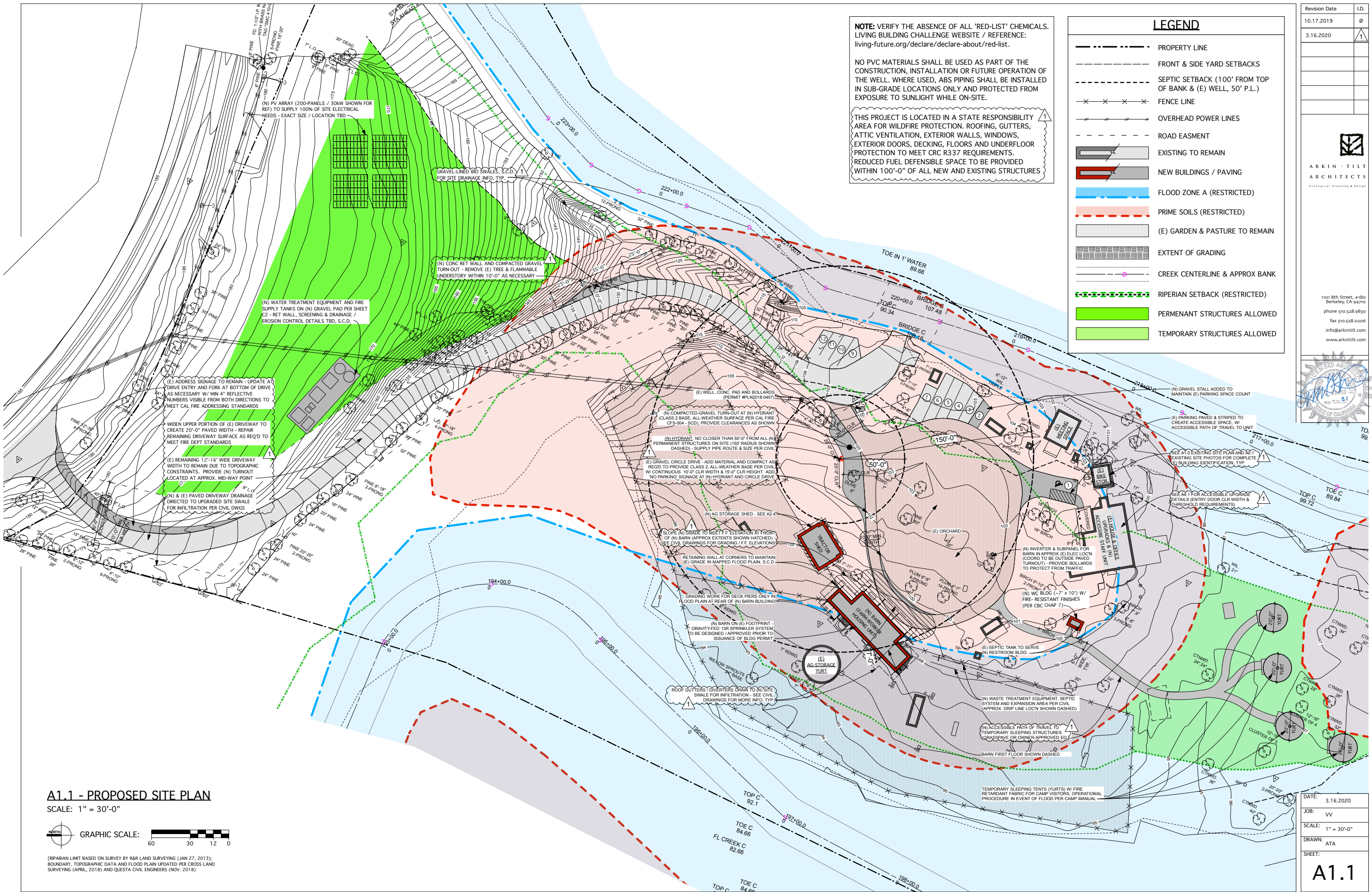
## A1.0 - EXISTING SURVEY

SCALE: 1" = 30'-0"



[RIPARIAN LIMIT BASED ON SURVEY BY R&R LAND SURVEYING (JAN 27, 2013); BOUNDARY, TOPOGRAPHIC DATA AND FLOOD PLAN UPDATED PER CROSS LAND SURVEYING (APRIL, 2018) AND QUESTA CIVIL ENGINEERS (NOV. 2018)]

DATE:	3.16.2020
JOB:	VV
SCALE:	1" = 30'-0"
DRAWN:	ATA
SHEET:	A1.0



**NOTE: VERIFY THE ABSENCE OF ALL 'RED-LIST' CHEMICALS. LIVING BUILDING CHALLENGE WEBSITE / REFERENCE: living-future.org/declare/declare-about/red-list.**

NO PVC MATERIALS SHALL BE USED AS PART OF THE CONSTRUCTION, INSTALLATION OR FUTURE OPERATION OF THE WELL. WHERE USED, ABS PIPING SHALL BE INSTALLED IN SUB-GRADE LOCATIONS ONLY AND PROTECTED FROM EXPOSURE TO SUNLIGHT WHILE ON-SITE.

THIS PROJECT IS LOCATED IN A STATE RESPONSIBILITY AREA FOR WILDFIRE PROTECTION. ROOFING, GUTTERS, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS, EXTERIOR DOORS, DECKING, FLOORS AND UNDERFLOOR PROTECTION TO MEET CRC R337 REQUIREMENTS. REDUCED FUEL DEFENSIBLE SPACE TO BE PROVIDED WITHIN 100'-0" OF ALL NEW AND EXISTING STRUCTURES

**LEGEND**

- PROPERTY LINE
- FRONT & SIDE YARD SETBACKS
- SEPTIC SETBACK (100' FROM TOP OF BANK & (E) WELL, 50' P.L.)
- × × × × FENCE LINE
- OVERHEAD POWER LINES
- ROAD EASMENT
- EXISTING TO REMAIN
- NEW BUILDINGS / PAVING
- FLOOD ZONE A (RESTRICTED)
- PRIME SOILS (RESTRICTED)
- (E) GARDEN & PASTURE TO REMAIN
- EXTENT OF GRADING
- CREEK CENTERLINE & APPROX BANK
- RIPARIAN SETBACK (RESTRICTED)
- PERMANENT STRUCTURES ALLOWED
- TEMPORARY STRUCTURES ALLOWED

Revision Date	I.D.
10.17.2019	0
3.16.2020	1

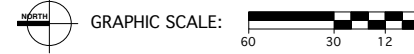
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Ecological · Planning & Design

1101 8th Street, #180  
Berkeley, CA 94710  
phone 510.528.9830  
fax 510.528.0206  
info@arkintilt.com  
www.arkintilt.com



**A1.1 - PROPOSED SITE PLAN**

SCALE: 1" = 30'-0"



[RIPARIAN LIMIT BASED ON SURVEY BY R&R LAND SURVEYING (JAN 27, 2013); BOUNDARY, TOPOGRAPHIC DATA AND FLOOD PLAN UPDATED PER CROSS LAND SURVEYING (APRIL, 2018) AND QRESTA CIVIL ENGINEERS (NOV. 2018)]

DATE: 3.16.2020  
JOB: VV  
SCALE: 1" = 30'-0"  
DRAWN: ATA  
SHEET:

**A1.1**

WALL LEGEND	
	2x4 INSULATED
	2x4 UNINSULATED
	2x6 INSULATED
	2x6 UNINSULATED

Revision Date	I.D.



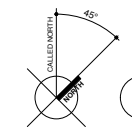
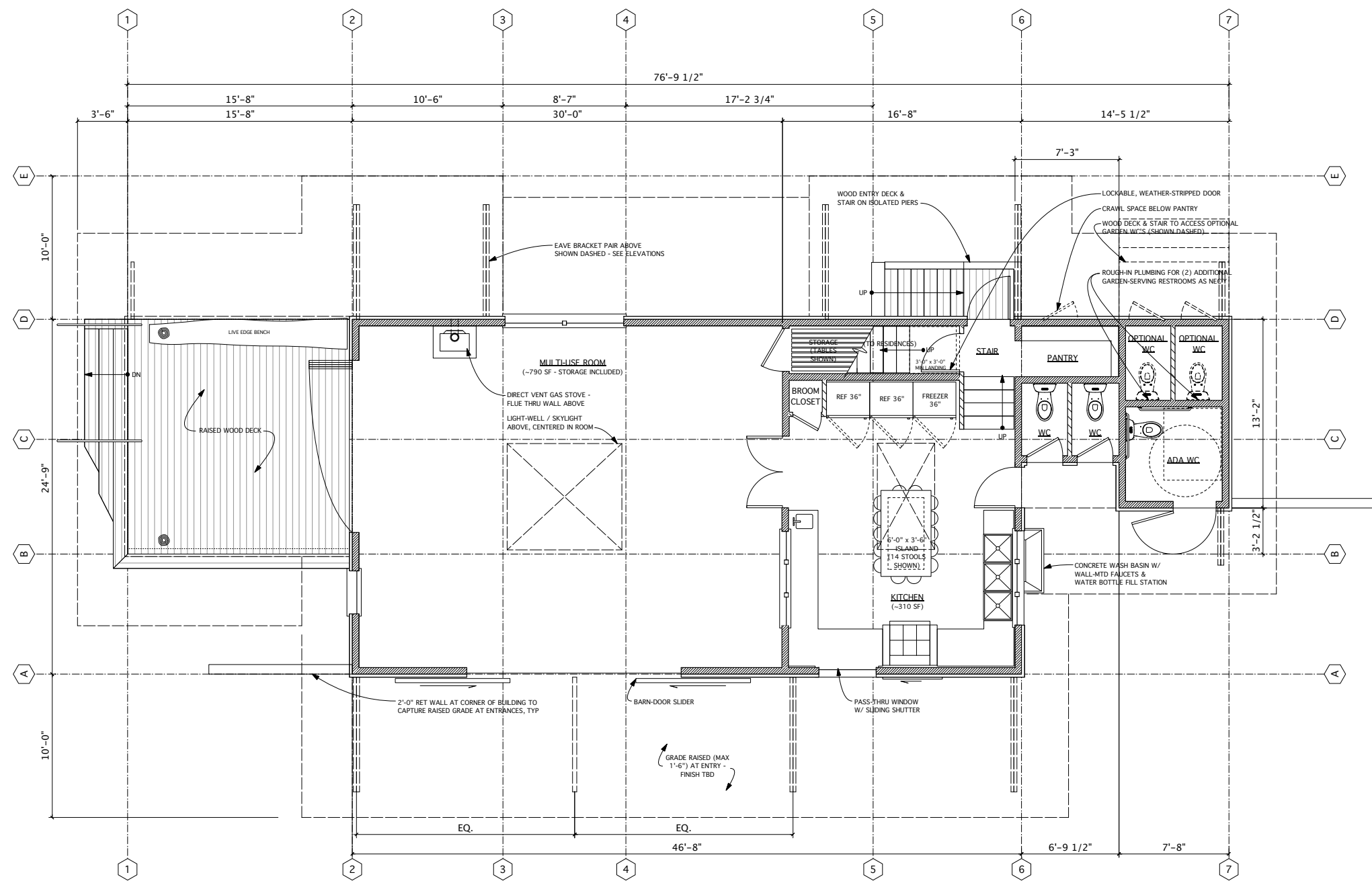
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New Barn for:  
**Vida Verde Outdoor Education**  
3540 La Honda Rd (Hwy 84)  
San Gregorio, CA 94074  
APN#: 081-320-060

First Floor &  
Pantry Level Plans

DATE: 12.20.2018  
JOB: vv  
SCALE: 1/4" = 1'-0"  
DRAWN: ATA  
SHEET:

**A2.1**



1 FIRST FLOOR PLAN (1320 SF FIRST FLOOR TOTAL)  
SCALE: 1/4" = 1'-0"





WALL LEGEND	
	2x4 INSULATED
	2x4 UNINSULATED
	2x6 INSULATED
	2x6 UNINSULATED

Revision Date	I.D.



