



County of San Mateo Planning & Building Department
Agricultural Advisory Committee

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

MEETING PACKET

Date: Monday, May 9, 2016
Time: 7:30 p.m.
Place: San Mateo County Farm Bureau Office
765 Main Street, Half Moon Bay, California

AGENDA

1. **Call to Order**
2. **Member Roll Call**
3. **Guest Roll Call**
4. Public Announcements/Comments for Items Not on the Agenda
5. Consideration of a project to comprehensively update the County's Subdivision Regulations that would: 1) incorporate changes made to the State Subdivision Map Act and relevant case law; 2) identify how to better implement County General Plan policies and the County's Local Coastal Program, such as creating more flexibility to achieve affordable housing, protecting environmental resources and other community goals; 3) integrate new subdivision types; and (4) clarify, augment, and streamline the subdivision ordinance, and the subdivision application and review process, to enhance their ease of use, within a collaborative stakeholder process.
6. Consideration of a Coastal Development, Planned Agricultural Development and Use Permits for the construction of a new water booster pump at the Denniston Reservoir and replacement of existing water transmission lines along Bridgeport Drive and Coral Reef Avenue, in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission. File No. PLN2016-00008
7. Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the Zoning Regulations, a Planned Agricultural District Permit, pursuant to Section 6353 of the Zoning Regulations, and a Use Permit, pursuant to Sections 6500 and 6510 of the Zoning Regulations, cellular telephone antenna nodes on five existing utility poles and fiber optic line along 10.76 miles of existing utility poles and 3.46 miles underground within roadway rights-of-way and utility easements in the unincorporated Pescadero West area of San Mateo County. This project is appealable to the Coastal Commission. File No. PLN2014-00194
8. New Location: Relocating the Agricultural Advisory Committee due to accessibility requirements.
7. Consideration of the Action Minutes for the April 11, 2016, regular meeting
8. **Adjournment**

ROLL SHEET – May 9, 2016

Agricultural Advisory Committee Attendance 2015-2016

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

COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: May 9, 2016

TO: Agricultural Advisory Committee

FROM: David Petrovich, Planning Staff (650) 363-1869 dpetrovich@smcgov.org

SUBJECT: Consideration of a project to comprehensively update the County's Subdivision Regulations that would: 1) incorporate changes made to the State Subdivision Map Act (California Government Code Sections 66410 through 66499) and relevant case law; 2) identify how to better implement County General Plan policies and the County's Local Coastal Program, such as creating more flexibility to achieve affordable housing, protecting environmental resources and other community goals; 3) integrate new subdivision types; and (4) clarify, augment, and streamline the subdivision ordinance, and the subdivision application and review process, to enhance their ease of use, within a collaborative stakeholder process.

BACKGROUND

The Planning & Building Department has initiated a comprehensive update of the County Subdivision Regulations which were last updated in 1992. Since then, numerous changes in state law have occurred and several key court cases have been decided. Therefore, this update is both necessary and timely and is also an opportunity to improve the content and utility of the ordinance beyond basic update requirements.

PROJECT DESCRIPTION

This update will result in an amendment to the County's current Subdivision Regulations so that it is consistent with the latest provisions of the State Subdivision Map Act (SMA) and relevant case law (court decisions). The amendment will modify existing provisions and add new ones to better implement the land use and circulation policies of the County General Plan, create a process for determining the development potential of newly proposed parcels, and address new types of subdivisions. The project will ultimately require an amendment to the County's Local Coastal Program through the California Coastal Commission, but it will not alter any adopted land use plans, zoning, or development-related policies.

PROCESS

This staff report summarizes the project scope and the issues staff has identified thus far with the current Subdivision Regulations that will be addressed through ordinance amendments. Staff is presenting this information to the Agricultural Advisory Committee, the Midcoast, Pescadero, and North Fair Oaks Community Councils, and the Planning Commission for review and feedback. We will also present drafts of the proposed ordinance to the Councils and Planning Commission before beginning the formal legislative process leading to consideration of amendments by the Board of Supervisors.

