



County of San Mateo Planning & Building Department
Agricultural Advisory Committee

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

REGULAR MEETING PACKET

Date: Monday, April 9, 2018
Time: 7:30 p.m.
Place: Ted Adcock Community Center - South Day Room
535 Kelly Avenue, Half Moon Bay, California

AGENDA

1. Call to Order
2. Member Roll Call
3. Oath of Office for David Rosen
4. Public Comments for Items Not on the Agenda
5. Consideration of 1) a Planned Agricultural Permit and Coastal Development Permit to allow for operation of a construction equipment and materials storage use (associated with VIO2015-00056), as a use ancillary to agriculture; 2) an income exception for the existing Williamson Act Contract; and 3) Consideration a Determination of Compatibility for the property located at 4448 La Honda Rd., San Gregorio. Appealable to the California Coastal Commission.
6. Report from AAC Mountain Lion Subcommittee
7. Community Development Director's Report
8. Adjournment – Next meeting May 14, 2018

Agricultural Advisory Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request 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) 363-1857, or by fax at (650) 363-4849, or e-mail rbartoli@smcgov.org. Notification in advance of the meeting will enable the Committee to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it.

ROLL SHEET – April 9, 2018

Agricultural Advisory Committee Attendance 2017-2018

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

X: Present

Blank Space: Absent or Excused

Grey Color: No Meeting

* As of 9/18/17

** As of 1/9/18

*** As of 1/1/18

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

DATE: April 9, 2018

TO: Agricultural Advisory Committee

FROM: Camille Leung, Planning Staff, 650/363-1826

SUBJECT: Consideration of 1) a Planned Agricultural Permit and Coastal Development Permit to allow for operation of a construction equipment and materials storage use (associated with VIO2015-00056), as a use ancillary to agriculture; 2) an income exception for the existing Williamson Act Contract; and 3) Consideration a Determination of Compatibility for the property located at 4448 La Honda Rd., San Gregorio. Appealable to the California Coastal Commission.

County File Number: PLN2016-00197

PROPOSAL

The applicant proposes to continue the operation of a construction equipment and materials storage use, established in 1998, as a use ancillary to the primary agricultural use of the property (which the applicant states is existing and ongoing). The proposed construction equipment and materials storage use was initiated when the applicant leased the property in 2012 (Rogers took ownership in Dec 2015) and is ongoing. The use is the subject of an open County Violation Case (VIO2015-00056) as the use was established without required permits.

The applicant proposes to store equipment for the proposed use on flat areas of the property that are outside of prime soil and flood zone areas. He has already moved the equipment to these areas. The on-site private road which is referred to as the "Horseshoe Road" was constructed without required permits, is included in the open County Violation Case (VIO2015-00056), and would be used as the primary access

road for both the construction equipment and materials storage use and on-site agricultural uses. The applicant intends to conduct outdoor storage of agricultural equipment, including 2 bulldozers, 3 loaders, 2 excavators, 1 grader, 4 trailers, 1 discing tractor, 2 water trucks, 1 portable saw mill, 1 wood splitter, 4 shipping containers, and 4 tool sheds. Regarding agricultural uses, the applicant intends to add soil amendments in areas of prime soils and introduce approximately 252,000 sq. ft. of expanded agricultural use, as well as a new approximately 260,000 sq. ft. hillside grazing area. He states that the property is or has been used for hay production.

DECISION MAKER

Planning Commission

QUESTIONS AND CONSIDERATIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

For the PAD permit

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

For the Williamson Act Contract Exception

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

For the Determination of Compatibility

- 1) Based on submitted documentation, the primary use of the parcel would continue to be existing commercial agriculture.
- 2) The proposed compatible use would not substantially interfere with the existing agricultural use on the subject parcel or any other property within the AGP.

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

BACKGROUND

Report Prepared By: Camille Leung, Senior Planner

Applicant: James Rogers

Owner: Richard Rogers

Location: 4448 La Honda Road, San Gregorio, CA 94074

APN: 082-120-050

Parcel Size: 114.44 acres

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

General Plan Designation: Agriculture/Rural

Williamson Act: Contracted Parcel. The property has submitted documentation; Documentation is insufficient and the property has not been confirmed to meet the income requirements for agriculture crops.

Existing Land Use: Unsubstantiated Agricultural Use, unpermitted construction equipment and materials storage use, existing single-family residence, existing greenhouses, 6 cargo containers, a carport, and one barn.

Water Supply: Private well; Diversion from San Gregorio Creek¹

Sewage Disposal: Existing septic system serves the existing residence.

Flood Zone: Large portions of the properties are in Zone X, Area of Minimal Flooding; portions of the properties along San Gregorio Creek, including areas in the subject area of work are within Zone A (Areas with 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage).

Setting: The project parcel is approximately 4 miles east of Highway 1 and lies within the watershed of San Gregorio Creek, which extends from the Santa Cruz Mountains to the Pacific Ocean. Generally, the property is steeply sloped and heavily vegetated, with the exception of areas bordering San Gregorio Creek. These flatter areas contain grassland, the Horseshoe Road, the single family residence, a barn, and was, up until recently, used for the storage of equipment and excess materials (e.g., logs, asphalt grindings, concrete k-rails, soil stockpiles, bricks, and equipment parts).

Chronology:

<u>Date</u>	<u>Action</u>
May 23, 2012	- California Department of Fish & Wildlife issues Notice of Violation for grading without permits by Richard Rogers, diversion of San Gregorio Creek by unpermitted grading and other violations of Fish & Game Code Section 1602 (Attachment F).
February 20, 2015	- County issues First Notice of Violation (VIO 2015-00056) for grading and stormwater violations without permits.

¹ In a letter dated May 23, 2012, CA Department of Fish and Game staff described a small diversion pipe (approx.. 4" in diameter) in the creek on the right side of the bank close to the bridge).

- May 25, 2015 - County issues Second Notice of Violation for grading and stormwater violations without permits.
- January 26, 2016 - County issues Third Notice of Violation and Stop Work Notice.
- July 26, 2017 - County issues Forth Notice of Violation and order to complete planning applications or abate public nuisance.
- August 31, 2017 - County issues First Administrative Citation 2015-00056-1 for two separate violations (SMC Zoning Regulations 6328.4 and 6353 - Development in PAD without Planned Agricultural Permit and Costal Development Permit), (SMC Building Regulation 9283, Grading & Land Clearing without a permit).
- September 13, 2017 - Request for Administrative Citation Hearing Appeal submitted to the County by the appellant.
- October 3, 2017 - County issues Second Administrative Citation 2015-00056-2 (SMC Zoning Regulations 6328.4 and 6353) and (SMC Building Regulation 9283).
- October 16, 2017 - A request for an Administrative Appeal Hearing was submitted to the County from the appellant for the second citation.
- November 2, 2017 - Zoning Hearing Officer (ZHO) public hearing, where the ZHO found that, based on evidence presented in the staff report, materials submitted by the appellant, and testimony given at the hearing, the violations existed on the dates specified in the Administrative Citations (Nos. 2015-00056-1 and 2015-

00056-2). The Hearing Officer upheld both Administrative Citations and their associated fines, and issued an administrative order requiring the property owner to: 1) remove and abate the unpermitted uses on the site, including the storage of construction equipment and materials storage unrelated on on-site agricultural use, 2) cease all unpermitted work by December 4, 2017, and 3) provide verification of the removal and abatement.

Will the project be visible from a public road?

No, as proposed, equipment storage areas would not be visible from any public road.

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

The continued operation of the construction equipment and materials storage use would not require any additional vegetation removal. Illegal grading, vegetation removal, creek diversion, largely associated with the construction of the Horseshoe Road, performed by the owner in 2012, are the subject of the Notice of Violation issued by the California Department of Fish & Wildlife.

Is there prime soil on the project site?