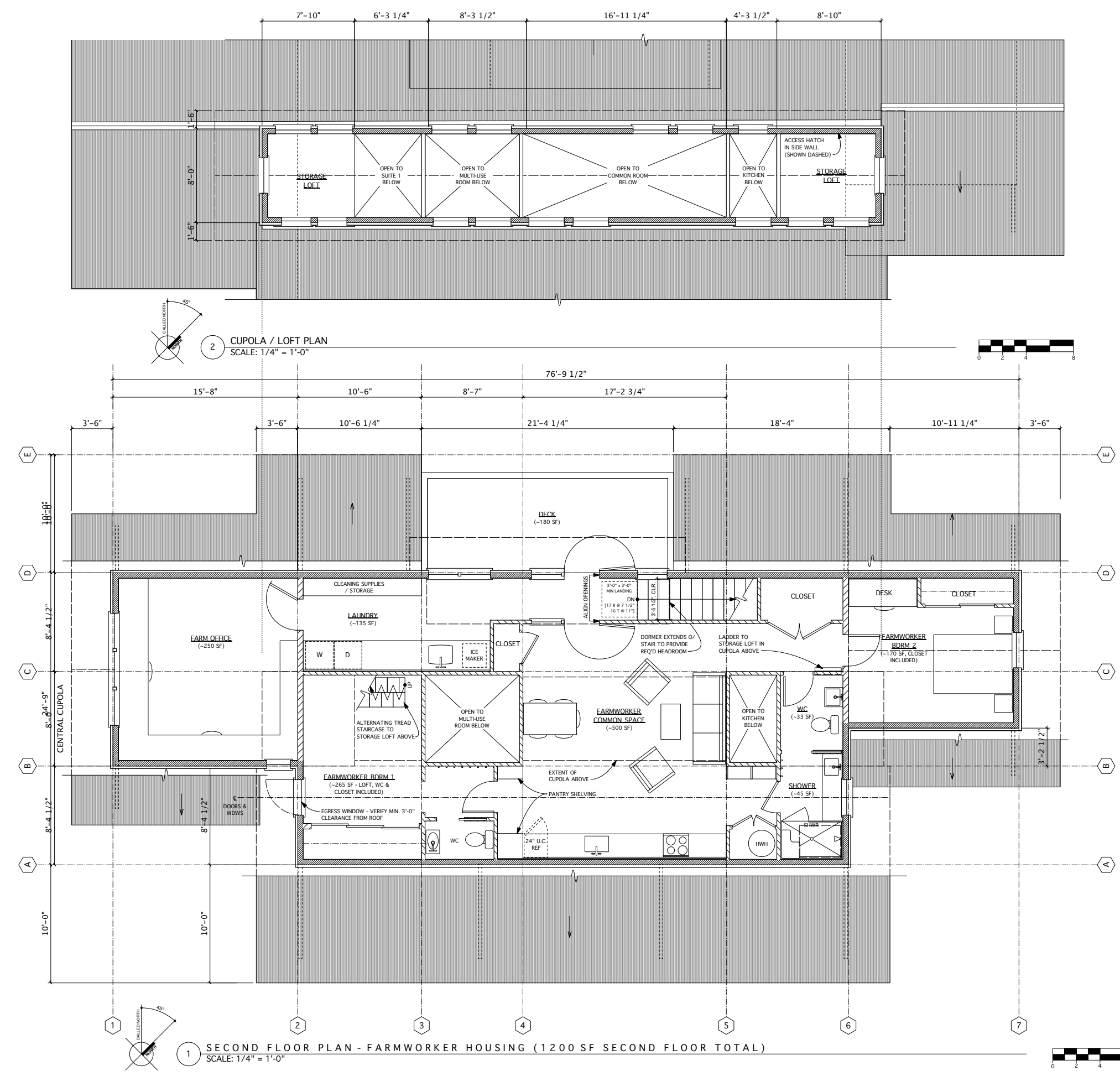
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fax 510.528.0206  
info@arkintilt.com  
www.arkintilt.com

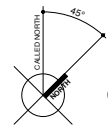
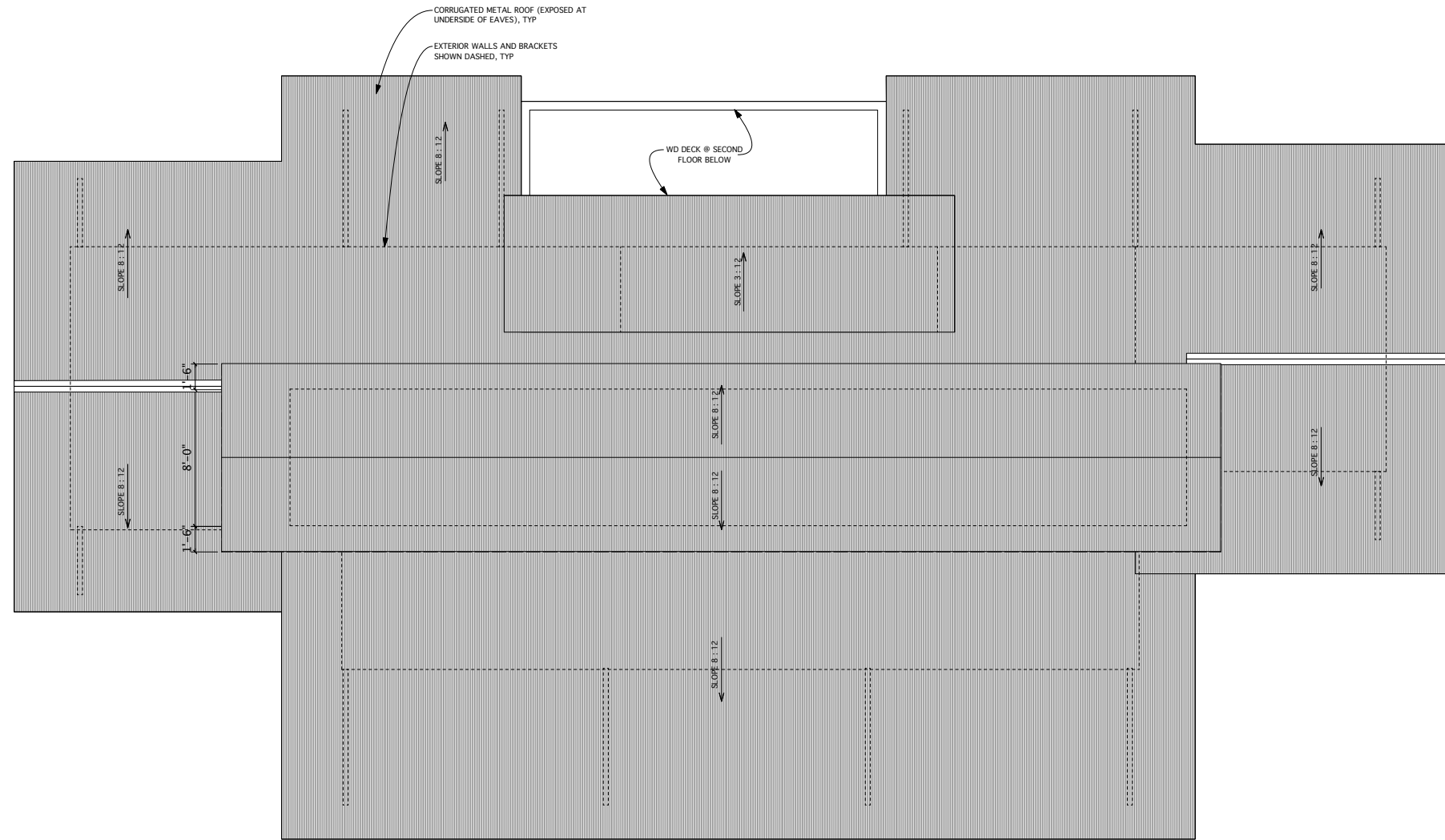
New Barn for:  
**Vida Verde Outdoor Education**  
3540 La Honda Rd (Hwy. 84)  
San Gregorio, CA 94074  
APN#: 087-320-060

Second Floor &  
Loft Plans

DATE: 12.20.2018  
JOB: vv  
SCALE: 1/4" = 1'-0"  
DRAWN: ATA  
SHEET:

A2.2





1 ROOF PLAN  
SCALE: 1/4" = 1'-0"



Revision Date	I.D.



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New Barn for:  
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San Geronimo, CA 94074  
APN#: 087-320-060

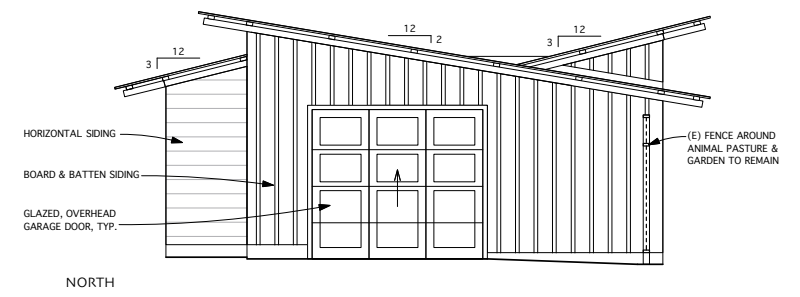
Roof Plan

DATE: 12.20.2018  
JOB: vv  
SCALE: 1/4" = 1'-0"  
DRAWN: ATA  
SHEET:

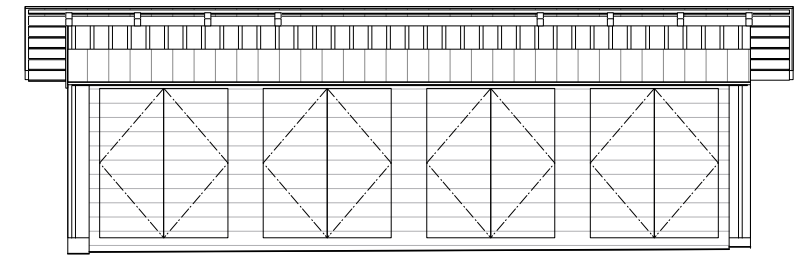
A2.3

WALL LEGEND	
	2x4 INSULATED
	2x4 UNINSULATED
	2x6 INSULATED
	2x6 UNINSULATED

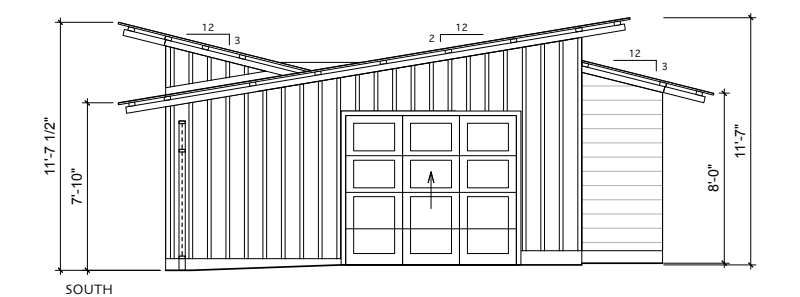
Revision Date	I.D.



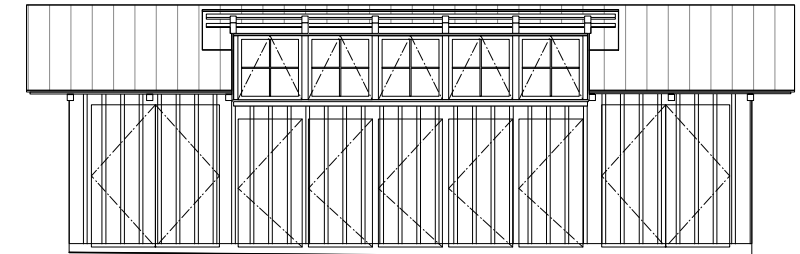
NORTH



EAST

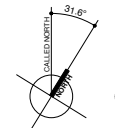
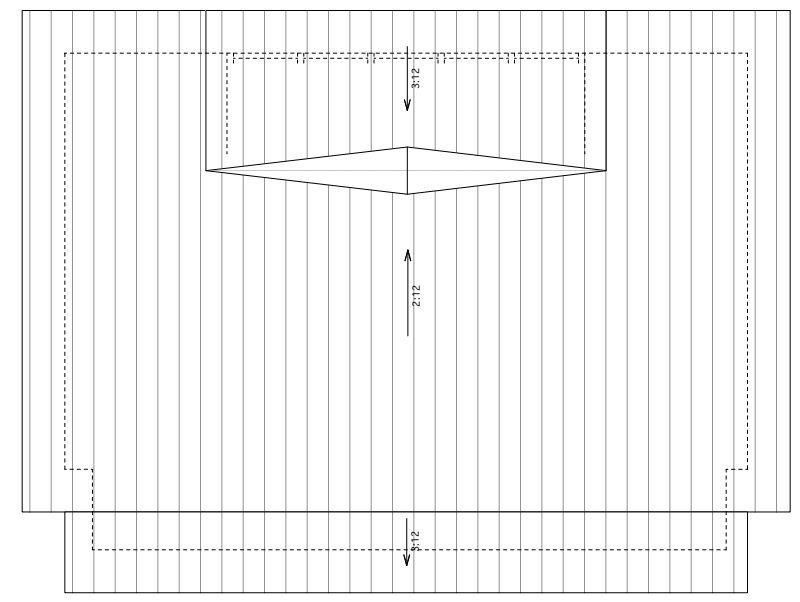