The Planning and Building Department is leading the update as a collaborative project involving the active participation of several County Departments as technical advisors and stakeholders as well as opportunities for ongoing public input at the appropriate junctures to ensure that staff's final recommendation reflects the broadest range of viewpoints and considerations. Currently, we plan to complete the project in about a year as follows:

<u>Timeframe</u>	<u>Event</u>
May 2016	AAC and community councils initial presentations
June 2016	Planning Commission initial presentation
September 2016	Planning Commission review of first draft ordinance
November 2016	AAC and community councils review of revised draft ordinance
December 2016	Planning Commission review of revised draft ordinance
February 2017	Planning Commission recommendation on final draft ordinance
March 2017	Board of Supervisors consideration of final draft ordinance

Issues

The following issues or deficiencies with the Subdivision Regulations have been identified by County staff from several departments. It is our intention to clarify the nature of these issues and prepare draft ordinance language to address them:

Content Issues

- Incorporate SMA changes since 1992 and achieve a balance between citing the SMA versus quoting it;
- Reflect case law since 1992, making sure to resolve instances where cases may give conflicting direction on same the topic;
- Revise and/or supplement the definitions that lack clarity (e.g., remainder parcel) or don't exist for certain terms (e.g., environmental subdivisions);
- Improve flag lot standards to clarify how development on that unique type of lot configuration is best controlled;
- Clarify/standardize the creation, processing, and development status of remainder parcels;
- Clarify and improve requirements for the submittal and content of drainage plans;
- Identify public improvement design elements to be modified for better

implementation of General Plan land use and circulation policies (e.g., resolve conflicts with roadway standards);

- Add standards for condominiums, mixed-use, small lot single-family, and townhome subdivisions, which are currently addressed through PUD zoning, and require and develop standards for CC&Rs;
- Integrate rules addressing storm water management, site drainage, and impervious/pervious surfaces, all of which are now managed separately;
- Create provisions to ensure long-term maintenance of low impact development features;
- Consider emerging trends in water management including gray water systems and on-site water treatment plants;
- Ensure proposed lots can accommodate on-site parking;
- Clarify map requirements, and clarify and simplify the Certificate of Compliance process for applicants;
- Create provisions for gauging the development potential (buildable footprint) of new lots, based upon topography, tree cover, streambeds, groundwater, wetlands, stormwater management, etc. This could also be a way to address future impacts of climate change, such as flooding or erosion from sea level rise and storms, or other impacts.
- Require that lot line adjustments depict building envelopes to ensure that future development can be accommodated per the General Plan policies and zoning requirements applicable to the property;
- Clarify how easements affect site development, including how to measure building setbacks from easements;
- Add requirements that ensure new parcels comply with the Williamson Act; and
- Utilize language, format, graphics, and modern means of application submittal for better end-user convenience.

Process Issues

- Clarify how to apply requirements for minimum lot size and lot depth;
- Clarify/simplify requirements for Type B Certificates of Compliance;
- Improve the process for determining and tracking the transfer of development credits in the PAD and RM zones;
- Use the pre-application process to resolve critical issues such as ensuring adequate septic and water capacity for sites not connected to municipal services before formal project review;
- Compare the service demand of a proposed project to the services that can actually be provided;
- Resolve how to gain access to steep sites for percolation and other necessary on-site assessments in the absence of existing access roads;
- Improve coordination and communication between County Departments involved in subdivision review and approval; and
- Update County websites with helpful information for applicants, develop handouts, etc. to help the public better understand and follow the subdivision application, review, and approval process.

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

1. Given the Committee's mission of achieving the objectives of the Planned Agricultural Development Ordinance to preserve agriculture production in the County, how might the Subdivision Ordinance be amended to be a better tool for that mission?
2. Based upon the Committee's experience with real subdivision project proposals, were there project issues that could have been avoided or resolved had certain provisions already been in place in the ordinance?
3. Are there any other issues or concerns the Committee may have which could be addressed by this update project?

The Committee is asked to consider the above questions and, through discussion, provide comments to staff. Staff will work with the comments received from the Committee and other stakeholders and then return to the Committee with a draft ordinance according the project schedule.

ATTACHMENTS

None; however, staff will make a PowerPoint presentation at the meeting.

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

DATE: May 9, 2016

TO: Agricultural Advisory Committee

FROM: Michael Schaller, Planning Staff, (650) 363-1849

SUBJECT: Consideration of a Coastal Development, Planned Agricultural Development and Use Permits for the construction of a new water booster pump at the Denniston Reservoir and replacement of existing water transmission lines along Bridgeport Drive and Coral Reef Avenue, in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00008 (Coastside County Water District)

PROPOSAL

The Coastside County Water District (CCWD) is proposing to construct a new, unmanned, water booster pump station next to the existing pump station on top of the Denniston Reservoir dam. This location is zoned PAD and thus requires the AAC's advisory review. The other component of the District's application is to replace the existing 8" dia. water main along Bridgeport Drive and Coral Reef Avenue with a 12" dia. water main. This component is located in areas zoned R-1 and thus is not under the AAC's advisory purview.