Yes, generally, areas of flat land along San Gregorio Creek meet the Local Coastal Program (LCP) definition of prime soil. The applicant proposes to store equipment outside of prime soil areas.

DISCUSSION

A. KEY ISSUES

1. Zoning Regulations

In order to approve and issue a PAD Permit, the project must comply with the substantive criteria for the issuance of a PAD Permit, as applicable and as delineated in Section 6355 of the Zoning Regulations.

- a. As proposed and to be conditioned, the proposal complies with the following applicable policies, which will be discussed further in the project staff report to be prepared for the Planning Commission.
 - The encroachment of all development upon land which is suitable for agricultural uses and other lands shall be minimized. Staff Response: Proposed storage locations (totaling 1.3 acres in size) are outside of areas of prime soil but are located upon land which is suitable for agricultural uses and other lands, as shown on the Site Plan (Attachment B). These lands, while contiguous to prime soil area, are located in areas divided by access roads and are not ideal for farming. The applicant has designated all areas of prime soils for agricultural use and a large 260,000 sq. ft. flat area of land suitable for agricultural uses and other lands for agricultural and grazing use. It is unclear whether the property has been leased to a grazing operator; A copy of a lease (Attachment E) provided by the applicant identifies Circle Z Cattle company as a cattle company but Section 1 and 3 identify crops as the agricultural use. Also, the lease does not provide a description of the 3 farm fields being rented (e.g., acreage, location) or a maximum head of cattle. Staff has requested clarification from the applicant.
 - All development permitted on a site shall be clustered. Staff Response: Areas of flat land which are outside of flood zones and prime soil areas are limited at this property. The applicant proposes to cluster 4 areas of storage (totaling 1.3 acres in size) in a southeast portion of the property.

- Where possible, structural uses shall be located away from prime agricultural soils. Staff Response: Proposed storage locations are outside of areas of prime soil. The applicant proposes to reserve large areas of prime soil for farming, as shown on the Site Plan (Attachment B).

- b. As proposed, the proposal does not comply with the following applicable policies, which will be discussed further in the project staff report to be prepared for the Planning Commission.

- Development shall be located, sited and designed to carefully fit its environment so that its presence is subordinate to the pre-existing character of the site, and its surrounding is maintained to the maximum extent practicable. Staff Response: While the proposed areas of agriculture and grazing are appropriate to the site, the County has concerns regarding the construction, maintenance, and use of Horseshoe Road, a main access road to agricultural and storage areas.

Sensitive Habitats: Grading, vegetation removal, and creek work associated with the construction/improvement of the Horseshoe Road, which runs alongside the creek, has impacted San Gregorio creek²

²The San Gregorio Creek watershed is the second largest drainage in coastal San Mateo County, with approximately 45 miles of blue line streams. Tributaries to San Gregorio Creek generally drain to the southwest through steep canyons and redwood-Douglas Fir and tanoak forests. The tributaries join in the valley floor, where San Gregorio Creek flows through rolling grasslands, coastal shrub, and agricultural areas before emptying into a coastal lagoon at the Pacific Ocean. San Gregorio Creek is listed as a high priority creek by various state and federal agencies in California for a range of reasons. San Gregorio Creek is considered a Critical Coastal Area (CCA) by the California Coastal Commission (Stillwater Sciences et. Al, 2010). Of the 101 CCAs in California, San Gregorio Creek is one of the ten highest priority watersheds based on existing water quality conditions, value and sensitivity of coastal resources, new or expanding threats to beneficial uses, and degree of local support for watershed-based planning efforts (Source: Biological Resources Evaluation, Skylonda Equipment, MIG TRA Environmental Sciences, Inc., May 2016).

and associated riparian areas. Work was completed without required permits from both the County (Coastal Development, Grading, and Building Permits) and California Department of Fish and Game(CDFW) (Streambed Alteration Agreement). On May 23, 2012, CDFW issued an Administrative Notice of Violation of Fish and Game Code Section 1602 (Attachment F). Impacts to creek and riparian areas are outlined in this letter and include vegetation removal, creek diversion, erosion, bridge installation, drainage ditches which drain to the creek, large debris deposits onto creek banks, truck crossing, and storage within the creek buffer zones. The violation case is still pending and has not been resolved.

Geologic Hazards: As shown on the Geotech and Grading Plan (Attachment C), the applicant has placed boulders as a stabilization measure in areas of large road cuts and landsliding. The County's Geotechnical Consultant has reviewed the measures and states that the measures are not adequate to properly stabilize the roadway alignment. To stabilize the roadway alignment, the large active landslide that is moving beneath the roadway (probably moving fractions of an inch per year) would need to be stabilized.³ The actively moving landslide which has a depth on the order of 40 feet would likely require subsurface "stitch piers", where a mass grading solution is not viable because of environmental impacts. These would be cylindrical concrete and steel reinforced piers on the order of 2 to 3 feet in diameter extending about 60 feet in depth (if lateral tie-backs were also used to help add lateral support to the piers).⁴ As proposed

³ In a very wet year, movement could push an inch or more with the associated risk of catastrophic failure. Looking at the size of that landslide, an informed guess at the depth of landsliding would be displacement to about 40 feet below grade (the actual depth and earth material properties would need to be confirmed by drilling) (Source: County's Geotechnical Consultant, email dated March 15, 2018).

⁴ The County's Geotechnical Consultant estimates the cost of stabilization as between \$300,000 to \$500,000. Work would involve the installation of piers at about 7 feet on center across the width of the landslide where a width of 200 feet is assumed). He estimates approx. \$10,000 per stitch pier with the need for 28 piers and additional expense for tiebacks.

the plans are not adequate to ensure the stability of the road, which is necessary to support the proposed use. It will likely be unfeasible for the applicant to accommodate the cost of these measures and obtain required permits from both the County and CDFW for the completed work and the additional geotechnical work due to the significant environmental impacts of associated with the construction/ improvement of the Horseshoe Road.

- No use, development or alteration shall substantially detract from the scenic and visual quality of the County; or substantially detract from the natural characteristics of existing major water courses, established and mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats. Staff Response: See discussion of impact to Sensitive Habitats above.

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

As stated, the proposed use would not be located on prime soils. The PAD regulations allow the conversion of all lands suitable for agriculture and other lands with a PAD Permit when it can be demonstrated that:

- a. All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable. Staff Response: The majority of the property is heavily sloped and vegetated. Proposed storage locations (totaling 1.3 acres in size) are sited within the remaining flat areas outside of the flood zone and prime soils areas, as shown on the Site Plan (Attachment B). These lands, while contiguous to prime soil areas, are located in areas divided by access roads and are not ideal for farming.

- b. Continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors (Section 30108 of the Coastal Act). Staff Response: The proposed areas of storage, while contiguous to prime soil areas, are located in areas divided by access roads and are not ideal for farming.

- c. Clearly defined buffer areas are developed between agricultural and non-agricultural uses. Staff Response: The proposed areas of storage, while contiguous to prime soil areas, are located in areas divided by access roads and are not ideal for farming.

- d. The productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing. Staff Response: The applicant has designated all areas of prime soils for agricultural use and a large 260,000 sq. ft. flat area of land suitable for agricultural uses and other lands for agricultural and grazing use. As previously stated, it is unclear whether the property has been leased to a grazing operator.

- e. Public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality. Staff Response: In reviewing the list of equipment to be stored at the site (including 2 bulldozers, 3 loaders, 2 excavators, 1 grader, 4 trailers, 1 discing tractor, 2 water trucks, 1 portable saw mill, 1 wood splitter, 4 shipping containers, and 4 tool sheds) staff has requested that the applicant separate the equipment necessary for the primary agriculture use from the equipment associated with his construction equipment operation. The applicant states that the listed equipment is use for both agriculture

and his construction equipment operation. County staff maintains that, should the required permits be granted, the equipment and associated materials storage needs to be separated by use and further reduced in volume in order to maintain the proposed use as a “secondary” and “compatible” use to agriculture. Under the current proposal, in which commercial agriculture has not been substantiated, the proposed use equipment and materials storage appears to be the primary use of the property. The dominance of this use could impair the agricultural viability of the property.