SOUTH

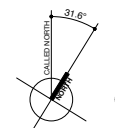
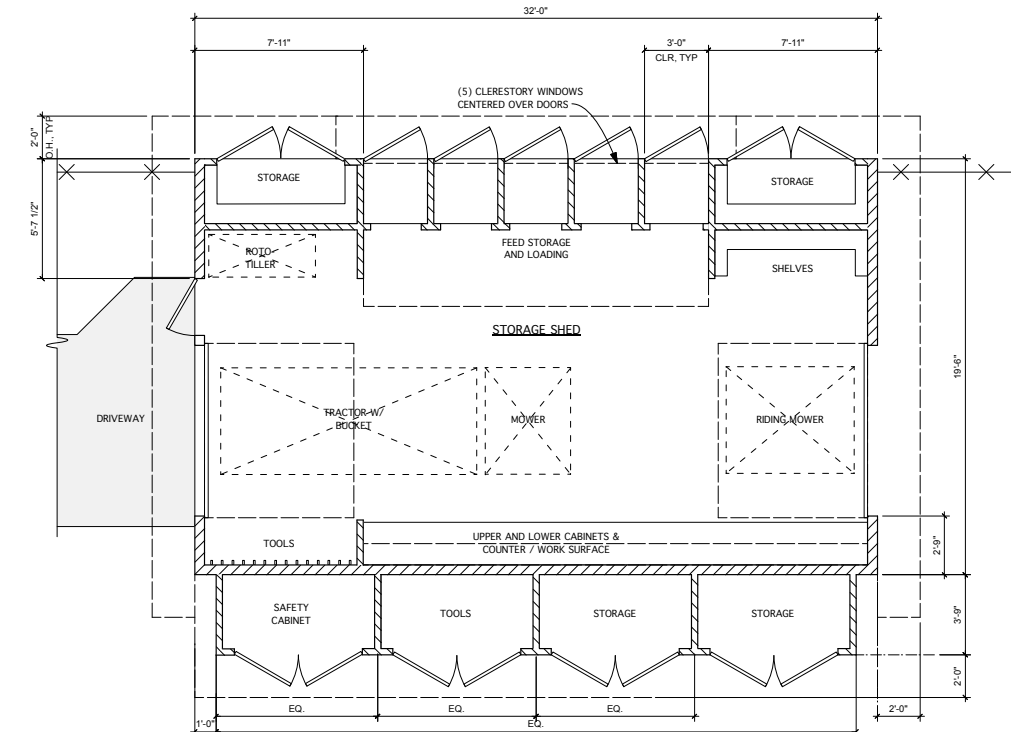


WEST

3 AG STORAGE SHED EXTERIOR ELEVATIONS  
A2.4 SCALE: 1/4" = 1'-0"



2 TRACTOR / TOOL / FEED SHED ROOF PLAN  
A2.4 SCALE: 1/4" = 1'-0"



1 AG STORAGE SHED FLOOR PLAN (735 SF TOTAL)  
A2.4 SCALE: 1/4" = 1'-0"



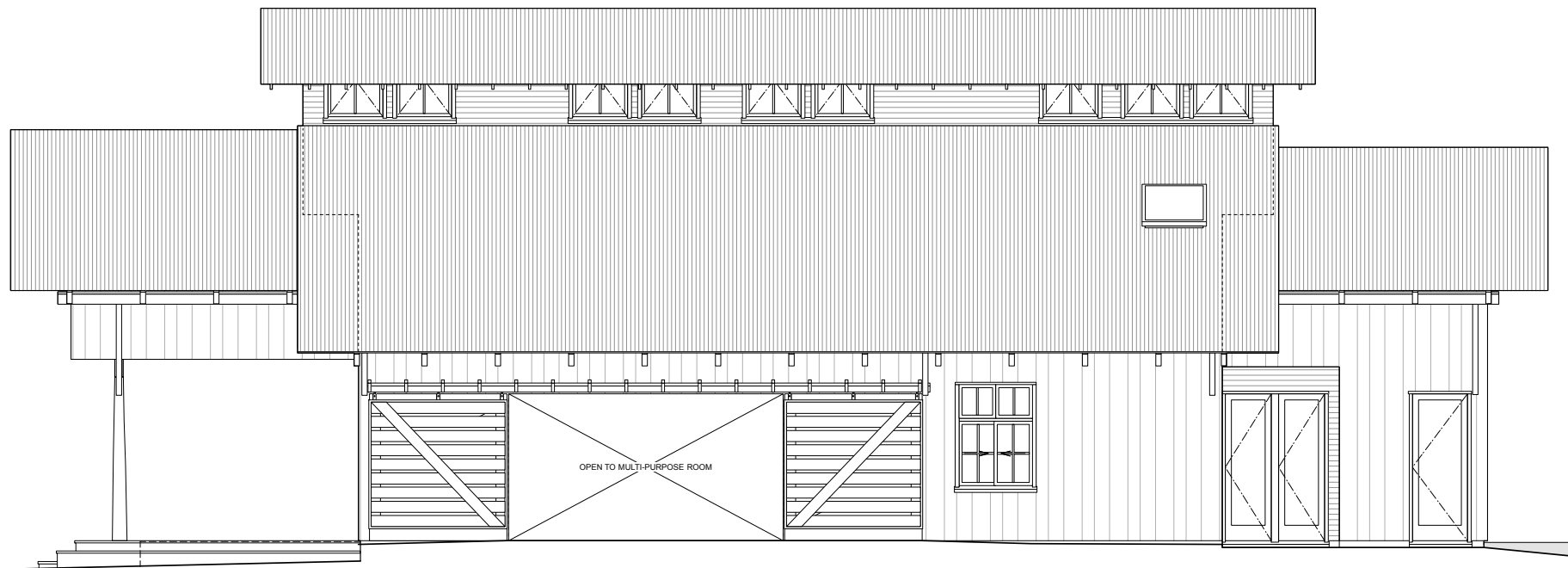
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San Gregorio, CA 94074  
APN#: 087-320-060

Storage Shed  
Plans & Elevations

DATE:	12.20.2018
JOB:	VV
SCALE:	1/4" = 1'-0"
DRAWN:	ATA
SHEET:	

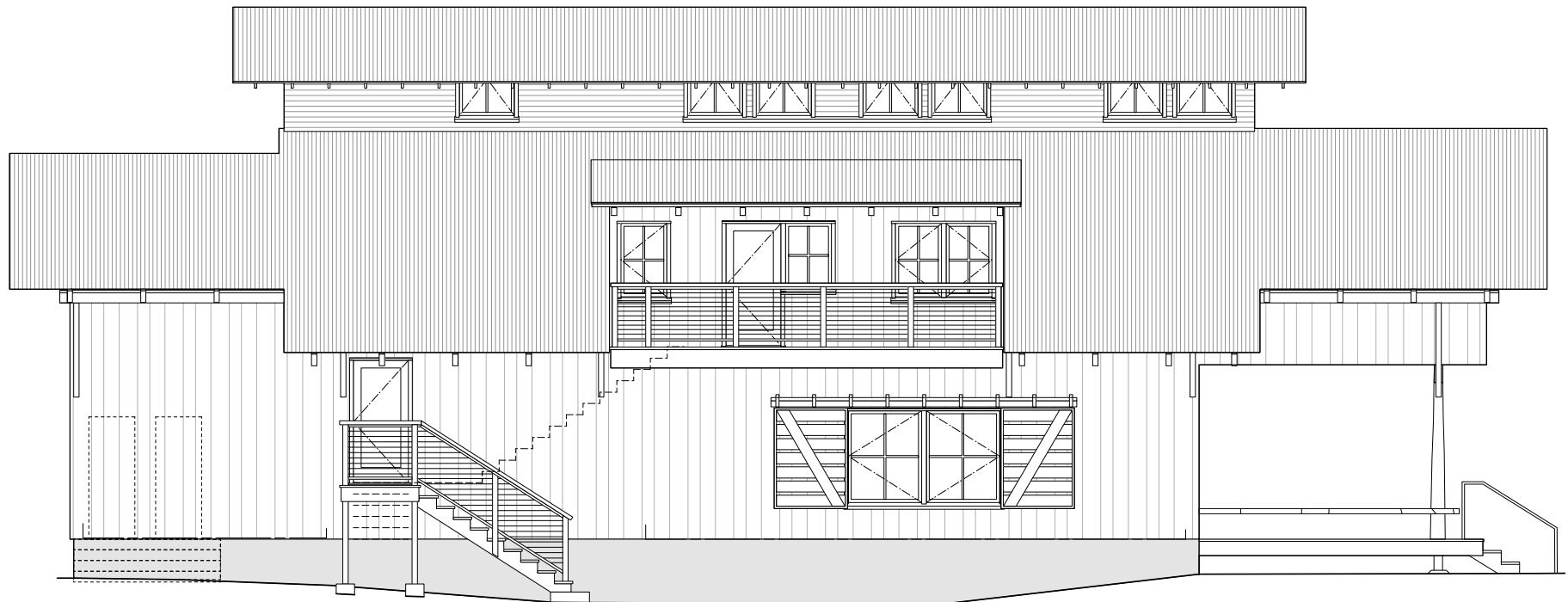
A2.4



SOUTHEAST



NORTHEAST



NORTHWEST



SOUTHWEST

1 STAFF HOUSING EXTERIOR ELEVATIONS  
 A3.1 SCALE: 1/4" = 1'-0"

Revision Date I.D.




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New Barn Project for:  
**Vida Verde Outdoor Education**  
 3540 La Honda Rd (Hwy. 84)  
 San Gregorio, CA 94074  
 APN#: 087-320-060

Exterior Elevations

DATE: 12.20.2018  
 JOB: VV  
 SCALE: 1/4" = 1'-0"  
 DRAWN: ATA  
 SHEET:

A3.1



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New Barn for:  
**Vida Verde Outdoor Education**  
3540 La Honda Rd (Hwy 84)  
San Gregorio, CA 94074  
APNs: 087-320-060

3D Views

DATE: 12.20.2018  
JOB: vv  
SCALE: 1/4" = 1'-0"  
DRAWN: ATA  
SHEET:

A3.2

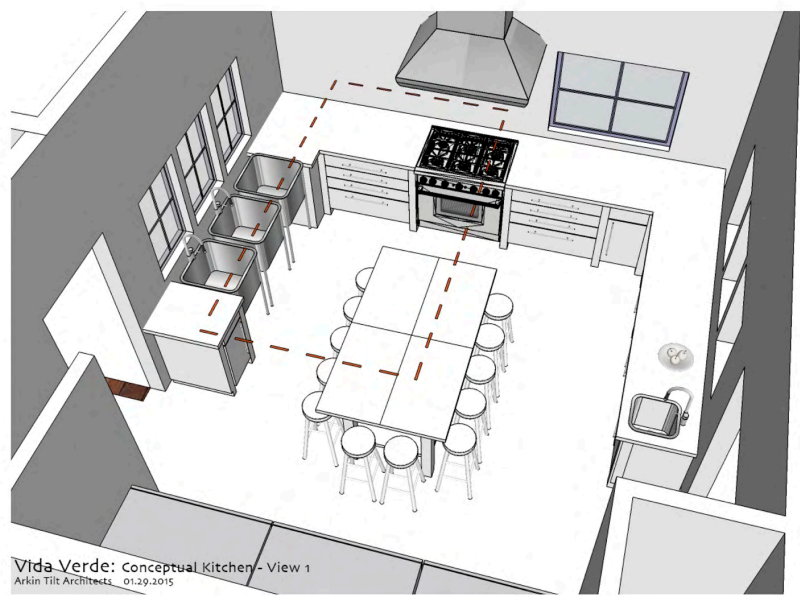


1 EXTERIOR RENDERING  
SCALE: N.T.S.



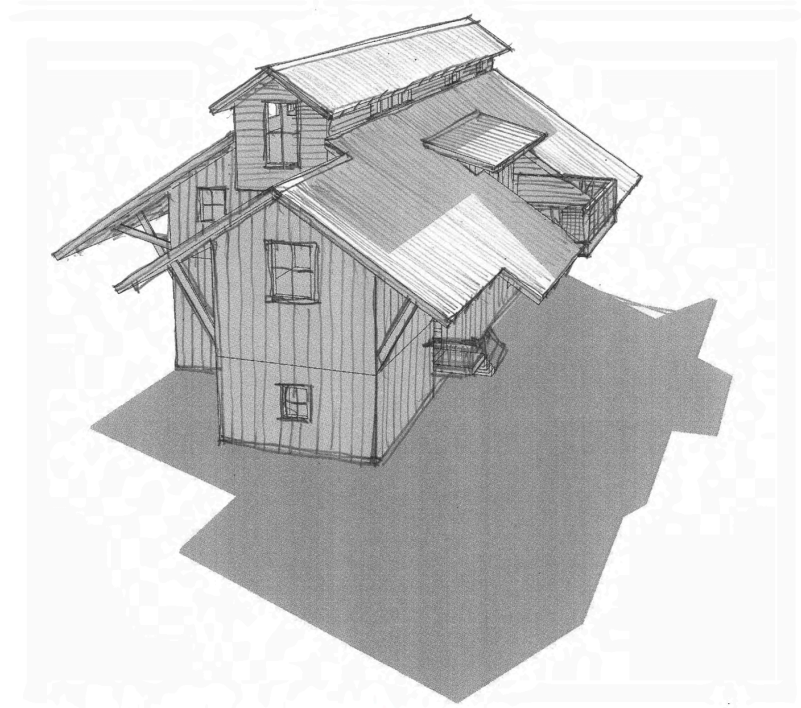
Vida Verde: Conceptual Kitchen - View 2  
Arkin Tilt Architects 01.29.2015

2 COMMERCIAL KITCHEN INTERIOR VIEWS  
SCALE: N.T.S.



Vida Verde: Conceptual Kitchen - View 1  
Arkin Tilt Architects 01.29.2015

2 COMMERCIAL KITCHEN INTERIOR VIEWS  
SCALE: N.T.S.

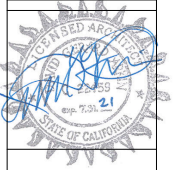


3 3-D PERSPECTIVE AERIAL SKETCH FROM NORTH  
SCALE: N.T.S.