Water treated at the Denniston Water Treatment Plant (WTP) is stored in an existing 1.5 million gallon (MG) tank (Denniston Tank) located on a hillside approximately 170 feet above the Denniston WTP. There is a relatively flat hydraulic grade line between the Denniston Tank and the Carter Hill Tank; as a result of this grade line, gravity flow from the Denniston Tank to the Carter Hill Tank currently is limited to approximately 300 gallons per minute (gpm). In order to increase the flow from Denniston WTP into the CCWD distribution system and be able to push water all the way to the southern end of the District's distribution lines, pumping is required.

CCWD proposes to install a Booster Pump Station adjacent to the existing Denniston Pump Station (located on top of the dam) on CCWD property. The Booster Pump Station will increase maximum flow rates from the Denniston Tank to the Carter Hill Tank, and, as a result, will allow the Denniston WTP to operate at full capacity. The Booster Pump Station will be designed for up to three vertical, electric turbine pumps, with two pumps installed initially and room for a third as needed.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

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

BACKGROUND

Report Prepared By: Michael Schaller, Senior Planner

Location: Denniston Reservoir Dam

APN: 037-320-150

Existing Zoning: Planned Agricultural Development (PAD)

General Plan Designation: Agriculture – Rural

Existing Land Use: Water Storage Reservoir and Farm Buildings

Setting: The project site is within unincorporated, rural land in San Mateo County. The project area around the Denniston Reservoir site is composed of undeveloped, open space used for recreational and agricultural purposes. The Denniston Reservoir location lies within the Cabrillo Highway County Scenic Corridor. Vegetation at this site consists of several mature eucalyptus trees with adjacent red elderberry trees, and an understory of cape ivy, white ramping fumitory, nasturtium, and bull thistle. However, the area encompassing the footprint of the proposed new pump station lacks vegetation and is primarily an open dirt area. Vegetation along the banks of the Reservoir consists of common knotweed, monkeyflower, stinging nettle, Hooker's evening primrose, red elderberry, California blackberry, stinging nettle, California figwort, and California tule. The Reservoir and the portions of Denniston Creek downstream of the project site provide potential habitat for the California Red-legged Frog (CRLF), Western Pond Turtle (WTP) and the San Francisco garter snake (SFGS).

Environmental Evaluation: Final Environmental Impact Report certified by Coastside County Water District on February 11, 2015.

Williamson Act: Neither the project parcel, nor surrounding parcels are under a Williamson Act contract.

Will the project be visible from a public road?

No. The location of the proposed booster pump is within the boundaries of the Cabrillo Highway County Scenic Corridor. However, the site is approximately 1/2 mile east of the highway and screened from view by existing farm buildings that lie immediately west of the project site. The new booster pump building will not be visible to motorists or other users of Cabrillo Highway because of the distance and intervening buildings. Additionally, the booster pump building will be only 12.5 feet tall and will be constructed of concrete blocks, left in their natural grey color, which should reduce the building's visibility even more when viewed at a distance.

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

No. The area immediately around the footprint of the proposed booster pump is composed of non-native grasses and eucalyptus seedlings. Adjacent is the aquatic habitat associated with Denniston Reservoir and beyond that lies the riparian habitat associated with upper and lower Denniston Creek. No sensitive habitat or vegetation must be removed in order to construct the booster pump building. However, there is the potential for certain protected species (such as the California Red-legged Frog) to move through the construction site. Staff has proposed conditions of approval that will protect these species by keeping them out of the construction area in order to avoid any accidental mortality.

Is there prime soil on the project site?

No. The USDA soil maps do not identify prime soils on the project parcel. Additionally, the project location is directly on top of the dam for the Denniston Reservoir. This is a man-made structure that utilizes highly compacted, high clay content soils.

DISCUSSION

A. KEY ISSUES

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

1. Compliance with PAD Regulations:

Section 6353 - *Uses Permitted Subject To The Issuance Of A Planned Agricultural Permit*. This policy outlines permitted uses on non-prime agriculturally zoned lands. The Denniston Reservoir site is zoned Planned Agricultural Development (PAD) and is adjacent to existing agricultural fields. However, the actual location of the proposed booster pump is on top of the reservoir's dam and not an area utilized for agriculture. The booster

pump, and in fact the rest of the District's infrastructure at the Reservoir, are not listed as allowed uses on "lands suitable for agriculture". However, Chapter 24 (Use Permits) of the Zoning Regulations allows the County to issue a Use Permit for necessary public infrastructure projects when found necessary for the public health and safety.