2. General Plan Policies

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

The subject parcel has a General Plan land use designation of “Agriculture.” The proposed project will not be located on prime soils. The development of this project will be located in an area developed with access roads to preserve large areas of agricultural land and uses on the property.

3. Local Coastal Program (LCP) Agriculture Policies

Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) conditionally allows single-family structures provided the criteria

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

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

As discussed in Section 1, above, the project meets these requirements with the exception of “e”.

3. Compliance with the Williamson Act

The property is under Williamson Act Contract (AP66-52) entered into by the Andrade brothers in 1966. The applicant states that hay production is ongoing and has provided two (2) leases for agricultural use of the property, both initiated on January 1, 2018. However, the information provided is not sufficient to substantiate a commercial agricultural use, where full compliance with the Williamson Act would need to demonstrate such use over the previous 3 of 5 years.

	Williamson Act Program Requirements	Planning Review	Compliance
Land Use Designation	Open Space or Agriculture	Agriculture	Yes
Zoning ¹	PAD, RM, or RM-CZ	PAD	Yes
Parcel Size ²	40 Acres	114.44 Acres	Yes
Prime Soils ³	N/A	6.35 Acres	N/A
Non-Prime Soils	N/A	108.09 Acres	N/A
Crop Income ^{4,6}	\$10,000	Not submitted	N/A
Grazing Utilization ^{5,6}	N/A	N/A	N/A
Horse Breeding	N/A	N/A	N/A
1. Zoning designations: "PAD" (Planned Agricultural District), "RM" (Resource Management), and "RM-CZ" (Resource Management-Coastal Zone).			
2. Minimum parcel size required is determined by the presence of Prime Agricultural Lands and/or Non-Prime Agricultural Lands. Parcel size taken from the San Mateo County Assessor's Office records.			
3. Prime soils: Class I or Class II (U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification), Class III (lands capable of growing artichokes or Brussels sprouts, and lands qualifying for an 80-100 Storie Index Rating taken from the Planning and Building Department GIS data).			
4. Required income calculated per Income Requirements for Crops (Uniform Rule 2.A.6).			
5. Grazing land utilization is 75% of parcel acreage (Uniform Rule 2.A.7).			
6. Crop income and grazing data taken from Assessor's Office Agricultural Preserve Questionnaire response using the highest income and grazing acreage of the previous three years for purposes of this review. Contracted parcels are required to meet the minimum commercial crop income, commercial grazing land utilization, or commercial horse breeding.			

a. Minimum Requirement for Crops

The applicant has not provided a current Schedule F *Profit or Loss From Farming* form as requested by staff. He has only provided copies of land rental agreement. The project requires an income exception for the existing Williamson Act Contract. Should the AAC and Agricultural Commissioner grant the exception, then the parcel may remain under contract.

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

4. Determination of Compatibility (DOC)

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

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

Staff Response: As discussed above in Section 3, based on the documentation provided to staff, a commercial agricultural use has not been substantiated at this property.

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

Staff Response: As discussed above in Section 1, the equipment and associated materials proposed for storage at the property should be separated by use and further reduced in volume in order to maintain the proposed use as a “secondary” and “compatible” use to agriculture.

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

Staff Response: The proposed use would not increasing the permanent or temporary human population of the area.

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

Staff Response: As discussed in Section 1, the equipment and associated materials storage needs to be separated by use and further reduced in volume in order to maintain the proposed use as a

“secondary” and “compatible” use to agriculture. Under the current proposal, in which commercial agriculture has not been substantiated, the proposed use equipment and materials storage appears to be the primary use of the property. The dominance of this use could impair the agricultural viability of the property.

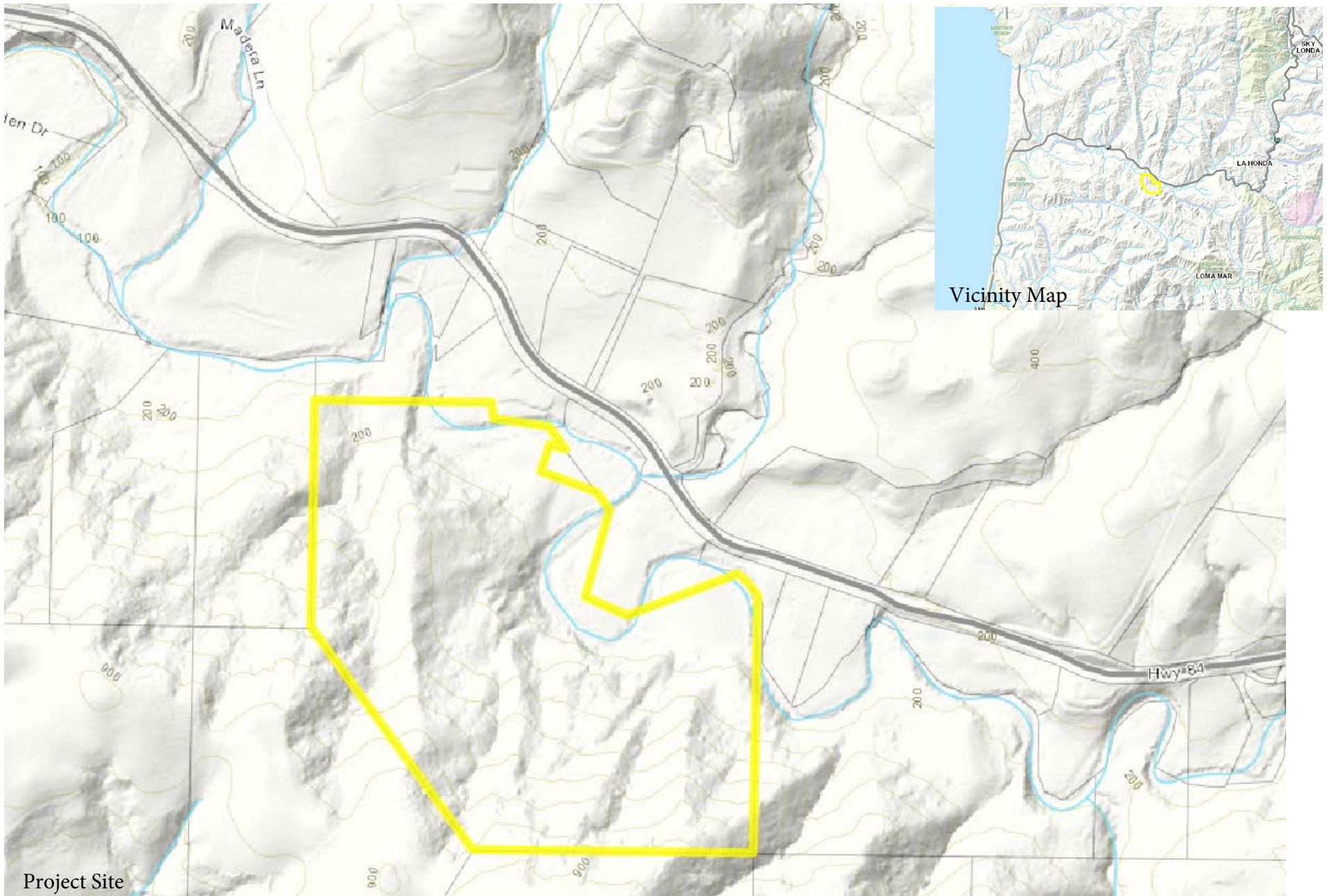
- e. The remaining portion of the parcel not subject to the proposed compatible use would be able to sustain the agricultural use.