Revision Date	I.D.
10.17.2019	0
3.16.2020	1



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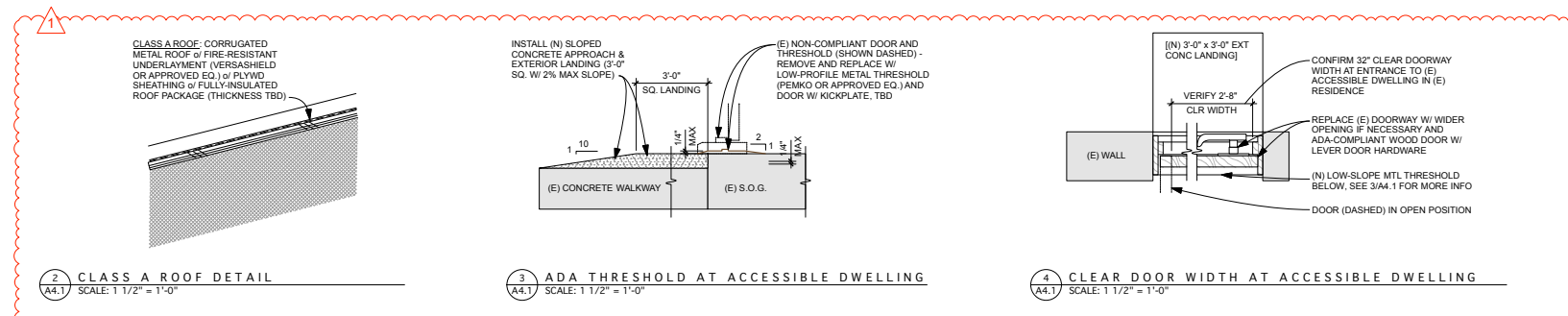


New Barn for:  
**Vida Verde Outdoor Education**  
3540 La Honda Rd (Hwy. 84)  
San Gregorio, CA 94074  
APNR: 081-320-060

Cross Section

DATE: 3.16.2020  
JOB: vv  
SCALE: 1/2" = 1'-0"  
DRAWN: ATA  
SHEET:

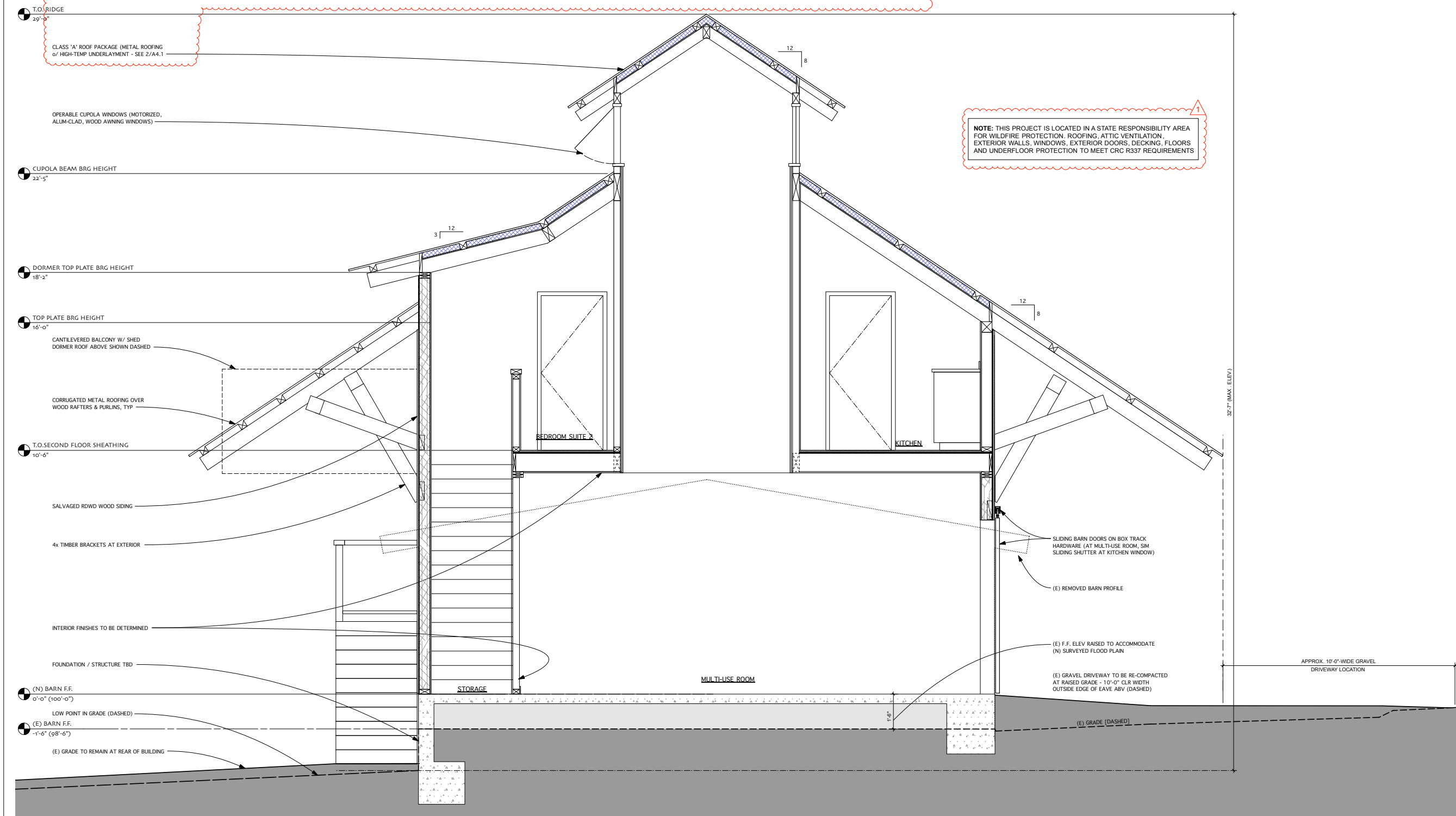
A4.1



2 CLASS A ROOF DETAIL  
A4.1 SCALE: 1 1/2" = 1'-0"

3 ADA THRESHOLD AT ACCESSIBLE DWELLING  
A4.1 SCALE: 1 1/2" = 1'-0"

4 CLEAR DOOR WIDTH AT ACCESSIBLE DWELLING  
A4.1 SCALE: 1 1/2" = 1'-0"



**NOTE:** THIS PROJECT IS LOCATED IN A STATE RESPONSIBILITY AREA FOR WILDFIRE PROTECTION. ROOFING, ATTIC VENTILATION, EXTERIOR WALLS, WINDOWS, EXTERIOR DOORS, DECKING, FLOORS AND UNDERFLOOR PROTECTION TO MEET CRC R337 REQUIREMENTS

T.O. RIDGE  
29'-3"

CLASS 'A' ROOF PACKAGE (METAL ROOFING or HIGH-TEMP UNDERLAYMENT - SEE 2/A4.1)

OPERABLE CUPOLA WINDOWS (MOTORIZED, ALUM-CLAD, WOOD AWNING WINDOWS)

CUPOLA BEAM BRG HEIGHT  
22'-5"

DORMER TOP PLATE BRG HEIGHT  
18'-2"

TOP PLATE BRG HEIGHT  
16'-0"

CANTILEVERED BALCONY W/ SHED DORMER ROOF ABOVE SHOWN DASHED

CORRUGATED METAL ROOFING OVER WOOD RAFTERS & PURLINS, TYP

T.O. SECOND FLOOR SHEATHING  
10'-6"

SALVAGED RDWD WOOD SIDING

4x TIMBER BRACKETS AT EXTERIOR

INTERIOR FINISHES TO BE DETERMINED

FOUNDATION / STRUCTURE TBD

(N) BARN F.F.  
0'-0" (100'-0")

LOW POINT IN GRADE (DASHED)

(E) BARN F.F.  
-1'-6" (98'-6")

(E) GRADE TO REMAIN AT REAR OF BUILDING

SLIDING BARN DOORS ON BOX TRACK HARDWARE (AT MULTI-USE ROOM, SIM SLIDING SHUTTER AT KITCHEN WINDOW)

(E) REMOVED BARN PROFILE

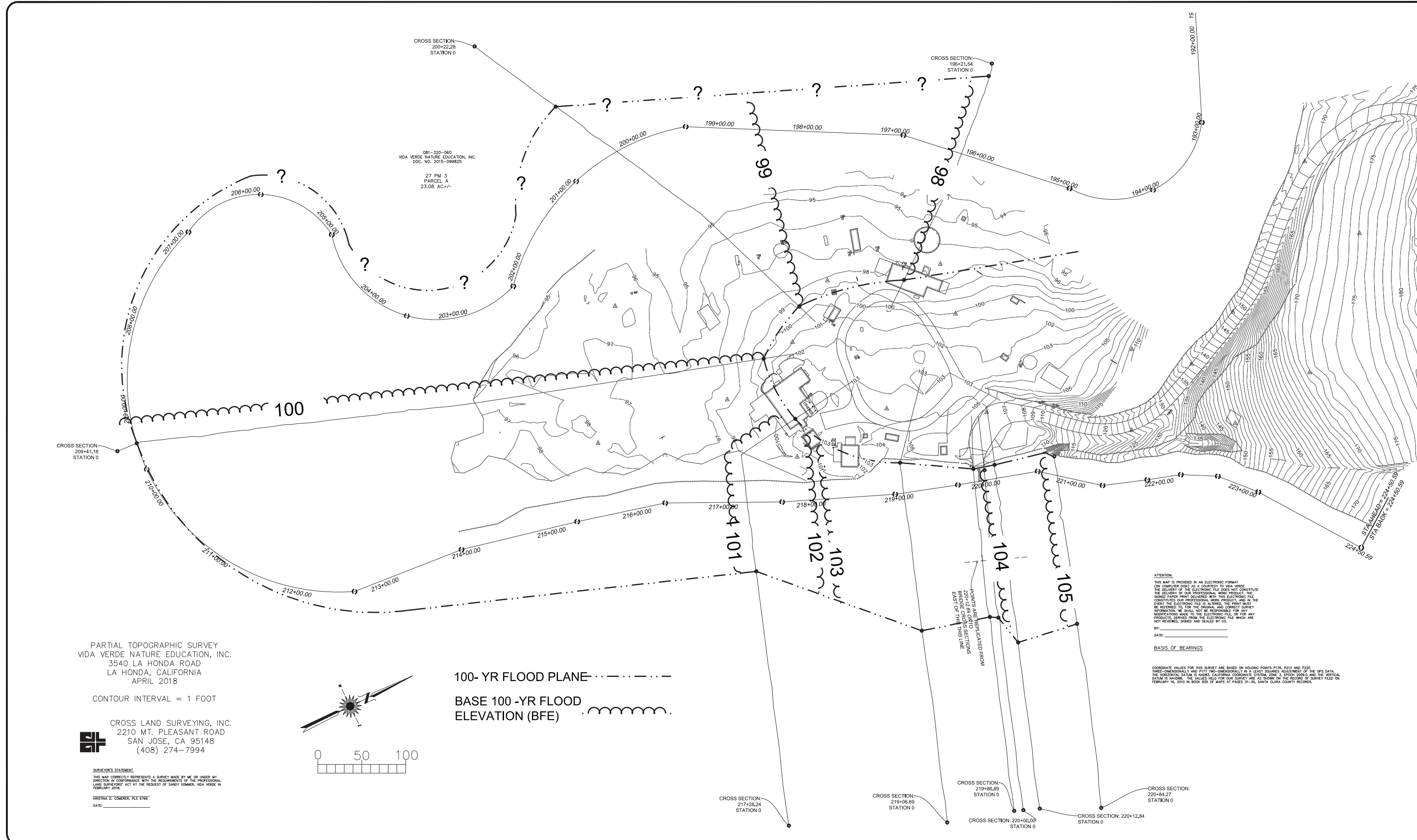
(E) F.F. ELEV RAISED TO ACCOMMODATE (N) SURVEYED FLOOD PLAN

(E) GRAVEL DRIVEWAY TO BE RE-COMPACTED AT RAISED GRADE - 10'-0" CLR WIDTH OUTSIDE EDGE OF EAVE ABV (DASHED)

APPROX. 10'-0" WIDE GRAVEL DRIVEWAY LOCATION

32'-7" MAX. ELEV.