Section 6355 - *Substantive Criteria For Issuance Of A Planned Agricultural Permit.* Each application for conversion of PAD zoned land must be found consistent with the following criteria:

A. General Criteria

1. *The encroachment of all development upon land which is suitable for agricultural use shall be minimized.* As stated above, the proposed location of the booster pump is on top of the existing Denniston dam. This location is not suitable for agricultural use due to the relatively small amount of flat land and the inaccessibility of this location for daily agricultural activities.
2. *All development permitted on a site shall be clustered.* The applicant has proposed constructing the booster pump immediately adjacent to the existing pump station, in an area that is already flat and devoid of major vegetation. No adjacent agricultural land will be impacted by this location.

B. Water Supply Criteria

Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished. The proposed booster pump will not change the amount of water that the District is allowed to divert out of Denniston Creek, nor when that diversion may occur. The adjacent farmer continues to maintain and utilize his senior water rights. The purpose of the pump is to better move the water that the District is entitled to into the entirety of their system.

C. Criteria for the Conversion of Lands Suitable for Agriculture and Other Land

All lands suitable for agriculture and other lands within a parcel shall not be converted to uses permitted by a Planned Agricultural Permit unless all of the following criteria are met:

1. *All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.* As stated above, the location of the proposed booster pump on top the dam is an unsuitable location for agriculture due to inaccessibility and limited area. No agriculture has ever been practiced on top of the dam, therefore no "lands suitable for agriculture" are being converted.

2. *Clearly defined buffer areas are developed between agricultural and non-agricultural uses.* The booster pump location on top of the dam is separated from the nearby agricultural fields by existing farm buildings that form a buffer between the two uses. The nearest agricultural fields are over 300 feet away. Additionally, the booster pump building is unmanned, except for regular maintenance inspections.
3. *The productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing.* As discussed above, there is over 300 feet of separation between the proposed booster pump and nearby active agricultural buildings. Additionally, the booster pump building will be unmanned. There is no evidence to suggest that construction and use of the booster pump will diminish or inhibit adjacent agricultural operations.
4. *Public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.* The parcel on which the booster pump is proposed is owned by the Coastside County Water District. All new improvements will occur on this parcel. There is no evidence to suggest that these improvements will affect the assessed value of the adjacent agricultural lands. There is also no evidence to suggest that the construction of the booster pump will negatively impact water or air quality as long required mitigation measures for addressing construction related erosion are implemented.

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

a. Public Works Component

Policy 2.5 - *Review of Public Works Projects.* This policy requires all governmental bodies, including special districts, to submit to the Planning agency a list of the proposed public works projects recommended for planning or construction during the ensuing fiscal year. When queried by Staff, the applicant stated that they do not have any other major public works projects planned for the upcoming fiscal year as shown in their annually updated 10-year Capital Improvement Program.

Policy 2.6 - *Capacity Limits.* This policy limits development or expansion of public works facilities to a capacity which does not exceed that needed to serve buildout of the Local Coastal Program. As discussed above, the applicant replaced extensive sections of the main El Granada Pipeline in two phases (2003 and 2006). The current proposal will complete this phased pipeline replacement. Both the County's staff report in 1999 and the CCC's report of 2003 (A-2-SMC-99-063) contain extensive analysis of build-out demand in relation to the replacement of the 10" pipeline with a 16" line. When replacement of these first segments of the pipeline were proposed, it was found by both the County and the CCC that the

proposed 16-inch diameter pipe did not exceed project buildout figures for the area served by the water district. This final phase of the pipeline replacement continues with the same size pipe.

In addition, the conditions of approval contained in the 2003 Coastal Commission permit prohibit the creation of any new non-priority connections. It also prohibits the transfer of any uninstalled priority connections to non-priority uses. The Commission found that these limitations help to ensure that the capacity of the 16" pipeline will not exceed the previously approved Phase I water supply capacity. The CCC's 2003 staff report is included as Attachment G for reference. Staff has included the relevant CCC condition of approval from their 2003 permit as a condition that is still applicable for this permit.

The purpose of the booster pump will allow the District to utilize an existing local water source in order to reduce reliance upon water from the San Francisco Water Department (via the Crystal Springs pipeline), during winter months. The booster pump will also provide the District with the ability to feed water from the Denniston Reservoir into the entirety of the system if there should be a failure of the Crystal Springs pipeline. Neither element of this project – the replacement pipeline and the booster pump – increases the amount of water that the District has at its disposal nor do they increase the total number of connections that the District is authorized to issue. Neither element will expand the District's distribution network into new areas that are not authorized for urban development.