Staff Response: The applicant has designated all areas of prime soils for agricultural use and a large 260,000 sq. ft. flat area of land suitable for agricultural uses and other lands for agricultural and grazing use. However, based on the documentation submitted to the County, commercial agriculture on the property has not been substantiated.

ATTACHMENTS

- A. Vicinity Map
- B. Site Plan, submitted January 9, 2019
- C. Geotech and Grading Plan, submitted January 9, 2019
- D. Flood Zone Map, submitted January 9, 2019
- E. Leases submitted by the Applicant
- F. CDFW Administrative Notice of Violation of Fish and Game Code Section 1602, dated May 23, 2012

_ACC SRT (5-5-17).docx



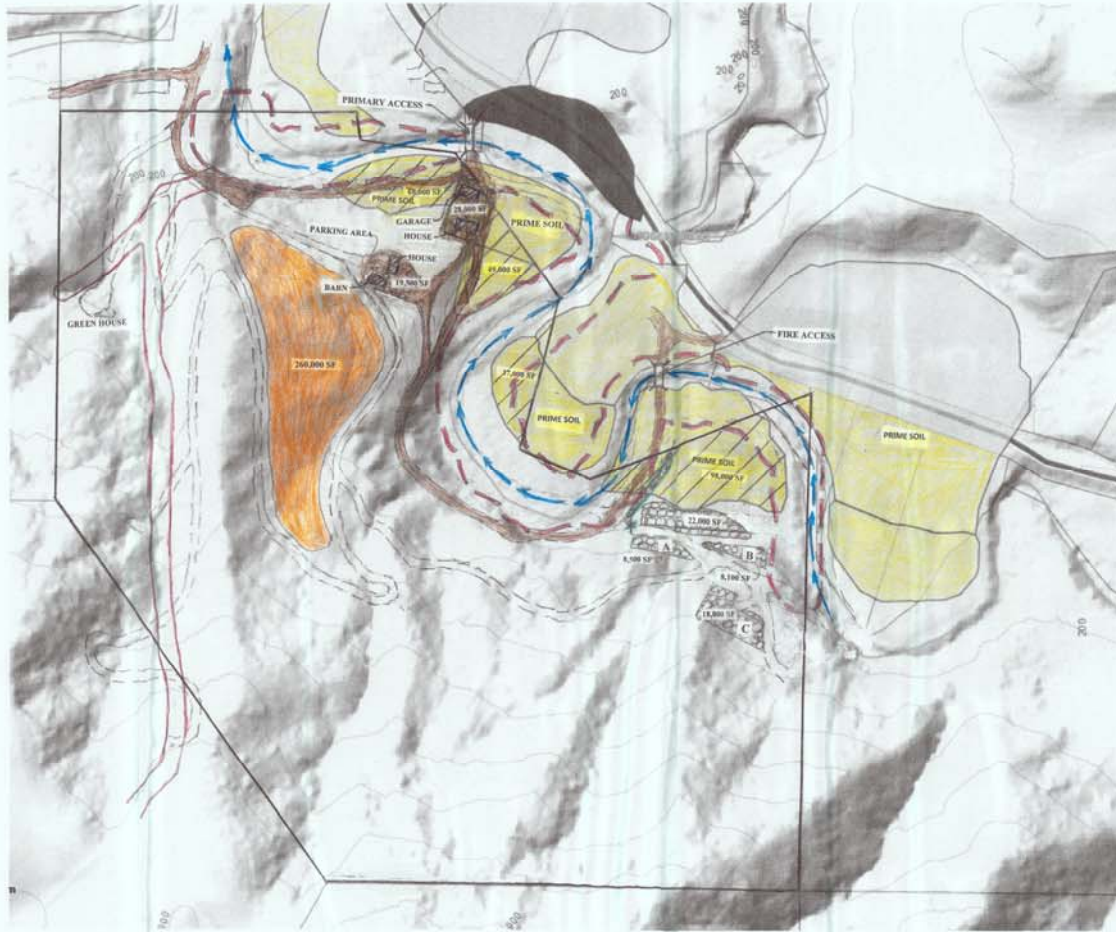
San Mateo County Agricultural Advisory Committee

Owner/Applicant:

Attachment:

File Numbers:

ATTACHMENT B



LEGEND

- PROPERTY LINE
- APPROX. STREAM FLOWLINE
- EXISTING BUILDING
- EXISTING ALL WATER ROAD & GRAVEL PARKING AREA
- EXISTING DIRT ROAD
- EXISTING BRIDGE
- INTERCEPTOR TRENCH
- RIPARIAN BUFFER (INTERMITTENT STREAM)
- RIPARIAN BUFFER (PERENNIAL STREAM)
- PROPOSED STORAGE & TEMPORARY STOCK PILE AREA (SCRAPED TO DRAIN & SURFACED WITH BASE ROCK) (AREAS A, B, & C - EXISTING)
- NEW AGRICULTURAL AND GRAZING AREA
- PRIME SOIL AREAS WITHIN PROPERTY TO BE USED AS AGRICULTURAL



RECEIVED
 JAN 09 2012
 San Mateo County
 Planning Division

Berry and Associates
 1733 Woodside Road, Suite 335
 Redwood City, CA 94061
 Phone: (650) 388-0750

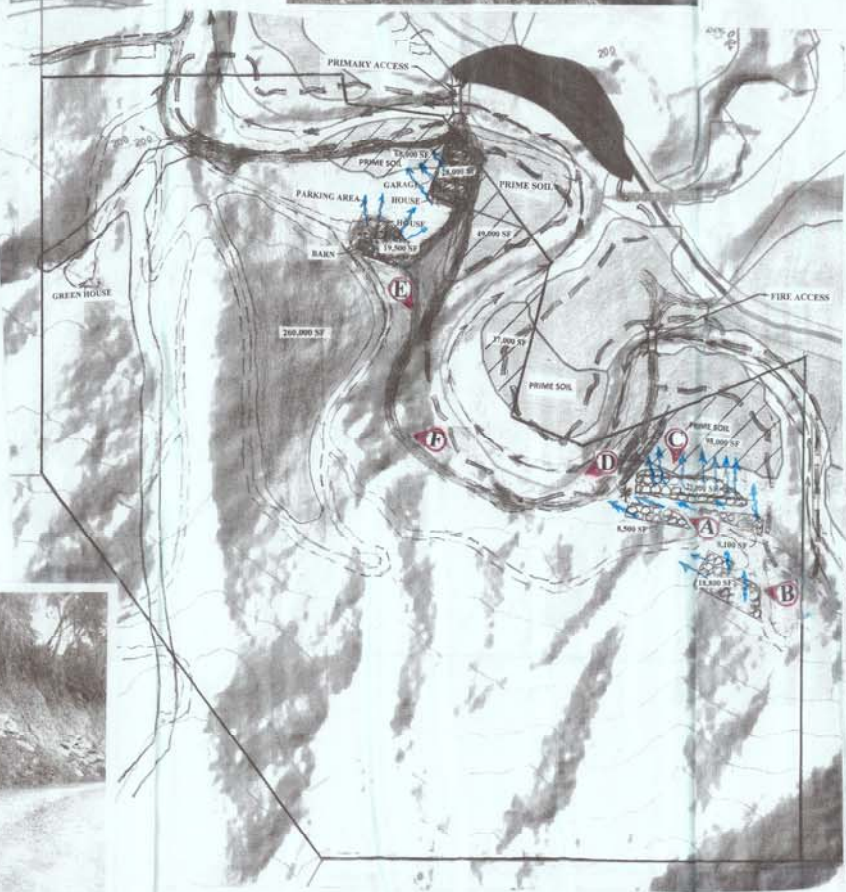


SITE PLAN OF KEY FEATURES
 4448 LA HONDA ROAD SAN MATEO CO. CA

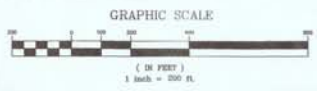
DATE	BY	NO.	REVISIONS

Drawing Number: **C-1**

ATTACHMENT C



- LEGEND**
- PROPERTY LINE
 - APPROX. STREAM FLOWLINE
 - EXISTING BUILDING
 - EXISTING ALL WATHER ROAD & GRAVEL PARKING AREA
 - EXISTING DIRT ROAD
 - EXISTING BRIDGE
 - INTERCEPTOR TRENCH
 - RIPARIAN BUFFER (INTERMITTENT STREAM)
 - RIPARIAN BUFFER (PERENNIAL STREAM)
 - PROPOSED STORAGE & TEMPORARY STOCK PILE AREA (SCRAPED TO DRAIN & SURFACED WITH BASE ROCK) (& DRAINAGE PATTERN)
 - NEW AGRICULTURAL AND GRAZING AREA
 - PRIME SOIL AREAS WITHIN PROPERTY TO BE USED AS AGRICULTURAL