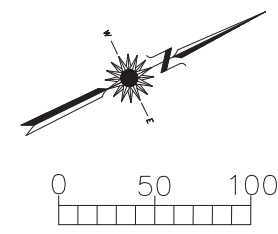
1 CROSS SECTION THROUGH KITCHEN AND COMMON ROOM  
A4.1 SCALE: 1/2" = 1'-0"



PARTIAL TOPOGRAPHIC SURVEY  
 VIDA VERDE NATURE EDUCATION, INC.  
 3540 LA HONDA ROAD  
 LA HONDA, CALIFORNIA  
 APRIL 2018

CONTOUR INTERVAL = 1 FOOT

CROSS LAND SURVEYING, INC.  
 2210 MT. PLEASANT ROAD  
 SAN JOSE, CA 95148  
 (408) 274-7994



100- YR FLOOD PLANE - - - - -  
 BASE 100 -YR FLOOD ELEVATION (BFE) ~~~~~

**SURVEYOR'S STATEMENT**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SANDY SOMMER, VIDA VERDE IN FEBRUARY 2018.  
 KRISTINA D. CONERRE, PLS 6766  
 DATE: \_\_\_\_\_

**ATTENTION:**  
 THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO VIDA VERDE. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REFERRED, SIGNED AND SEALED BY US.  
 BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
**BASIS OF BEARINGS**  
 COORDINATE VALUES FOR THIS SURVEY ARE BASED ON HOLDING POINTS P176, P213 AND P220 THREE-DIMENSIONALLY AND P177 TWO-DIMENSIONALLY IN A LEAST SQUARES ADJUSTMENT OF THE GPS DATA. THE HORIZONTAL DATUM IS NAD83, CALIFORNIA COORDINATE SYSTEM, ZONE 3, EPOCH 2000.6 AND THE VERTICAL DATUM IS NAVD83. THE VALUES HELD FOR OUR SURVEY ARE AS SHOWN ON THE RECORD OF SURVEY FILED ON FEBRUARY 16, 2010 IN BOOK 835 OF MAPS AT PAGES 31-35, SANTA CLARA COUNTY RECORDS.

**VIDA VERDE**

VIDA VERDE NATURE EDUCATIONAL  
 3540 LA HONDA ROAD

**QUESTA**  
 ENGINEERING CORP.  
 Civil Environmental & Water Resources  
 (510) 236-8114  
 FAX: (510) 236-2423  
 P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

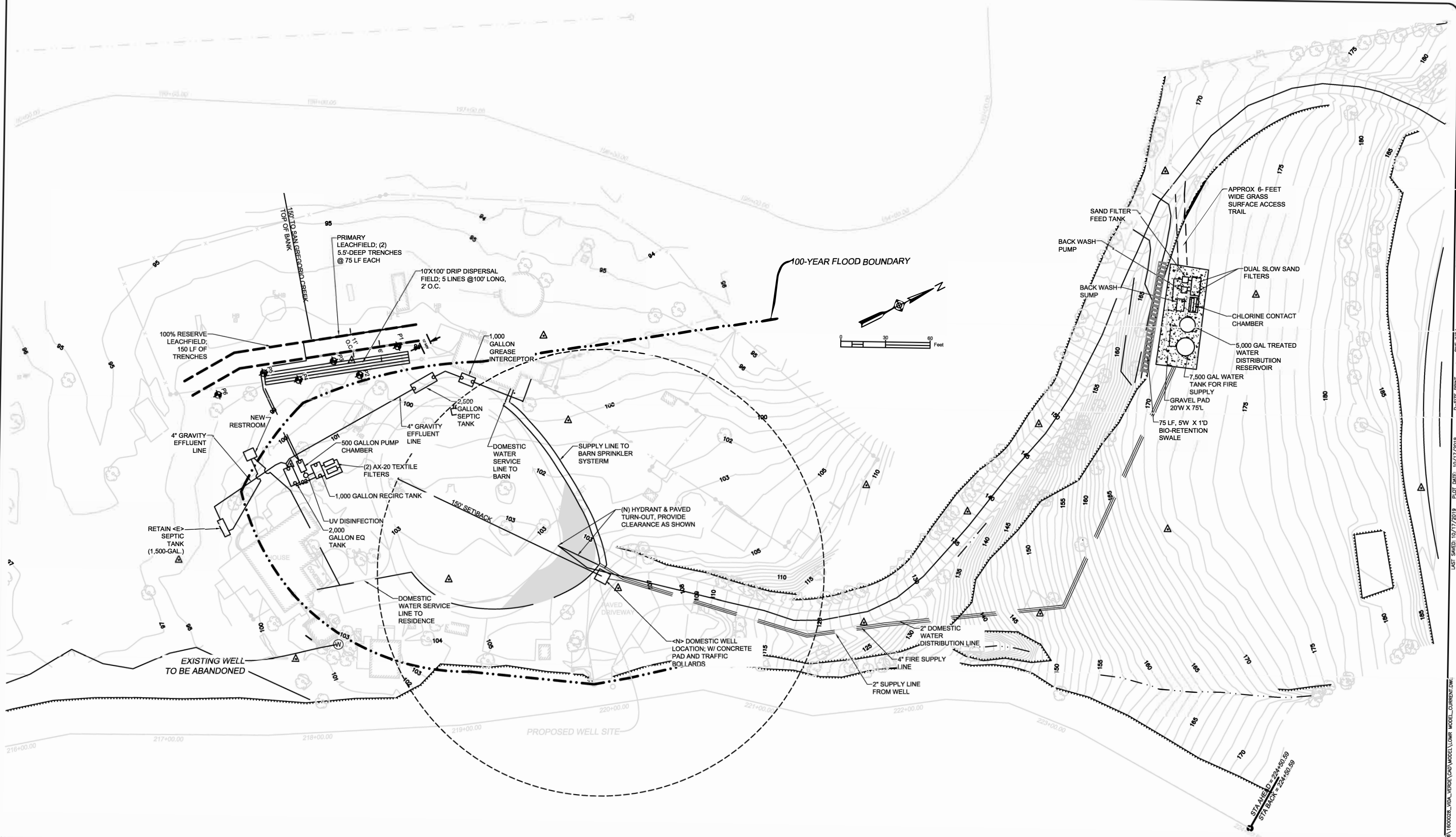
Sht.	Rev.	Date:	By:	Description:	App'd:

Design: ST  
 Drawn: FP  
 Checked: ST  
 App'd: ST

**Vida Verde Base Flood Map**  
**BASE FLOOD ELEVATIONS & CROSS SECTIONS**  
 SAN GREGORIO, CA

Project: 1600028  
 Scale: 1:50  
 Date: 10/22/2018  
 Sheet: **C.1**

LAST SAVED: 10/22/2018 PLOT DATE: 10/22/2018 PLOT STYLE: D-SIZE PRINT ONE INCH PAGE SETUP:



**VIDA VERDE**

VIDA VERDE NATURE EDUCATIONAL  
3540 LA HONDA ROAD

**QUESTA**  
ENGINEERING CORP.

Civil Environmental & Water Resources

(510) 236-6114  
FAX (510) 236-2423  
questa@questaac.com

P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

Sht.	Rev.	Date:	By:	Description:	App'd:

Design: NH  
Drawn: FP  
Checked: NH  
App'd: NH

**PROPOSED WATER AND WASTEWATER FACILITIES**  
VIDA VERDE NATURE EDUCATION  
SAN GREGORIO, CA

Size D	Project 1600028
Scale: 1:30	Date: 10/17/2019
Sheet: C.2	





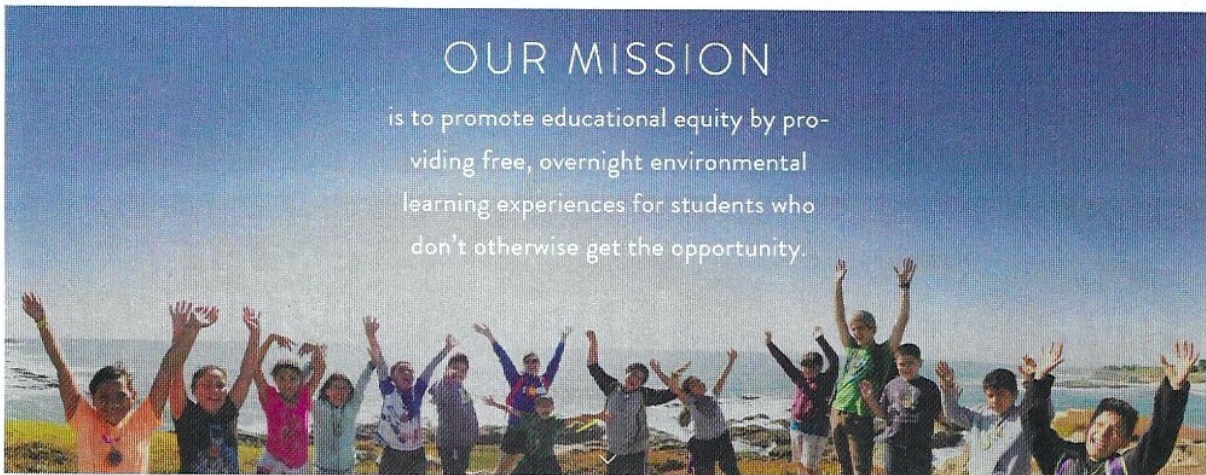
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT D

## ABOUT VIDA VERDE

Vida Verde Nature Education, Inc. (Vida Verde) is a unique environmental education non-profit corporation that offers a free overnight camping experience to low-income public 4th to 6th grade students. For myriad reasons, low-income, inner-city students miss out on vital, enriching educational programs that are readily available to their higher-income peers. In the San Francisco Bay Area, while thousands of higher-income children are participating in multi-day environmental education programs every year, many students and/or schools cannot afford to pay for these programs. In addition, many teachers in underserved schools face a lack of resources, minimal parental support, and overwork, making it extremely difficult for them to make trips outside the classroom possible.

For over 16 years, Vida Verde has been positively and powerfully impacting Bay Area students' academic performance, character development, and connection to the outdoors. While other programs may offer scholarships to low-income students, Vida Verde's specialization has enabled it to tailor its program to the unique social-emotional and learning needs of low-income, urban students.



Each class is provided with lessons and activities that address California state educational standards, and with numerous opportunities to learn, explore, and adventure in the outdoor classroom of the rocky San Mateo Coast, redwood forest, and on our working farm. Students work in the farm fields, care for farm animals, milk the goats and make goat cheese. The students hike on the property and at nearby public parks and beaches, experiencing the outdoors, wilderness and ocean firsthand, some for the first time.

Throughout the 3-day camp experience, focus is placed on science standards, personal responsibility, teamwork and leadership, environmental awareness, public lands, and healthy food choices. In addition, the students enjoyed cooking, eating and cleaning up as a class, teambuilding games, exercise, a campfire, camping out in our magnificent teepees (currently located at the nearby Optimist Volunteers for Youth Camp). The learning from a Vida Verde experience extends far beyond the farming, healthy exercise, nature and science that are taught – the experience develops young people's confidence, curiosity, teamwork and overall love of being a part of this world, and engages their interest in contributing to make it a better place. (See Appendix A for Vida Verde's 2018 Annual Report.)