Policy 2.7 - Phased Development of Public Works Facilities. This policy requires the phased development of public works facilities in order to ensure that permitted public works capacities are limited to serving needs generated by development which is consistent with the Local Coastal Program policies. Again, as was discussed in the CCC's 2003 staff report, completion of the 16" pipeline will not increase capacity beyond that which has already been approved for Phase 1 of the LCP buildout. The Water District's capacity is limited by the remaining number of uninstalled connections. This will not change. In addition, the rate at which these uninstalled connections can be utilized is limited by both the City of Half Moon Bay's and the County's LCP's which have limits on the number of building permits that can be issued per year.

Policy 2.22 - New and Expanded Water Supply and Distribution Capacity. This policy allows new or expanded water supply, service connections, treatment, storage and distribution capacity to serve new development only when existing capacity has been consumed or will be consumed within the time required to construct additional water supply capacity.

This project will not increase the District's existing water supply or allow for any additional connections beyond those authorized under the 2003 permit. The proposed new Bridgeport pipeline will be a high-pressure pipe dedicated to transmitting water from the Denniston Water Treatment Plant (DWTP) into the

District's system. Transmission through the Project area now relies on a the distribution network of 8-inch, 10-inch, 12-inch, and parallel 6-inch pipelines serving residences along Bridgeport Drive, Coral Reef Avenue, and neighboring streets, limiting the pressure needed to move DWTP water. With the new pipeline in place, the District will be able to lower distribution pressures in the Bridgeport Drive area, reducing the risk of pressure-related pipe breaks in the distribution system. The project does not extend the District's pipeline network beyond existing served areas.

The construction of the booster pump at Denniston Reservoir will allow the District to move water from one end of their distribution network to the other if water from the Crystal Springs pipeline should be interrupted by an earthquake or other disaster.

b. Agriculture Component

The County Zoning Regulations are the implementing plan for the LCP. As such, Chapter 21A of the zoning regulations mirrors this Agriculture Component of the LCP, but with greater detail. Analysis of the project against the LCP's agriculture policies will be discussed below in Section 3 of this staff report.

c. Sensitive Habitats Component

Policy 7.1 – *Definition of Sensitive Habitats*. This policy defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable. This includes areas supporting rare or endangered species. The area immediately around the footprint of the proposed booster pump is composed of non-native grasses and eucalyptus seedlings. Adjacent is the aquatic habitat associated with Denniston Reservoir and beyond that lies the riparian habitat associated with upper and lower Denniston Creek. The aquatic habitat of the reservoir and the associated riparian habitat meet the definition of sensitive habitats and will be discussed in further detail below. The work areas within El Granada (Bridgeport Drive, etc.) are paved roads and all work will be confined to these paved areas. However, there is one location on Bridgeport (between Sea Crest Ct. and Shelter Cove Dr.) with adjacent riparian habitat associated with an intermittent creek that drains into Denniston Creek.

Policy 7.5 – *Permit Conditions*. This policy requires, as part of the development review process, that the applicant demonstrate that there will be no significant impact on sensitive habitats or species. The applicant has prepared an Environmental Impact Report for their Capital Improvement Program, of which this project is a component. The EIR included a biological report prepared by Analytical Environmental Services. The EIR identified the potential for several listed species to occur within or near the project site, particularly the pump house location on top of the dam. These include California Red-legged Frog (CRLF) and San Francisco Garter Snake (SFGS). The EIR recommended mitigation

measures to reduce potential impacts to these species. Those measures were accepted by the District, acting at the lead agency for CEQA, when they adopted the EIR. Staff has included those mitigation measures as conditions of approval 3 - 8 in Attachment A. With implementation of these measures, Staff believes the project complies with this policy.

Policy 7.8 - Designation of Riparian Corridors. This policy establishes riparian corridors for all perennial and intermittent streams and lakes and other bodies of freshwater in the Coastal Zone. It designates those corridors shown on the Sensitive Habitats Map and any other riparian area meeting the definition of Policy 7.7 as sensitive habitats requiring protection, except for manmade irrigation ponds over 2,500 sq. ft. surface area. Denniston Reservoir falls under this last exception. However, the riparian habitat that is located at the base of the Reservoir's dam and then continuing downstream, does meet the definition of a riparian habitat. This downstream area is approximately 250 feet away from the proposed booster pump location. This distance places the proposed booster pump location outside of the required 50 foot buffer zone for this habitat (see Policy 7.11 – *Establishment of Riparian Buffer Zones*).

Policy 7.14 - Definition of Wetland. This policy defines “wetland” as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Such wetlands can include mudflats (barren of vegetation), marshes, and swamps. Such wetlands can be either fresh or saltwater, along streams (riparian), in tidally influenced areas (near the ocean and usually below extreme high water of spring tides), marginal to lakes, ponds, and man-made impoundments.