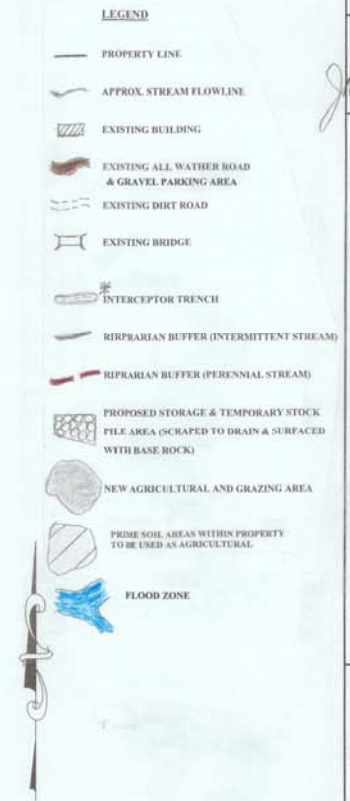
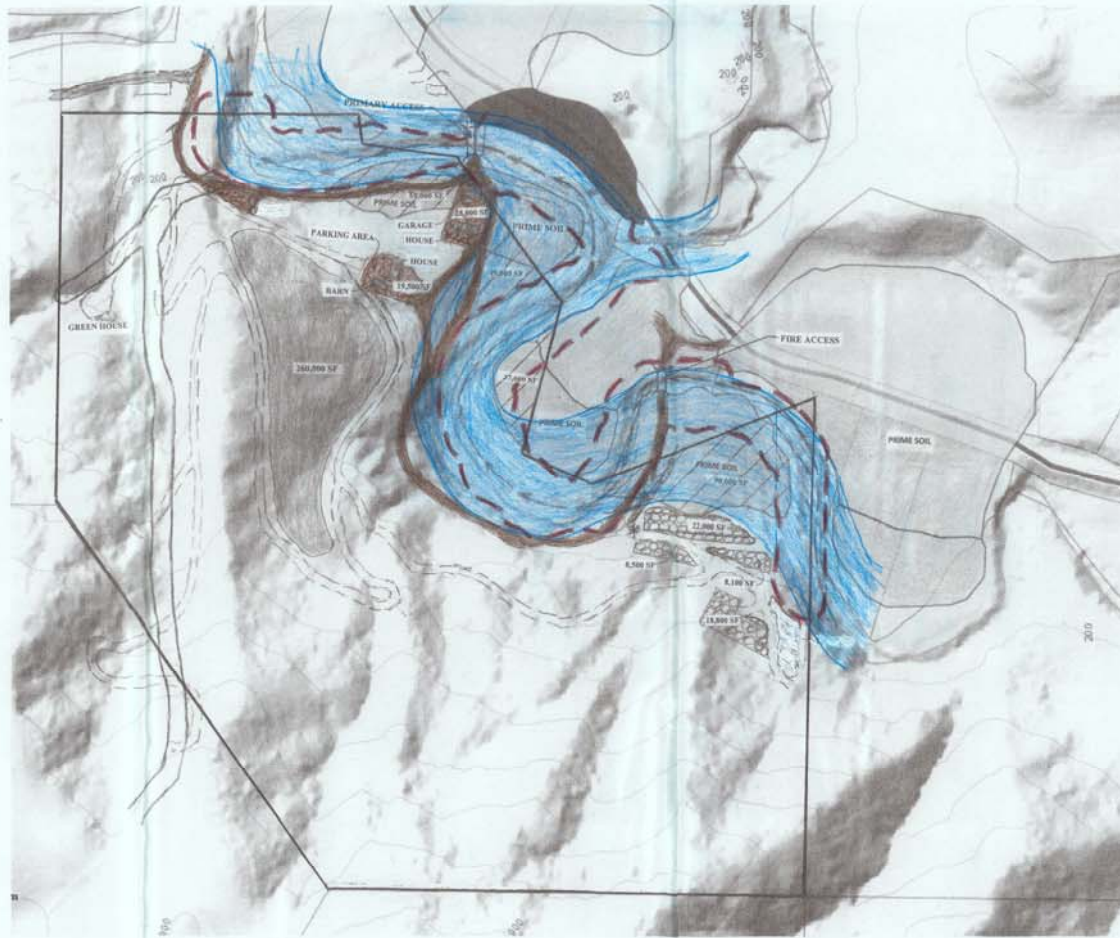
Berry and Associates
 1733 Woodside Road, Suite 335
 Menlo Park, CA 94025
 Phone: (650) 368-0700



GEOTECH AND GRADING WORK
 4448 LA HONDA ROAD SAN MATEO CO. CA

Author:	10/2007
Scale:	1"=200'
Design:	GH
Checked:	GH
Drawn:	GH
Drawing Number:	C-2

ATTACHMENT D



Berry and Associates
 1733 Woodside Road, Suite 330
 Redwood City, CA 94061
 Phone: (650) 368-0750



FLOOD ZONE MAP
 4448 LA HONDA ROAD SAN MATEO CO. CA.

Date:	11/11/09	Revisions:	
Drawn:	C-2009	No.	
Checked:	CB		
Designed:	CB		
Approved:	CB		

Drawing Number
C-3

ATTACHMENT E

AGRICULTUREAL LEASE

This lease, entered into this 1st day of January, 2018, between Rick Rogers, hereinafter referred to as "Lessor" and Circle Z Cattle Company, hereinafter referred to as "Lessee".

Lessee hereby leases from Lessor subject to the terms, covenants and conditions hereinafter contained, that certain real property consisting of approximately 3 farm fields, in the County of San Mateo, State of California, more particularly described as 4448 La Honda Road.

Said property is hereinafter referred to as "the Premises".

1. **Term:** The term of this lease shall commence on January 1, 2018 and shall expire on December 31, 2018. Lessee shall have thirty (30) days after termination of this lease in which to remove any of the then growing crops. Lessee shall give sixty days (60) termination notice to Lessor.
2. **Rental:** As rental, the Lessee hereby agrees to pay the total annual cash rent of [REDACTED] in lawful money of the United States of America payable to Lessor on commencement date of this lease.
3. **Use:** Lessee agrees to use the premises for the purpose of growing agricultural products. Lessee shall conduct its operation on the premises in a good farmer like manner and in accordance with approved practices customarily followed by farmers in the vicinity of premises. Lessee shall maintain said premises at all times, reasonably free from noxious weeds and grasses, Lessee shall neither commit nor permit any waste to be committed up premises.
4. **Taxes and Water Assessments:** Lessor shall be responsible for the payment of all property taxes or assessments of whatever nature that may become due during the term of this lease. Lessee agrees to pay water costs for the use and delivery to the property which is related to Lessee's farming operations during the term of the lease.