## 2018 IMPACT



**87%** of teachers reported:

A *Marked Improvement* (highest possible rating) in students' *teamwork, self-confidence and personal responsibility.*

**99%** of teachers reported:  
*Effectiveness of Program Leaders*  
as "excellent" (highest ranking possible)

**90%** of teachers ranked:  
*Overall Benefit to Students* as "excellent"

## WHO WE Served



In 2018, Vida Verde served **781** students by providing our free programs to **31** classes from 17 underserved Bay Area schools.

**99%** are youth of color

**Over 85%** qualify for free/reduced-price lunch programs in their schools

Due to cost/access, **NONE** would have otherwise had the chance to participate in a similar program.



## In the words of our TEACHER PARTNERS

*This trip reveals the beauty of nature to our kids, pushes them to challenge themselves and step forward into situations they are unsure of, and helps them support and love each other. The trip is magical, not just because of the beauty we see, but because of the beautiful community we build together.*

—SAM PETTY  
EAST OAKLAND PRIDE ELEMENTARY.

*I am totally amazed and impressed with this program. Leaders are so patient and kind with our students, and their ability to lead with such positivity impresses and inspires me. It's amazing how the students learn and don't even realize that it's happening. I overheard a student in the tent respond to another about changing their negative attitude into a positive one. Another was carefully helping a bug out of the tent with the comment, 'we have to be kind to all living things.' They learned math through baking, science through goat milking, and so on, and they did it in a way that they will never forget.*

—MELISSA BROWN  
BRENTWOOD ELEMENTARY

## SUPPLEMENTAL STATEMENT

---

Vida Verde would like to establish a permanent overnight outdoor recreational camp for low-income, public elementary school students that would accommodate Vida Verde's permanent staff members (including their families if applicable) and up to 30 guests, including students and chaperones (the "Project") on the Vida Verde property located at 3540 La Honda Road (APN 081-320-060) (the "Site" or the "Property") in San Gregorio in the County of San Mateo (the "County").

### General Notes:

1. This permit request was reviewed in the pre-application conference with the Planning Director pursuant to Coastal Development Zone regulations, section 6328.6 (See PRE2015-00027). Some aspects of the development proposal have been altered from the materials submitted at that time, based upon County and community feedback.
2. The attached reports prepared by Vida Verde's consultants reviewed the entire property, and some reports reference the construction of a new well, which was submitted separately for permits (See PLN2018-00457), approved in April 2019, and drilled in June 2019. These reports are attached to provide detailed information supporting this supplemental statement, but the new well itself was part of a separate permit application.

### LOCATION

<b>Site Address</b> See Location Map, Sheet A0.0	3540 La Honda Road, San Gregorio, 94074
<b>Assessor Parcel Map Number</b>	Assessor Parcel Number 081-320-060 (See Appendix B: Assessor's Parcel Map)
<b>Parcel Size</b>	Approximately 23.08 acres.
<b>City</b>	San Gregorio (rural unincorporated area)
<b>County</b>	San Mateo

### OWNERSHIP

Refer to Appendix B for a copy of the San Mateo County tax bill evidencing ownership of the property by Vida Verde.

### LAND USE AND ZONING INFORMATION

<b>General Plan Designation</b>	Agriculture
<b>Zoning Designation</b>	Planned Agricultural District (PAD)

<b>Overlay District</b>	Coastal Development District (CD)
<b>Highway 84 Scenic Corridor</b>	The entire Property is located within the County-designated Highway 84 Scenic Corridor, although the existing development is not visible from the highway. (Source: General Plan Scenic Corridors map)
<b>Density Credits</b> see Tab 3	It is our understanding that, as a legal parcel, the property is eligible for one density credit. The applicant is not aware of a density analysis previously prepared by the County. The memo found at Tab 3 presents our density analysis.
<b>Williamson Act</b> see Tab 4	The Property is subject to a California Land Conservation (Williamson Act) Contract dated February 15, 1977, which was entered into between San Mateo County and the former property owner, Thomas B. Zalewski.  Pursuant to a notice of non-renewal recorded on September 23, 2011, the Contract stopped self-renewing each year, but for the remainder of the term, which expires on either December 31, 2020 or February 15, 2021, all terms and conditions of the contract remain in effect.
<b>Flood Hazard Area</b> See Sheets A1.0, C.1 and Tab 5A, Floodplain Study	The Property is bisected by San Gregorio Creek and portions of the site lie within the creek's 100-year floodplain. The Federal Emergency Management Agency (FEMA) has designated the 100-year flood plain as a flooding Zone A, per FIRM Panel 06081C0380E (2012). This zone designation shows the estimated 100-year floodplain determined from very generalized data and cannot be plotted on the site with any reasonable accuracy and confidence.  In 2018, Questa Engineering prepared the attached <i>Floodplain Study</i> to determine the accurate 100-year flood elevations at the Vida Verde site. To do this, 40 years of flow data collected at a downstream gage was used to predict recurrence interval flows (10-, 25-, 50-, and 100-yr). The flows were then used in a hydraulic model to determine flood elevations at different locations across the site.  The attached report describes the methods and results of the hydrologic analysis done by Questa Engineering to determine the San Gregorio Creek flood elevation at Vida Verde. Sheets A1.0 and C.1 show the resultant base flood elevations and 100-year floodplain.

## EXISTING CONDITIONS

<b>Existing Land Uses</b>	Agriculture, and residential uses
<b>Existing Setting</b>	The 23-acre property is located within a fertile rural valley bisected by San Gregorio Creek within the rural community of San Gregorio, on the south coast of San Mateo County.

<p>See Sheet A1.0, and Entrance Road Profile (Tab 5F)</p>	<p>The Site is accessed via an existing asphalt-paved driveway that drops steeply down from La Honda Road. According to the project surveys, the elevation at La Honda Road is 188 feet, and the developed property sits at 103 feet. The driveway drops down a slope approximately 85 feet to the flat, developed portion of the property. The bed of San Gregorio Creek sits at an approximate elevation of 85 feet. The topography rises up again on the south side of the creek to an elevation of approximately 280 feet.</p> <p>The majority of the property is well vegetated with native and non-native trees, grasses, an orchard, food crops, and riparian vegetation. The riparian corridor is continuous on both sides of the creek and supports a dense cover of woody riparian species with an herbaceous understory. The property outside of the riparian corridor is primarily native scrubland, non-native grassland and agricultural cropland.</p>
<p><b>Prime Agricultural Land</b> See Sheet A1.0</p>	<p>Two areas on the Site totaling approximately 4.6 acres contain Prime Soils, classified as: CsB, Corralitos Sandy Loam, gently sloping, imperfectly drained, Class IIs-4, Storie index 91. (Source: USDA NRCS, as shown on County Prime Soils map). None of the other soil types are considered prime.</p> <p>The farming ground has been in commercial production for many years. Currently, agricultural production is dedicated to unprocessed fruits, vegetables and dairy/poultry products, including lettuce, mixed greens, cabbage, radishes, and beans, goat milk, and eggs. The agricultural products are harvested and used for Vida Verde's own purposes as part of the camp and associated programs.</p>
<p><b>Existing Structures and Development</b> See Sheets A0.1 and A1.0</p>	<p>The existing development on the Site is comprised of a clustered single-family residence and several agricultural outbuildings, totaling 7,640 square feet. According to the San Mateo County Property Information Portal, the base area of the single-family residence is 3,225 square feet. More than twelve unpaved parking spaces currently exist on-site.</p> <p>Existing site development also includes a working farm with 1 acre of organic row crops, a twenty-tree fruit orchard, and an animal pasture with goats, chickens and a llama.</p> <p>Existing agricultural outbuildings and storage facilities are comprised of the following:</p> <ul style="list-style-type: none"> <li>• One-story barn, which currently houses farm tools, feed and other agricultural equipment</li> <li>• chicken coop</li> <li>• goat milking shelter</li> <li>• general agricultural storage shed</li> </ul>

	<ul style="list-style-type: none"> <li>• garden gazebo</li> <li>• greenhouse</li> <li>• a temporary yurt</li> <li>• fences</li> </ul>
<b>Existing Water Rights</b>	Under the San Gregorio Water Rights Adjudication, the Property is authorized to divert up to 11,200 gallons per day from San Gregorio Creek for agricultural irrigation on the property between April 1 and November 1 of each year, as well as 100 gallons per day for stockwatering purposes. The domestic groundwater wells are not subject to the San Gregorio Water Rights Adjudication.
<b>Existing Domestic Water System</b> See Tab 5B, Water Supply Plan	The property is served by an existing domestic groundwater well and water treatment system. In June 2019, a new well was drilled (under Coastal Development PLN2018-00457 and Well Drilling Permit 19-0963). The new well is not yet in operation, pending the remaining water system improvements included in this application (see the <i>Water Supply Plan</i> for additional information.)
<b>Property Access</b> See Sheet A1.0 and Entrance Road Profile (Tab 5F)	The property is served by an existing private paved access road off of La Honda Road (Highway 84), known as Hidden Creek Road. This access road also services the adjacent three properties, who have a recorded 50 ft. wide access easement across the Vida Verde property.
<b>Surrounding Uses</b>	<p>North: Highway 84.</p> <p>East: Agriculture, residential, and open space uses.</p> <p>South: Agriculture and open space uses.</p> <p>West: Agriculture and open space uses.</p>

## ELEMENTS OF THE PROPOSED PROJECT

Vida Verde is proposing to modify and further improve the Property to better accommodate an overnight outdoor recreational camp for low-income, public elementary school students and to better house its staff.

<b>Outdoor Camp Details</b> See Programmatic Breakdown	<p>Vida Verde's proposed outdoor camp would operate for 30-35 weeks of the year, during the school year and for a limited 2 to 3-week period during the summer. Each public school group would be on site for up to 3 days and 2 nights per week. A typical group consists of 25-27 children (grades 4, 5 or 6) and 3 adult chaperones. Summer camp consists of approximately 10 teens per week.</p> <p>Vida Verde proposes to accommodate resident permanent staff (including their family if applicable) in addition to part-time guest</p>
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	<p>students/teachers. Year-round permanent staff (and family, if applicable) living in the existing residence would consist of the Executive Director, Development Director, and/or Instructor / Camp Counselor / Assistant Farmer(s). Vida Verde also proposes to house its permanent Facilities and Farm Manager staff (and family, if applicable) in a new second-floor residence located in the proposed barn.</p> <p>This full-time staff is needed for the ongoing operation and management of the non-profit, the educational and recreational needs of the students, care and maintenance of the property, and for ongoing agricultural cultivation, processing, and animal husbandry.</p> <p>The close proximity between the students and the working farm is an essential element of the Vida Verde outdoor camp experience. The presence of the students, who participate in important cultivation and animal husbandry duties, does not diminish the productivity of the property's agricultural lands.</p>
<p><b>Project Summary</b> See Programmatic Breakdown</p>	<p>Vida Verde's proposal includes the following uses / development components:</p> <ol style="list-style-type: none"> <li>1. A new two-story barn to replace the existing barn/garage, with a kitchen, agricultural processing / student common area, five student restrooms, and farmworker housing on the second floor for Vida Verde's permanent farm manager (and family).</li> <li>2. Repair or alteration to the existing single-family residence to accommodate permanent operational/educational staff, and provide an ADA-accessible unit.</li> <li>3. A new standalone guest restroom near the camping area.</li> <li>4. A new agricultural storage shed</li> <li>5. Erection of primitive temporary camping teepees for overnight use by students and their adult chaperones.</li> <li>6. Additional storage facilities to support the agricultural operation.</li> <li>7. A new wastewater treatment system, including repair of the existing septic tank and abandonment of the existing leach field.</li> <li>8. Capping and formal abandonment of the old well (following construction of the new water system described herein).</li> <li>9. Water distribution, treatment, and storage infrastructure, including potable water and fire water storage tanks.</li> <li>10. Ground-mounted solar panels.</li> <li>11. Driveway turnouts for fire safety.</li> <li>12. Staff parking, including a designated accessible paved parking space.</li> <li>13. Visitor parking spaces.</li> <li>14. Use of the existing yurt for agricultural storage.</li> </ol>
<p><b>Proposed Structures</b></p>	<p>The following is a point-by-point description of the proposed structures:</p>