Denniston Reservoir meets this definition of a wetland, as there are areas around the perimeter of the reservoir that contain wetland vegetation. However, it should be noted that the County has issued a series of CDP's to the District over the years to trim this vegetation back and to periodically dredge the reservoir in order to maintain its capacity. The proposed booster pump location does fall within the required 100 ft. buffer for this wetland habitat, per Policy 7.18 (*Establishment of Wetland Buffer Zones*). However, “incidental public service purposes” are an allowed use within wetland buffer zones, per Policy 7.16 (*Permitted Uses in Wetlands*).

d. Visual Resources Component

Policy 8.5 - Location of Development. This policy requires that new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads; and (2) is least likely to significantly impact views from public viewpoints. The location of the proposed booster pump is within the boundaries of the Cabrillo Highway County Scenic Corridor. However, the site is approximately 1/2 mile east of the highway and screened from view by existing

farm buildings that lie immediately west of the project site. The new booster pump building will not be visible to motorists or other users of Cabrillo Highway because of the distance and intervening buildings. Additionally, the booster pump building will be only 12.5 feet tall and will be constructed of concrete blocks, left in their natural grey color, which should reduce the building's visibility even more when viewed at a distance.

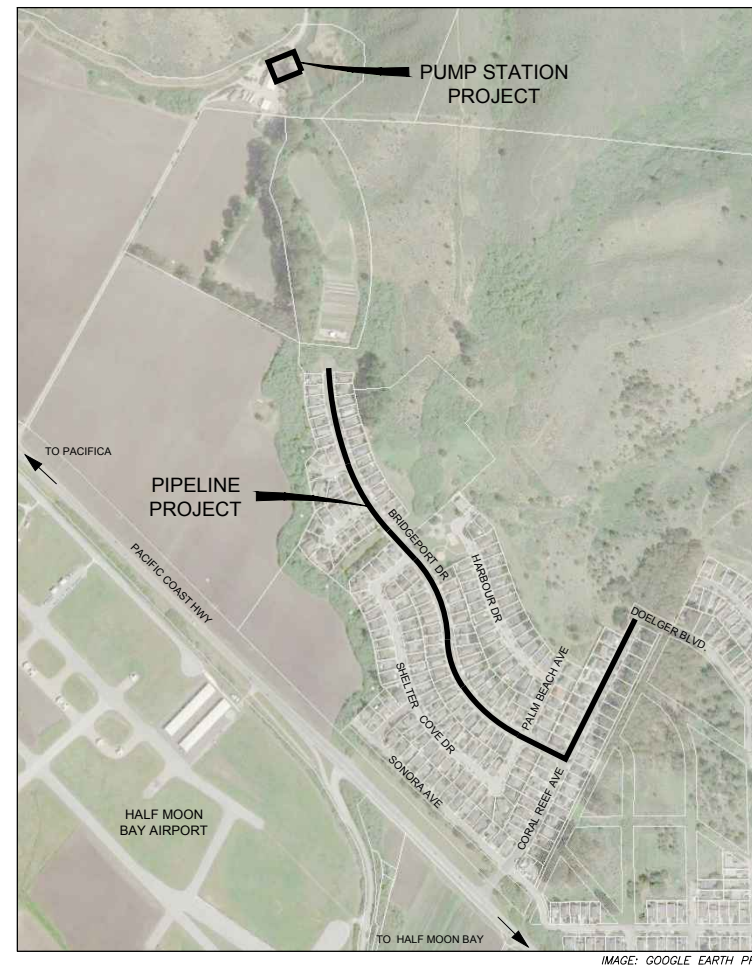
3. Compliance with the Williamson Act:

The project parcel is not under a Williamson Act contract.

ATTACHMENTS

A. Project Plans

COASTSIDE COUNTY WATER DISTRICT HALF MOON BAY, CALIFORNIA TREATED WATER PUMP STATION AND TRANSMISSION PIPELINE DECEMBER 2015