5. **Compliance with Laws and Governmental Requirements:** Lessee agrees during the term hereof to comply with all laws, state and county ordinances, rules and regulations relating to Lessee's use of the premises and to hold Lessor and said land free and harmless from all liens, claims, demands, or action which may result from failure, neglect or refusal of Lessee to do so.

6. **Indemnification:** Lessee shall indemnify and hold harmless Lessor from and against any loss, cost, damage or expense, including without limitation, bodily injury, wrongful death, property damage and attorneys fee, which Lessor may suffer or to which Lessor may be subjected and which arises out of or is connected in any way with Lessee's use of the premises hereunder.

Lessor:

Rick Rogers


Lessee:

Derek Zatkovich


IN WITNESS WHEREOF, the parties hereto have executed this lease on the date first above written.

LESSOR:

Rick Rogers

BY: 
Rick Rogers

LESSEE:

Derek Zatkovich

BY: 
Derek Zatkovich

AGRICULTUREAL LEASE

This lease, entered into this 1st day of January, 2018, between Rick Rogers, hereinafter referred to as "Lessor" and Amanda Long, hereinafter referred to as "Lessee".

Lessee hereby leases from Lessor subject to the terms, covenants and conditions hereinafter contained, that certain real property consisting of approximately 1 acre field, 3 green houses and vegetable cleaning shed in the County of San Mateo, State of California, more particularly described as 4448 La Honda Road.

Said property is hereinafter referred to as "the Premises".

1. **Term:** The term of this lease shall commence on January 1, 2018 and shall expire on December 31, 2018. Lessee shall have thirty (30) days after termination of this lease in which to remove any of the then growing crops. Lessee shall give sixty days (60) termination notice to Lessor.
2. **Rental:** As rental, the Lessee hereby agrees to pay the total annual cash rent of [REDACTED] in lawful money of the United States of America payable to Lessor on commencement date of this lease.
3. **Use:** Lessee agrees to use the premises for the purpose of growing agricultural products. Lessee shall conduct its operation on the premises in a good farmer like manner and in accordance with approved practices customarily followed by farmers in the vicinity of premises. Lessee shall maintain said premises at all times, reasonably free from noxious weeds and grasses, Lessee shall neither commit nor permit any waste to be committed up premises.
4. **Taxes and Water Assessments:** Lessor shall be responsible for the payment of all property taxes or assessments of whatever nature that may become due during the term of this lease. Lessee agrees to pay water costs for the use and delivery to the property which is related to Lessee's farming operations during the term of the lease.

5. **Compliance with Laws and Governmental Requirements:** Lessee agrees during the term hereof to comply with all laws, state and county ordinances, rules and regulations relating to Lessee's use of the premises and to hold Lessor and said land free and harmless from all liens, claims, demands, or action which may result from failure, neglect or refusal of Lessee to do so.

6. **Indemnification:** Lessee shall indemnify and hold harmless Lessor from and against any loss, cost, damage or expense, including without limitation, bodily injury, wrongful death, property damage and attorneys fee, which Lessor may suffer or to which Lessor may be subjected and which arises out of or is connected in any way with Lessee's use of the premises hereunder.

Lessor:

Rick Rogers


Lessee:

Amanda Long


IN WITNESS WHEREOF, the parties hereto have executed this lease on the date first above written.

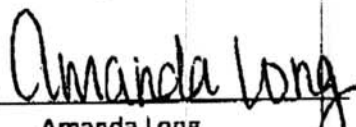
LESSOR:

Rick Rogers

BY: 
Rick Roger

LESSEE:

Amanda Long

BY: 
Amanda Long



State of California – The Natural Resources Agency
DEPARTMENT OF FISH AND GAME
Bay Delta Region
7329 Silverado Trail
Napa, CA 94558
(707) 944-5500
www.dfg.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



May 23, 2012

Mr. Rick Rodgers
Skylonda Equipment
Post Office Box 620387
Woodside, CA 94062

Dear Mr. Rodgers:

Subject: Administrative Notice of Violation of Fish and Game Code Section 1602

On March 29, 2012, Department of Fish and Game (DFG) Lieutenant Todd Ajari, Warden James Ober and Suzanne DeLeon, Environmental Scientist, visited the property of Skylonda Equipment at 4645 La Honda Road, San Mateo County to follow up on an anonymous telephone call. During the visit, the DFG representatives listed above observed several activities that are subject to Fish and Game Code section 1602. Below are the activities that were observed:

1. Bridge Installation and Associated Support Structure for the Bridge
A railroad car bridge was installed over the creek at the entrance of the property to facilitate vehicle traffic onto the stockyard. Mr. Rodgers stated the bridge was treated with copper green, a wood preservative. Underneath the bridge, large rip-rap with asphalt, plastic netting and other trash and debris were placed on both banks of San Gregorio Creek.
2. Diversion
On river right (right side of the bank looking downstream) close to the bridge, DFG representatives noticed a small diversion pipe approximately four inches in diameter that was placed into the creek to divert water.
3. Grading and Drainage Ditches
Earthen drainage ditches were constructed to drain the property directly into the creek. The earthen outfalls of these drainage ditches were located at the creek bank and were causing severe erosion into the creek.
4. Grading in the Riparian Zone
Several areas showed signs of tree and vegetation removal and grading in the riparian zone with woody debris, asphalt, concrete, and wood chips sidecast onto the bank in the riparian zone. Large equipment and storage sheds were stored on this graded area within and close to the riparian zone.
5. Truck Crossing across San Gregorio Creek
The creek just upstream of a landslide was used as a wet crossing for large equipment and trucks to access the stockyard.

Mr. Rick Rodgers
May 23, 2012
Page 2

Fish and Game Code Section 1602 requires a person to notify DFG before: 1) substantially diverting or obstructing the natural flow of a river, stream, or lake; 2) substantially changing the bed, channel or bank of a river, stream, or lake; 3) using any material from the bed, channel, or bank of a river, stream, or lake; and/or 4) depositing or disposing of debris, waste, or material containing crumbled, flaked, or ground pavement where it may pass into a river, stream, or lake.

In this case, DFG has determined that notification was required because the activities listed above substantially changed the bed, bank and channel of San Gregorio Creek, deposited debris and materials that can be deleterious to the fish and wildlife of San Gregorio Creek, and placed structures within the creek which have the potential to substantially divert the natural flow of San Gregorio Creek. The failure to notify DFG prior to modifications within the San Gregorio Creek is a violation of Fish and Game Code section 1602. In order to address this violation, you will need to immediately stop all the activities stated above, if you have not done so already and complete the Streambed Alteration Agreement Notification according to the Incomplete Letter sent to you on May 18, 2012. The notification should also include remedial items listed below, Attachment C Water Diversion and bridge information and installation plans. Please resubmit the complete package, notification fee balance if the actions required in the Incomplete Letter and this letter add to the project cost, and a copy of this notice to DFG at the above address by June 8, 2012.

Remedial actions to address the violations shall include but are not be limited to:

1. Clearing of all debris that was placed on the banks and in the creek, including asphalt, cement, plastic netting, trash, wood chips, etc.
2. Submitting proper drainage plans. Drainage plans shall include a bioswale or earthen area to filter out the polluted water from the property before draining into the creek. Drainage ditches shall not be earthen ditches which carry sediment directly to the creek.
3. The wet crossing shall not be utilized and the creek restored to its natural state at that site.
4. Large equipment, tool sheds and other material shall be moved at least 25 feet from the riparian zone. All large equipment shall be free of leaks and should have oil pans placed beneath them. The area between the riparian edge and 25-foot buffer for storage of large equipment and storage sheds should be re-vegetated with native material.
5. A re-vegetation plan for all bank areas where debris was placed shall be submitted.
6. A Plan to rectify the erosion from banks that were made steeper or changed by Mr. Rodgers. The river left bank near the bridge appeared to be built up by placement of soil and other debris on the bank and a berm was built on top of the

Mr. Rick Rodgers
May 23, 2012
Page 3

bank. Several other bank areas had debris sidecast over the bank, which has caused erosion, and the earthen drainage ditches outfalling over the bank into the creek has also caused erosion. The plan can include removing debris, grading the bank back to a gentler slope and re-vegetation with native material.