<p>See Sheets A1.1 through A4.1 and Programmatic Breakdown</p>	<p><b>New Barn</b>  This building would provide multiple functions: 1) student meeting, cooking and eating on the first level, 2) farm worker housing on the second level, 3) space for agricultural product processing, and 4) restrooms.</p> <p>The new Barn would be a 33-foot tall rustic timber-frame structure, protected with a fire sprinkler system. It is consciously designed to blend in with the Site's rural, agricultural character, especially as viewed from the entry drive. It features vertical board and batten siding, sliding barn doors, and a corrugated metal roof. This structure would be built on the exact footprint of the existing barn/garage/slab, to avoid converting any additional prime agricultural land to a use other than agriculture. The first floor elevation will be raised 18" from the existing building elevation, to avoid the potential for flooding.</p> <p><b>Interior repair or alteration of the existing single-family residence</b>  The existing single-family residence would be repaired or altered inside to more effectively accommodate educational camp staff and their families, and to provide ADA accessibility.</p> <p><b>Temporary student sleeping facilities</b>  Primitive temporary student sleeping facilities would be provided in teepees with fire retardant fabric, sited outside of areas with prime soils.</p> <p><b>Additional agricultural storage facilities</b>  A replacement tool/equipment storage building would be constructed to support the agricultural operations. The existing 30-foot diameter yurt would remain and be used as an accessory, non-habitable structure (agricultural storage).</p> <p><b>Student Toilet Enclosure</b>  A new flush toilet / sink enclosure would be added near the student sleeping tents.</p>
<p><b>Proposed Land Use and Density Credits Needed</b>  See Tab 3</p>	<p>Agriculture and public recreation uses. The camp owner-operator (Vida Verde staff) would reside on the property.</p> <p>As further elaborated in the memorandum found in Tab 3, while the County zoning regulations do not appear to specifically contemplate the proposed use, it is best characterized as a Public Recreation use. Taken as a whole, assuming the Project is best characterized as a Public Recreation use, it requires less than the one density credit assigned to the site.</p> <p>Public recreation is permitted on prime soils in the PAD Zone, subject to the issuance of a PAD permit.</p>

<p><b>Farm Worker Housing</b> See also Facilities and Farm Manager Job Description, Appendix C</p>	<p>Vida Verde's Facilities and Farm Manager is a full-time, permanent position whose time is generally divided equally between agriculturally-related work and facilities management. Vida Verde needs an on-site resident to address any weekend and night-time issues that might arise.</p> <p>The existing yurt currently houses the Facilities and Farm Manager; however, this building was not constructed for full-time residency and does not allow the option of housing an employee's family. Vida Verde desires to replace the existing agriculture workforce housing with a full-sized, self-contained farmworker suite on the second floor of the proposed barn structure, built on the footprint of the existing barn. This two-bedroom, two-bath residence with kitchen will be provided to the Facilities and Farm Manager as part of their employment benefit package.</p> <p>The direct beneficiaries of this arrangement will be the agricultural workers who live in this unit and their families. Vida Verde's low-income students will benefit indirectly through the quality of the educational farm facilities.</p>
<p><b>Parking</b> See Sheet A1.1</p>	<p>Convert one existing parking space to an accessible paved parking space for ADA compliance purposes. In total, the property would provide parking spaces for more than 12 vehicles.</p>
<p><b>Fire Safety</b> See Sheet A1.1 and Tab 5B, Water Supply Plan</p>	<ul style="list-style-type: none"> <li>• Add driveway turnout at circular drive (in addition to the two turnouts shown in Permit PLN2018-000457).</li> <li>• Provide a new fire hydrant.</li> <li>• Use fire-rated materials in all new structures. The new barn would be fully sprinklered.</li> <li>• Install a new non-potable water storage tank for fire safety, connected to the new fire hydrant as well as the sprinkler system in the Barn. For planning purposes, the fire water tank size is estimated at 7,500 gallons, with approximate dimensions 10 ft. tall by 12 ft. diameter. The tank would be located on the north hillside, clustered with the rest of the water infrastructure. This site is approximately 15 feet below street level and well screened by the existing conifers along the road edge. The tank would be a dark earthtone color to blend with the natural setting.</li> </ul>
<p><b>Solar Photovoltaic Array</b> See Sheet A1.1</p>	<p>Install a ±200 panel grid-intertied, ground-mounted photovoltaic array ("P.V. Farm") to generate all of the site's electricity needs, located on the south sloping hillside at the top of the property, away from prime soils.</p>
<p><b>Williamson Act Compliance</b></p>	<p>A Compatible Use Determination will likely be required prior to the issuance of any land use approvals for Vida Verde's proposed outdoor</p>

<p>See Tab 4</p>	<p>camp project, pursuant to the policies set forth in the San Mateo County Land Conservation (Williamson) Act Uniform Rules and Procedures.</p> <p>As discussed in detail in Tab 4, the proposed Vida Verde nature and science camp use and facilities comply with the Williamson Act Contract requirements, except, however, that (1) while the value of the agricultural commodities produced is over \$10,000, the commodities are used by the organization for its agricultural education programs to offset expenses rather than sold commercially for income, and (2) the Property does not meet the minimum 40-acre parcel size. The County may grant exceptions in this case, based on a determination that the land is highly productive and that maintaining the land in agricultural production has a significant public benefit.</p> <p>The proposed project's public benefit consists of enhancements to the quality outdoor education programs offered by Vida Verde to about 700 students annually from underserved Bay Area schools, many of which are from San Mateo County. Due to cost, none would have otherwise had a chance to participate in a similar program.</p>
<p><b>Potable Water Demand Estimates</b> See Tab 5B, Water Supply Plan</p>	<p>As detailed in the <i>Water Supply Plan</i>, the potable water demand for the Vida Verde project will include domestic water supply for the onsite resident population, weekly 2-night/3-day student/guest camping stays for up to 30 people (students and chaperones), plus other occasional visitors. The domestic water demand will typically fluctuate from weekday to weekend and also vary between the school year (main camping periods) and the rest of the year. In the future, camp outings may also be offered during summer months, making water demand more uniform throughout the year. Total maximum day water demand is calculated at 2,064 gallons per day, which equates to a pumping rate of approximately 1.45 gallons per minute (gpm).</p>
<p><b>Proposed Water Supply Sources</b> See Tab 5B Water Supply Plan, Tab 5D Hydrology Report, and Sheet C.2</p>	<p>Once the proposed water system described herein is completed, the original well will be capped and abandoned. Upon completion of the system improvements proposed by this project, the new groundwater well that was drilled in June 2019 would become the site's permanent domestic water source. The well yield of 2.5 gpm (per flow testing) is more than sufficient to meet the projected Maximum Day Demand of approximately 1.45 gpm. The <i>Water Supply Plan</i> in Tab 5 discusses the proposed water supply further, and includes water flow testing and water quality data on the new well.</p> <p>Ongoing on-site agricultural production and stock watering will continue to utilize water from the existing on-site in-stream agricultural diversion pump, supplemented by non-potable treated water sourced from the proposed wastewater treatment system. As described in the <i>Hydrology</i></p>

	<p><i>Report</i>, it is not expected that ongoing domestic use of groundwater on the property would diminish any agricultural water supply for the property or for other properties that rely on San Gregorio Creek as a water source.</p>
<p><b>Proposed Potable Water Treatment, Storage and Distribution Facilities</b> See Tab 5B and Sheet C.2</p>	<p>As detailed in the <i>Water Supply Plan</i>, the Project includes water treatment, storage and distribution facilities. The water treatment facilities will be located on the north hillside on a graded, gravel-surface pad covering an area of approximately 1,500 square feet, clustered with the fire water storage tank. This site is approximately 15 feet below street level and well screened by the existing conifers along the road edge. The tank would be a medium grey-green to blend with the natural setting.</p> <p>Disinfected filtered water will be collected and stored in a 5,000-gallon treated water distribution reservoir (e.g., 10-ft dia. by 6-ft high poly tank).</p> <p>The water distribution system will consist of 2-inch diameter subsurface pipe extending from the distribution reservoir to the development area, generally following the paved driveway and circular gravel driveway, with service laterals to the residence, barn and guest restroom.</p> <p>The water system is designed to minimize potable water demands. All interior fixtures will meet water conservation requirements. Students and chaperone visitors do not need shower or laundry facilities, due to the short duration of their stay.</p>
<p><b>Proposed Wastewater Treatment Infrastructure</b> See Tab 5C and Sheet C.2</p>	<p>As described in the <i>Wastewater Facilities Plan</i>, all sanitary and kitchen wastewater from the residence/office and the remodeled barn will be collected in a single system providing secondary treatment and dispersal to a combination drip dispersal system and conventional leaching trenches in and garden area south of the barn.</p> <ul style="list-style-type: none"> <li>• The septic tank serving the existing residence/office (2,000-gal) will remain in service, after undergoing water tightness testing and necessary improvements, including upgrading with risers and addition of an effluent filter.</li> <li>• A new 2,500-gallon septic tank (with effluent filter) will be installed to collect all wastewater flow from the barn.</li> <li>• A new 1,000-gallon grease interceptor will be installed to receive wastewater flow from the kitchen sinks and dishwasher(s).</li> <li>• Septic tank effluent from the residence and barn systems will collect by gravity to a 2,000-gallon flow equalization (EQ) tank.</li> <li>• The secondary (supplemental) treatment system will consist of an AdvanTex textile filter, and a recirculation/blend tank.</li> </ul>

	<ul style="list-style-type: none"> <li>• Following AdvanTex treatment, the treated water will flow (by gravity) through a UV disinfection unit prior to collection in the dosing tank for distribution to the dispersal system.</li> </ul>
<p><b>Grading and Land Clearing</b> See Sheet A1.1, C.2 and Tab 5</p>	<p>For the most part, the proposed Project does not alter the existing topography. Grading is limited to 1) creating a bench for the new water treatment area on the north hillside, 2) excavation for the new underground wastewater treatment area between the barn and the residence, and 3) low fill ramp in the area between the barn and circular drive.</p> <p>Earthwork is balanced on-site at 90 cu. ft. of cut and fill, with no on- or off-haul required to complete the project. As detailed further in the <i>Hydrology Report</i>, a small bio-swale below the water treatment and storage area will be provided to intercept and percolate any additional runoff created by this facility.</p> <p>Of the above items, all work except that associated with the new water treatment system and storage tanks (item 1), would involve relatively small building activities, grading or landscape changes where runoff and drainage is isolated and/or unconnected with other site development. In these cases, drainage from building changes, tent structures, buried pipes and tanks, walking pathways, driveway and parking changes will continue to be shed (by sheet flow) and readily absorbed into the adjacent permeable alluvial soils. No fill will be placed within the 100-yr floodplain, and no changes in site hydrology will occur as a result of these development activities; no drainage improvements or mitigation measures will be required for these items.</p> <p>In addition to the three graded locations, land clearing will also occur for the tipi pads and the tipi access walkway. Existing vegetation is annual non-native grasses; no trees will be removed.</p>
<p><b>Stormwater Pollution Prevention</b> See Tab 5E</p>	<p>All exposed disturbed soils will be seeded and mulched to control site erosion and prevent sediment transport off site. Construction storm-water pollution prevention best management practices, source controls, and low impact site design measures consistent with County Construction Best Management Practices will be incorporated into the Project's building permit and construction plans.</p>

# PROGRAMMATIC BREAKDOWN

## Vida Verde Outdoor Education

12/18/18

### Site Development Matrix

Structures	Existing SF	Proposed SF	function	Housing (residents)		Septic	remarks
				permanent camp staff	temporary (part-time)		
<b>Existing to Remain</b>							
House / Office	3225	3225	housing/office	3-5		Existing (upgrade as required by County ordinances)	(N) Accessible Dwelling Unit
Accessory Structure	530	530	office / meeting			NA	
Misc. Storage Sheds	320	320	ag			NA	
Chicken Coop	50	50	ag			NA	
Goatzebo Milking Shelter	400	400	ag			NA	Open-air roofed structure
Ag Storage Structure (temporary)	460	460	ag			NA	
Garden Gazebo	400	400	ag/instruction			NA	Open-air roofed structure
Greenhouse	200	200	ag			NA	
Ag Storage Yurt (temporary)	705	705	ag			NA	
<b>Proposed Permanent</b>							
"Barn" Facility	1350 (to be replaced)	2890 (on (e) footprint)	instruction / kitchen / farm worker housing	2 farmworkers (plus family)		proposed new system	restrooms for staff & visitor use
Tractor Storage Shed		735	ag storage			NA	
Toilet Enclosure		100					Accessible flush toilet / sink by guest sleeping accomodations
<b>Proposed Temporary</b>							
Tipi 1		380	staff / chaperone lounge		2-3	NA	chaperone sleeping
Tipi 2		380	sleeping tent		8-10	NA	student/chaperone sleeping
Tipi 3		380	sleeping tent		8-10	NA	student/chaperone sleeping
Tipi 4		380	sleeping tent		8-10	NA	student/chaperone sleeping
<b>Area Totals</b>	<b>7640 SF</b>	<b>11535 SF</b>		<b>5 Permanent Staff &amp; Family</b>	<b>30 Temporary Residents</b>		



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

**ITEM**

**10**

# MEMORANDUM

## COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

**DATE: November 9, 2020**

**TO: Agricultural Advisory Committee**

**FROM: Laura Richstone, Planning Department Liaison**

**SUBJECT: Agritourism Educational Events Clarification**

During its August 2020 meeting, the AAC requested Planning Staff to clarify Agritourism Guidelines and events permitted with a focus on educational events. Staff has provided a table that outlines uses permitted with the issuance of a Temporary Agritourism Event Permit. Please note that the Agritourism Guidelines are not exhaustive of all possibilities that may be permitted on a property. These guidelines provide discretion for the Community Development Director to permit/not-permit certain activities due to their intensity and/or impact(s). This memorandum should be utilized as a guideline only and does not replace nor supersede the Agritourism Guidelines. Prior to engaging in an Agritourism Event-like use, please engage with the Planning Department to inquire if that use will be permitted and discuss what permits may be necessary.