SHEET INDEX

SHT NO	SHT TITLE
GENERAL	
G1	COVER SHEET, DRAWING INDEX, LOCATION AND VICINITY MAPS
G2	KEY MAP AND SURVEY CONTROL
G3	PRESSURE ZONES
CIVIL	
C1	LEGEND, GENERAL NOTES AND ABBREVIATIONS
C2	TRANSMISSION PIPELINE PLAN AND PROFILE STA 10+00 TO STA 19+20
C3	TRANSMISSION PIPELINE PLAN AND PROFILE STA 19+20 TO STA 29+20
C4	TRANSMISSION PIPELINE PLAN AND PROFILE STA 29+20 TO STA 39+20
C5	TRANSMISSION PIPELINE PLAN AND PROFILE STA 39+20 TO STA 42+72
C6	PUMP STATION SITE PLAN
C7	DETAILS
ARCHITECTURAL	
A1	CODE SUMMARY AND FLOOR PLAN
A2	EXTERIOR ELEVATIONS AND DETAILS
A3	SECTIONS, SCHEDULES AND DETAILS
A4	ROOF PLAN
STRUCTURAL	
S1	GENERAL NOTES, SPECIAL INSPECTIONS AND DETAILS
S2	CONCRETE NOTES AND TYPICAL DETAILS
S3	MASONRY NOTES AND TYPICAL DETAILS
S4	FOUNDATION PLAN
S5	ROOF FRAMING PLAN
S6	SECTIONS
S7	PILE SECTIONS AND DETAILS
MECHANICAL	
M1	LEGEND, GENERAL NOTES AND ABBREVIATIONS
M2	PUMP STATION FLOOR PLAN
M3	PUMP STATION SECTIONS AND DETAILS
ELECTRICAL	
E1	LEGEND, GENERAL NOTES AND ABBREVIATIONS
E2	SINGLE LINE DIAGRAM AND MCC ELEVATIONS
E3	EXISTING AND NEW PUMP STATION PLANS AND LIGHTING PLAN
E4	ELEMENTARY DIAGRAMS
E5	SCHEDULES AND DETAILS
PROCESS & INSTRUMENTATION	
I1	LEGEND AND SYMBOLS
I2	PROCESS AND INSTRUMENTATION DIAGRAM PUMP STATION
I3	SCADA BLOCK DIAGRAM AND DETAILS

90% SUBMITTAL

STAN LASSALLE 12/10/2015 2:20 PM \\SFO\CA\DCADD\gsa\201511568018\00-CCWD_TWPS-TM156801800g01.dwg

USE OF DOCUMENTS

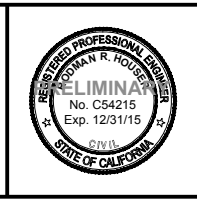
THIS DOCUMENT, INCLUDING THE INCORPORATED DESIGNS, IS AN INSTRUMENT OF SERVICE FOR THIS PROJECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF KENNEDY/JENKS CONSULTANTS.

NO.	REVISION	DATE	BY

SCALES

0 1" = 25mm

IF THIS BAR IS NOT DIMENSION SHOWN, ADJUST SCALES ACCORDINGLY.



DESIGNED
SEL

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SEL

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RRH

COASTSIDE COUNTY WATER DISTRICT
HALF MOON BAY, CALIFORNIA
**TREATED WATER PUMP STATION
AND TRANSMISSION PIPELINE**

Kennedy/Jenks Consultants
303 SECOND STREET, SUITE 300 SOUTH, SAN FRANCISCO, CALIFORNIA 94107