7. Straw waddles or hay bales should be placed on the outside border of the riparian zone where large equipment, soil, or other material will be stored or driven.
8. If the stockpile yard is to be filled, a fill plan describing amount and type of fill must be submitted.

After DFG receives the notification and fee, we will process the notification and issue a draft Streambed Alteration Agreement (Agreement) as described in Fish and Game Code Sections 1602 and 1603. This Administrative Notice is provided pursuant to Fish and Game Code Section 1614 which states that conditions in the Agreement provided by DFG to protect fish and wildlife resources are not subject to arbitration in the event you disagree with any of the protective measures, and you and DFG cannot resolve the disagreement (Fish and Game Code Section 1614).

If DFG does not receive the notification and fee by June 10, 2012, DFG may pursue other enforcement options, including referring the matter to the District Attorney's Office or the Attorney General's Office for civil or criminal prosecution.

If you have any questions regarding this letter, please contact Ms. DeLeon at (831) 440-9433 or by email at sdeleon@dfg.ca.gov; or Mr. Craig Weightman, Acting Environmental Program Manager, at (707) 944-5577.

Sincerely,



Scott Wilson
Acting Regional Manager
Bay Delta Region

cc: Department of Fish and Game
Lt. Todd Ajari
Wdn. James Ober

4/19/12	224.00			1600-2012-0112-3
---------	--------	--	--	------------------



SkyLonda Equipment
Check # 6735

STATE OF CALIFORNIA
DEPARTMENT OF FISH AND GAME

S. Delcon
LT. Ajari



NOTIFICATION OF LAKE OR STREAMBED ALTERATION

Complete EACH field, unless otherwise indicated, following the enclosed instructions and submit ALL required enclosures. Attach additional pages, if necessary.

1. APPLICANT PROPOSING PROJECT

Fish & Game

Name	RICK ROGERS			APR 19 2012
Business/Agency				Yountville
Street Address	4646 LA HONDA RD			
City, State, Zip	SAN GREGORIO, CA 94074			
Telephone	(415) 990-8078	Fax	(650) 747-0186	
Email				

2. CONTACT PERSON (Complete only if different from applicant)

Name	RICK ROGERS		
Street Address	4546 LA HONDA RD		
City, State, Zip	SAN GREGORIO, CA 94074		
Telephone	(415) 990-8078	Fax	(650) 747-0186
Email	SKYLONDAEQUIPMENT@YAHOO.COM		

3. PROPERTY OWNER (Complete only if different from applicant)

Name	ROY HOWELL		
Street Address			
City, State, Zip			
Telephone		Fax	
Email			

4. PROJECT NAME AND AGREEMENT TERM

A. Project Name		FARM FIELD		
B. Agreement Term Requested		<input checked="" type="checkbox"/> Regular (5 years or less) <input type="checkbox"/> Long-term (greater than 5 years)		
C. Project Term		D. Seasonal Work Period		E. Number of Work Days
Beginning (year)	Ending (year)	Start Date (month/day)	End Date (month/day)	
2012	2012	06/01	07/01	5.00

5. AGREEMENT TYPE

Check the applicable box. If box B, C, D, or E is checked, complete the specified attachment.

A.	<input checked="" type="checkbox"/> Standard (Most construction projects, excluding the categories listed below)	
B.	<input type="checkbox"/> Gravel/Sand/Rock Extraction (Attachment A)	Mine I.D. Number: _____
C.	<input type="checkbox"/> Timber Harvesting (Attachment B)	THP Number: _____
D.	<input type="checkbox"/> Water Diversion/Extraction/Impoundment (Attachment C)	SWRCB Number: _____
E.	<input type="checkbox"/> Routine Maintenance (Attachment D)	
F.	<input type="checkbox"/> DFG Fisheries Restoration Grant Program (FRGP)	FRGP Contract Number: _____
G.	<input type="checkbox"/> Master	
H.	<input type="checkbox"/> Master Timber Harvesting	

6. FEES

Please see the current fee schedule to determine the appropriate notification fee. Itemize each project's estimated cost and corresponding fee. *Note: The Department may not process this notification until the contractor has been notified.*

	A. Project	B. Project Cost	C. Project Fee
1	FARM FIELD	\$3,000.00	\$224.00
2			
3			
4			
5			
		D. Base Fee (if applicable)	
		E. TOTAL FEE ENCLOSED	\$224.00

7. PRIOR NOTIFICATION OR ORDER

A. Has a notification previously been submitted to, or a Lake or Streambed Alteration Agreement previously been issued by, the Department for the project described in this notification?

Yes (Provide the information below) No

Applicant: _____ Notification Number: _____ Date: _____

B. Is this notification being submitted in response to an order, notice, or other directive ("order") by a court or administrative agency (including the Department)?

No Yes (Enclose a copy of the order, notice, or other directive. If the directive is not in writing, identify the person who directed the applicant to submit this notification and the agency he or she represents, and describe the circumstances relating to the order.) **Todd Ajari**

Continued on additional page(s)

8. PROJECT LOCATION

A. Address or description of project location.
(Include a map that marks the location of the project with a reference to the nearest city or town, and provide driving directions from a major road or highway)

4646 LA HONDA RD SAN GREGORIO, CA 94074

Continued on additional page(s)

B. River, stream, or lake affected by the project. STREAM

C. What water body is the river, stream, or lake tributary to? PACIFIC OCEAN

D. Is the river or stream segment affected by the project listed in the state or federal Wild and Scenic Rivers Acts? Yes No Unknown

E. County SAN MATEO COUNTY

F. USGS 7.5 Minute Quad Map Name	G. Township	H. Range	I. Section	J. 1/4 Section
<u>LA HONDA</u>				

Continued on additional page(s)

K. Meridian (check one) Humboldt Mt. Diablo San Bernardino

L. Assessor's Parcel Number(s)

Continued on additional page(s)

M. Coordinates (If available, provide at least latitude/longitude or UTM coordinates and check appropriate boxes)

Latitude/Longitude	Latitude: <u>37.313147</u>	Longitude: <u>122.328012</u>	
	<input type="checkbox"/> Degrees/Minutes/Seconds	<input checked="" type="checkbox"/> Decimal Degrees	<input type="checkbox"/> Decimal Minutes
UTM	Easting: <u>559534.2</u>	Northing: <u>4129832.3</u>	<input checked="" type="checkbox"/> Zone 10 <input type="checkbox"/> Zone 11

Datum used for Latitude/Longitude or UTM NAD 27 NAD 83 or WGS 84

NOTIFICATION OF LAKE OR STREAMBED ALTERATION

9. PROJECT CATEGORY AND WORK TYPE (Check each box that applies)

PROJECT CATEGORY	NEW CONSTRUCTION	REPLACE EXISTING STRUCTURE	REPAIR/MAINTAIN EXISTING STRUCTURE
Bank stabilization – bioengineering/recontouring	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bank stabilization – rip-rap/retaining wall/gabion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boat dock/pier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boat ramp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bridge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Channel clearing/vegetation management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Culvert	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Debris basin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diversion structure – weir or pump intake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Filling of wetland, river, stream, or lake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat enhancement – revegetation/mitigation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Levee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low water crossing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road/trail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sediment removal – pond, stream, or marina	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm drain outfall structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Temporary stream crossing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utility crossing : Horizontal Directional Drilling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jack/bore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open trench	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. PROJECT IMPACTS

A. Describe impacts to the bed, channel, and bank of the river, stream, or lake, and the associated riparian habitat. Specify the dimensions of the modifications in length (linear feet) and area (square feet or acres) and the type and volume of material (cubic yards) that will be moved, displaced, or otherwise disturbed, if applicable.