Temporary agritourism events are limited to 45 or less consecutive days, or 2 or less times per year. All other longer-term events may require a Planned Agricultural District Permit, Resource Management Permit, and/or a Coastal Development Permit to be approved/denied by the County.

COMMON TEMPORARY AGRITOURISM EVENTS	
Soil Types	Uses Permitted
All Soil Types (Prime & Non-Prime)	One pony ride area (Confined Animal Permit or Exemption required)
	One farm animal petting zoo
	One hayride
	One train ride with rubberized wheels
	One food vendor, mobile or on site (Environmental Health permits required)
	Two inflatables (Subject to height regulations)
	Other recreational/educational activities subject to review and approval of the Community Development Director.
	Commercial Dining/Dinner Events (Cannot overlap with another temporary agritourism event)
	Other recreational/educational activities subject to review and approval of the Community Development Director.



	One food vendor (mobile or on-site)
Non-Prime Soils	One prepackaged food/snack bar (May be subject to Environmental Health permit)

Regarding educational events, these events are permitted via a Temporary Agritourism Event Permit on a case by case basis and are subject to the review of the AAC and Community Development Director to assess potential impacts and to determine if the use/event is secondary to, and compatible with, the agricultural uses of the land

The following questions are typically asked to assess potential impacts and compatibility when reviewing a Temporary Agricultural Event Permit for educational activities:

1. What is the scope?
2. What is the event for?
3. Is the event secondary and compatible with the current agriculture on site?
4. What is the duration?
  - a. Hours/Days?
  - b. Frequency?
5. What is the intensity of the use?
  - a. How many people?
6. Parking?
  - a. Where?
  - b. How many spaces provided vs. how many needed?
  - c. On prime or non-prime soils?
  - d. Adequate access?
  - e. Impacts on adjacent roadways?
7. Will the event have the potential to impact adjacent property owners?
  - a. Noise?
  - b. Light?
  - c. Access?
  - d. Ability to farm on adjacent property impacted?
8. Are there current violations on the property?
9. Will the event require grading or the construction of new/additional infrastructure?
10. Will the event impact sensitive habitat areas or species?
11. Is the property under a Williamson Act Contract?
  - a. Will the event/use comply with the Contract if a property is under Contract?
12. Will additional permits be required by other agencies?

While not exhaustive, the above list provides guidance to determine potential impacts of a proposed agritourism event. If the event is temporary and is not expected to result in significant impacts, the Community Development Director may determine that the proposed use is eligible for a Temporary Agricultural Event Permit. However, the Community Development Director also has the discretion to require full permits for the proposed activity (i.e. Planned Agricultural District, Resource Management, and/or Coastal Development Permit) if he deems they are necessary.

\* A copy of the Agritourism Guidelines can be found in your binder, at the Planning Department offices, and online at <https://planning.smcgov.org/documents/agritourism-guidelines>



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

**ITEM**

**11**

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

**DATE:** November 9, 2020

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

**CONTACT INFORMATION:** Laura Richstone, Planner II, [lrichstone@smcgov.org](mailto:lrichstone@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 July 28, 2020 to October 30, 2020.

**PLANNED AGRICULTURAL DISTRICT PERMIT OUTCOMES**

The following PAD permits were heard or considered by the Planning Commission during this time period.

1.     **Owner:** TomKat Ranch LLC  
       **Applicant:** Kerry Burke  
       **County File Number:** PLN 2019-00379  
       **Location:** 2997 Pescadero Road, Pescadero  
       **APN:** 087-110-020

*Consideration of an After-the-Fact Coastal Development Permit and Planned Agricultural District Permit to legalize a greenhouse and the conversion of a barn to office space.*

*This item was heard and recommended for approval at the May 2020 AAC meeting. The project was approved by the Planning Commission on August 12, 2020.*

2.     **Owner/Applicant:** Chris Gounalakis  
       **County File Number:** PLN 2015-00084  
       **Location:** 185 Verde Road, San Gregorio  
       **APN:** 066-310-080

*Consideration of a renewal of a Planned Agricultural District and Coastal Development Permit to allow seasonal commercial recreation activities at the Arata Pumpkin Farm*

*This item was heard and recommended for continuance at the October 2020 AAC Meeting pending review of the property's Williamson Act Contract compliance. On October 22, 2020 staff issued a memo (attached) stating that an assessment of the property's Williamson Act Contract compliance will be reported to the Committee when completed.*

*However, in the interest of in putting in place the permits needed for this season's commercial recreation activities, Staff recommended that the Planning Commission*

*approve the subject permit renewal with the condition that permit renewal beyond the current 2020 season shall only be effective if the Planning Commission :1) Considers the AAC's comments on the Williamson Act Contract compliance; 2) Confirms the Commercial recreation activities in 2020 were carried out in compliance with the permit approval; and 3) Determines if any modifications to the conditions or new conditions are needed to achieve permit compliance.*

*The project was approved by the Planning Commission with the above condition on October 28, 2020.*

## **UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS**

No PAD permit applications were submitted during this time period.

## **COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS**

Three rural CDX applications were submitted during this time period. Please see the attached status report regarding the CDX application. The CDX list includes the description of the project and its status. Copies of the CDX are available for public review upon request.

## **ADDITIONAL ANNOUNCEMENTS**

1. The following projects are located in the PAD but do not require PAD permits. As noted, these projects were either submitted or approved during this time period:

a. The following CPD was submitted on March 19, 2020 and considered by the Planning Commission:

<i>Owner:</i>	<i>County of San Mateo</i>
<i>Applicant:</i>	<i>Department of Public Works and County Parks</i>
<i>County File Number:</i>	<i>PLN 2020-00119</i>
<i>Location:</i>	<i>Unincorporated Coastal Zone</i>
<i>APN:</i>	<i>Various</i>

*Consideration of a CDP to authorize routine maintenance activities at County parks over the course of 5 years as part of the Department of Public Works Master Permit for the County's Routine Maintenance Program. Activities include culvert, bridge, ditch, swale, and other storm drainage maintenance, sediment removal, bank stabilization, vegetation management, and trail and road maintenance.*

*This CDP was approved by the Planning Commission on September 9, 2020.*

b. The following General Plan Conformity (GPC) was submitted on July 29, 2020 and considered by the Planning Commission:

<i>Owner:</i>	<i>Marsh Rober E &amp; Julia M TRS</i>
<i>Applicant:</i>	<i>Midpeninsula Regional Open Space District</i>
<i>County File Number:</i>	<i>PLN 2020-00236</i>
<i>Location:</i>	<i>1000 Verde Road, Half Moon Bay</i>
<i>APN:</i>	<i>066-280-050; 066-280-010; 066-010-020</i>

*Consideration of a GPC of MROSD's proposal to purchase a 54% interest in the 600-acre South Cowell Ranch with eventual plans for and a subsequent land division resulting in a 371-acre Uplands property to be owned in fee by the District*

*This GPC was approved by the Planning Commission on September 23, 2020.*

- c. The following CDP permit application was submitted on August 10, 2020 and has not been considered as of this date.

*Applicant: Kerry Burke  
County File Number: PLN 2020-00263  
Location: Cabrillo HWY & Purisima Creek Road  
APN: 066-180-040*

*Consideration of a CDP to remove an abandoned oil well facility. The project is appealable to the Coastal Commission. The project has not been considered or approved as of this date.*

- d. The following CDP permit application was submitted on October 29, 2020 and has not been considered as of this date.

*Applicant: Kristi Roberts  
County File Number: PLN 2020-00378  
Location: 21951 Cabrillo HWY  
APN: 066-330-140*

*Consideration of a CDP and CoC/Type A (PLN2020-00374) for an ag-well abutting the coast located outside the agricultural exclusion area. The project is appealable to the Coastal Commission.*

- e. The following Commercial Cannabis Permits were submitted on September 30, 2020:

File Number	Location	Entity Name
MNA 2020-00020	4525 Cloverdale Road	Serenity Flowers
MNA 2020-00021	4525 Cloverdale Road	GH Science
MNA 2020-00022	4525 Cloverdale Road	MVG Science
MNA 2020-00023	4525 Cloverdale Road	Whispy Flowers

- 2. The next regular meeting of the AAC is scheduled for November 9, 2020.
- 3. AAC meetings will be held via videoconference until further notice to adhere to social distancing guidelines.

Rural CDX list

## COUNTY OF SAN MATEO

Count Distinct(RECORD ID)						
3						
Permit Number	RECORD NAME	DATE OPENED	DESCRIPTION	APN	ADDR FULL LINE1	RECORD STATUS
<a href="#">PLN2020-00247</a>	EVENT	8/3/2020	CDX for a one-time, 150-car, evening drive-in movie event with food trucks and pre-packaged on August 13, 2020, at the Johnston House (property owned by the City of Half Moon Bay and POST) in the County unincorporated area (APNs 065-210-110 and 065-210-090, respectively). Applicant is working directly with City of Half Moon Bay and Environmental Health Services. No temporary event permit needed per Lisa A. This Johnston House is listed on the Federal Register of Historic Places.	065210110	HIGGINS PURISSIMA RD, HALF MOON BAY, CA null	Approved
<a href="#">PLN2020-00276</a>	REPAIR	8/18/2020	CDX to replace 6 termite damaged eave support posts and adjoining framing, like-for-like replacement, on commercial building.	086042250	PESCADERO RD, PESCADERO, CA null	Submitted
<a href="#">PLN2020-00321</a>	CONFINED ANIMAL	9/24/2020	Confined Animal Permit Exemption and CDX for the construction of a 400 sq. ft. weather shelter and 300 sq. ft. hay barn to support 5 donkeys. Zoning: PAD/CD	036143050	ALTA VISTA RD, MONTARA, CA null	Submitted

# MEMORANDUM

## COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

**DATE:** October 22, 2020  
**TO:** Agricultural Advisory Committee  
**FROM:** Summer Burlison, Project Planner  
**SUBJECT:** Renewal of a Planned Agricultural District Permit (PAD) and Coastal Development Permit (CDP) for seasonal commercial recreation activities at Arata Pumpkin Farm located at 185 Verde Road, San Gregorio. Owner/Applicant Chris Gounalakis; File No. PLN2015-00084

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Thank you for your Committee's consideration on the subject item at your October 19, 2020 Agricultural Advisory Committee (AAC) meeting and your recommendation to continue the item until a detailed assessment of the property's compliance with its Williamson Act contract is conducted.

Staff concurs that a detailed assessment of the property's compliance with its Williamson Act contract is warranted and will report our findings to the Committee as soon as the assessment can be completed. However, in the interest of putting in place the permits needed for this season's commercial recreation activities, staff is recommending that the Planning Commission approve the requested renewal of the CDP and PAD permits at its October 28, 2020 meeting. The renewal of the CDP and PAD permits will have no impact on staff's assessment of the property's Williamson Act contract compliance, which is a separate issue from the permit application for renewal going before the Planning Commission, and can be effectively addressed outside of the subject permit renewal process.

Furthermore, staff has added a condition that the subject CDP and PAD renewal beyond the current 2020 season shall only take effect if the Planning Commission: 1) considers the Agricultural Advisory Committee's comments on the County's evaluation of this property's Williamson Act contract compliance; 2) confirms that the commercial recreation activities conducted during the 2020 season were carried out in compliance with the terms of this permit and all applicable County policies and regulations; and 3) determines whether any modifications to the conditions, or any new conditions, are needed in order to achieve compliance.