10' X 20' SECTION OF BANK TO BE TAPERED TO MAKE SLOPE LESS STEEP

Continued on additional page(s)

B. Will the project affect any vegetation?

Yes (Complete the tables below) No

Vegetation Type	Temporary Impact	Permanent Impact
	Linear feet: _____ Total area: _____	Linear feet: _____ Total area: _____
	Linear feet: _____ Total area: _____	Linear feet: _____ Total area: _____

Tree Species	Number of Trees to be Removed	Trunk Diameter (range)

Continued on additional page(s)

C. Are any special status animal or plant species, or habitat that could support such species, known to be present on or near the project site?

Yes (List each species and/or describe the habitat below) No Unknown

Continued on additional page(s)

D. Identify the source(s) of information that supports a "yes" or "no" answer above in Box 11.C.

Continued on additional page(s)

E. Has a biological study been completed for the project site?

Yes (Enclose the biological study) No

Note: A biological assessment or study may be required to evaluate potential project impacts on biological resources.

F. Has a hydrological study been completed for the project or project site?

Yes (Enclose the hydrological study) No

Note: A hydrological study or other information on site hydraulics (e.g., flows, channel characteristics, and/or flood recurrence intervals) may be required to evaluate potential project impacts on hydrology.

12. MEASURES TO PROTECT FISH, WILDLIFE, AND PLANT RESOURCES

A. Describe the techniques that will be used to prevent sediment from entering watercourses during and after construction.

USE OF STRAW SWADDLE

Continued on additional page(s)

B. Describe project avoidance and/or minimization measures to protect fish, wildlife, and plant resources.

NOTHING WILL ENTER WATER

Continued on additional page(s)

C. Describe any project mitigation and/or compensation measures to protect fish, wildlife, and plant resources.

NONE NEEDED

Continued on additional page(s)

13. PERMITS

List any local, state, and federal permits required for the project and check the corresponding box(es). Enclose a copy of each permit that has been issued.

- A. _____ Applied Issued
- B. _____ Applied Issued
- C. _____ Applied Issued
- D. Unknown whether local, state, or federal permit is needed for the project. (Check each box that applies)

Continued on additional page(s)

14. ENVIRONMENTAL REVIEW

A. Has a draft or final document been prepared for the project pursuant to the California Environmental Quality Act (CEQA), National Environmental Protection Act (NEPA), California Endangered Species Act (CESA) and/or federal Endangered Species Act (ESA)?

- Yes (Check the box for each CEQA, NEPA, CESA, and ESA document that has been prepared and enclose a copy of each)
 No (Check the box for each CEQA, NEPA, CESA, and ESA document listed below that will be or is being prepared)

- | | | |
|---|---|--|
| <input type="checkbox"/> Notice of Exemption | <input type="checkbox"/> Mitigated Negative Declaration | <input type="checkbox"/> NEPA document (type): _____ |
| <input type="checkbox"/> Initial Study | <input type="checkbox"/> Environmental Impact Report | <input type="checkbox"/> CESA document (type): _____ |
| <input type="checkbox"/> Negative Declaration | <input type="checkbox"/> Notice of Determination (Enclose) | <input type="checkbox"/> ESA document (type): _____ |
| <input type="checkbox"/> THP/ NTMP | <input type="checkbox"/> Mitigation, Monitoring, Reporting Plan | |

B. State Clearinghouse Number (if applicable) _____

C. Has a CEQA lead agency been determined? Yes (Complete boxes D, E, and F) No (Skip to box 14.G)

D. CEQA Lead Agency _____

E. Contact Person _____

F. Telephone Number _____

G. If the project described in this notification is part of a larger project or plan, briefly describe that larger project or plan.

Continued on additional page(s)

H. Has an environmental filing fee (Fish and Game Code section 711.4) been paid?

- Yes (Enclose proof of payment) No (Briefly explain below the reason a filing fee has not been paid)

THIS PROJECT WILL NOT IMPACT FISH OR GAME.

Note: If a filing fee is required, the Department may not finalize a Lake or Streambed Alteration Agreement until the filing fee is paid.

15. SITE INSPECTION

Check one box only.

In the event the Department determines that a site inspection is necessary, I hereby authorize a Department representative to enter the property where the project described in this notification will take place at any reasonable time, and hereby certify that I am authorized to grant the Department such entry.

I request the Department to first contact (insert name) RICK ROGERS at (insert telephone number) (415) 990-8078 to schedule a date and time to enter the property where the project described in this notification will take place. I understand that this may delay the Department's determination as to whether a Lake or Streambed Alteration Agreement is required and/or the Department's issuance of a draft agreement pursuant to this notification.

NOTIFICATION OF LAKE OR STREAMBED ALTERATION

16. DIGITAL FORMAT

Is any of the information included as part of the notification available in digital format (i.e., CD, DVD, etc.)?

Yes (Please enclose the information via digital media with the completed notification form)

No

17. SIGNATURE

I hereby certify that to the best of my knowledge the information in this notification is true and correct and that I am authorized to sign this notification as, or on behalf of, the applicant. I understand that if any information in this notification is found to be untrue or incorrect, the Department may suspend processing this notification or suspend or revoke any draft or final Lake or Streambed Alteration Agreement issued pursuant to this notification. I understand also that if any information in this notification is found to be untrue or incorrect and the project described in this notification has already begun, I and/or the applicant may be subject to civil or criminal prosecution. I understand that this notification applies only to the project(s) described herein and that I and/or the applicant may be subject to civil or criminal prosecution for undertaking any project not described herein unless the Department has been separately notified of that project in accordance with Fish and Game Code section 1602 or 1611.

Rick Rogers
Signature of Applicant or Applicant's Authorized Representative

03/30/12
Date

RICK ROGERS
Print Name

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

DATE: April 9, 2018

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

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

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

PLANNED AGRICULTURAL DISTRICT PERMIT OUTCOMES

No PAD permits were heard before the Planning Commission in the month March 2018.

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

Two new applications for a PAD permit was received during the month of March 2018. The permits (PLN2018-00108 and PLN2018-109) are for a Coastal Development Permit and Planned Agriculture Development permit for 2 new Farm Labor Housing units, each approximately 890 sq./ft. in size, construction a new septic system, conversion of an existing agriculture well to a domestic well and the conversion an existing storage shed to a permanent road side farm stand & the use of an existing kitchen located in a farm center building for the manufacture/preparation of goods that will be sold at the farm stand. The project is located at APN 086-080-040 along Pescadero Creek Road.

COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS

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

ADDITIONAL ANNOUNCEMENTS

The Action Minutes for the March 12, 2018 regular meeting will be brought forward for consideration at the next meeting of the AAC.

ATTACHMENTS

- 1) CDX List

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

Permit Number	RECORD NAME	DATE OPENED	DESCRIPTION	APN	Address	RECORD STATUS
PLN2018-00121	ADDITION	3/27/2018	Coastal Permit Exemption (CDX) for an ADDITION / REMODEL: adding 520 sq. ft. to main floor area creating new OFFICE and BATH and storage. Adding 19 sq.ft. to ground floor at new stairway location. Remove 147 sq. ft. at main floor Laundry. REMODEL: Relocate stairs, reconfigure laundry room and entry. Replace and / or relocate windows. Convert (e) 293 sq, ft, Storage on ground floor to conditioned 'PLAYROOM' . Install skylights. Remove and reconfigure (e) 1642 sq. ft. DECKS eliminating 511 sq.ft. with total decks now 1131 sq.ft. (Associated with BLD2018-00609)	066240090	500 Irish Ridge Rd, Half Moon Bay	Submitted