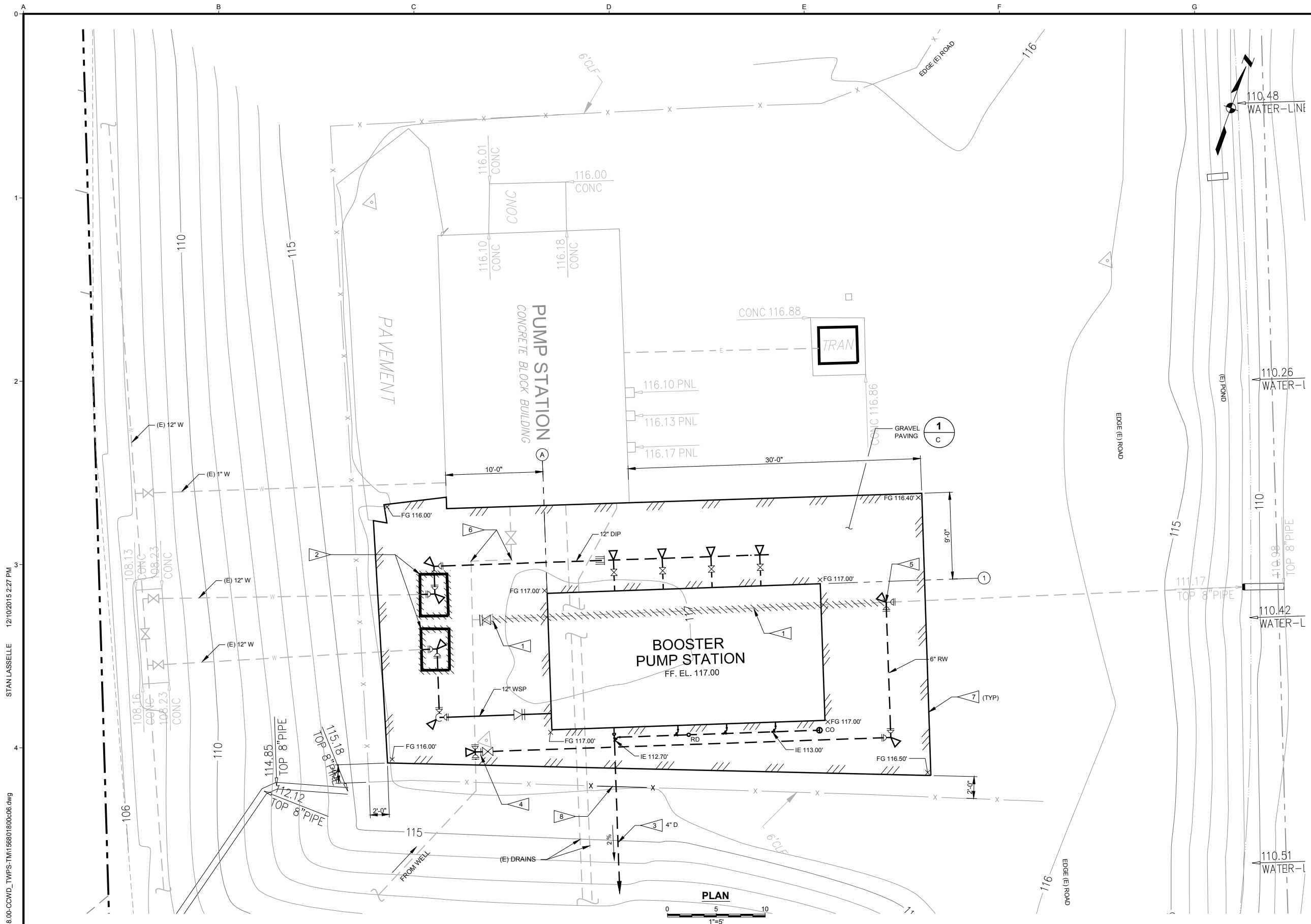
GENERAL
**COVER SHEET, DRAWING INDEX, LOCATION AND
VICINITY MAPS**

FILE NAME
156801800g01.dwg

JOB NO.
1568018.00

DATE
DECEMBER 2015

SHEET OF
G1 32

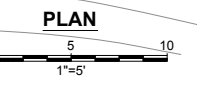


GENERAL SHEET NOTES:

1. POTHOLE ALL EXISTING UTILITIES SHOWN WITHIN 5-FT OF NEW BURIED PIPING AND SUBSURFACE INFRASTRUCTURE SUCH AS BUILDING FOUNDATIONS.

SHEET KEY NOTES:

- 1 DEMOLISH (E) 6" CAST-IRON PIPE; INSTALL RESTRAINED PLUG AT (E) TEE.
- 2 DEMOLISH (E) CONCRETE UTILITY BOXES, THRUST BLOCKS AND RISERS; TIE IN TO (E) 12" DIP. (TYP OF 2 LOCATIONS)
- 3 EXTEND 4" D TO DAYLIGHT
- 4 CUT IN 6" DIP TEE TO (E) 6" WELL-SUPPLY PIPE
- 5 TIE IN TO (E) CI WELL-SUPPLY PIPE
- 6 DEMOLISH (E) CONCRETE THRUST BLOCKS TO FACILITATE INSTALLATION OF NEW WATER LINE; INSTALL MECHANICAL RESTRAINT SYSTEM ON (E) CI WELL-SUPPLY PIPE; PROVIDE VERTICAL OFFSET OF NEW PIPE IF NEEDED TO PROVIDE CLEARANCE FROM (E) WELL-SUPPLY PIPE.
- 7 CONFORM EDGE OF GRAVEL PAVING TO EXISTING GRADE.
- 8 REPLACE CHAIN-LINK FENCE FABRIC AND POSTS DAMAGED DURING INSTALLATION OF DRAIN PIPING.



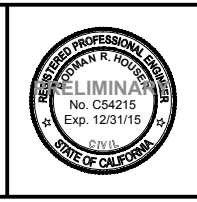
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STAN LASSELLE 12/10/2015 2:27 PM
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USE OF DOCUMENTS
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NO.	REVISION	DATE	BY

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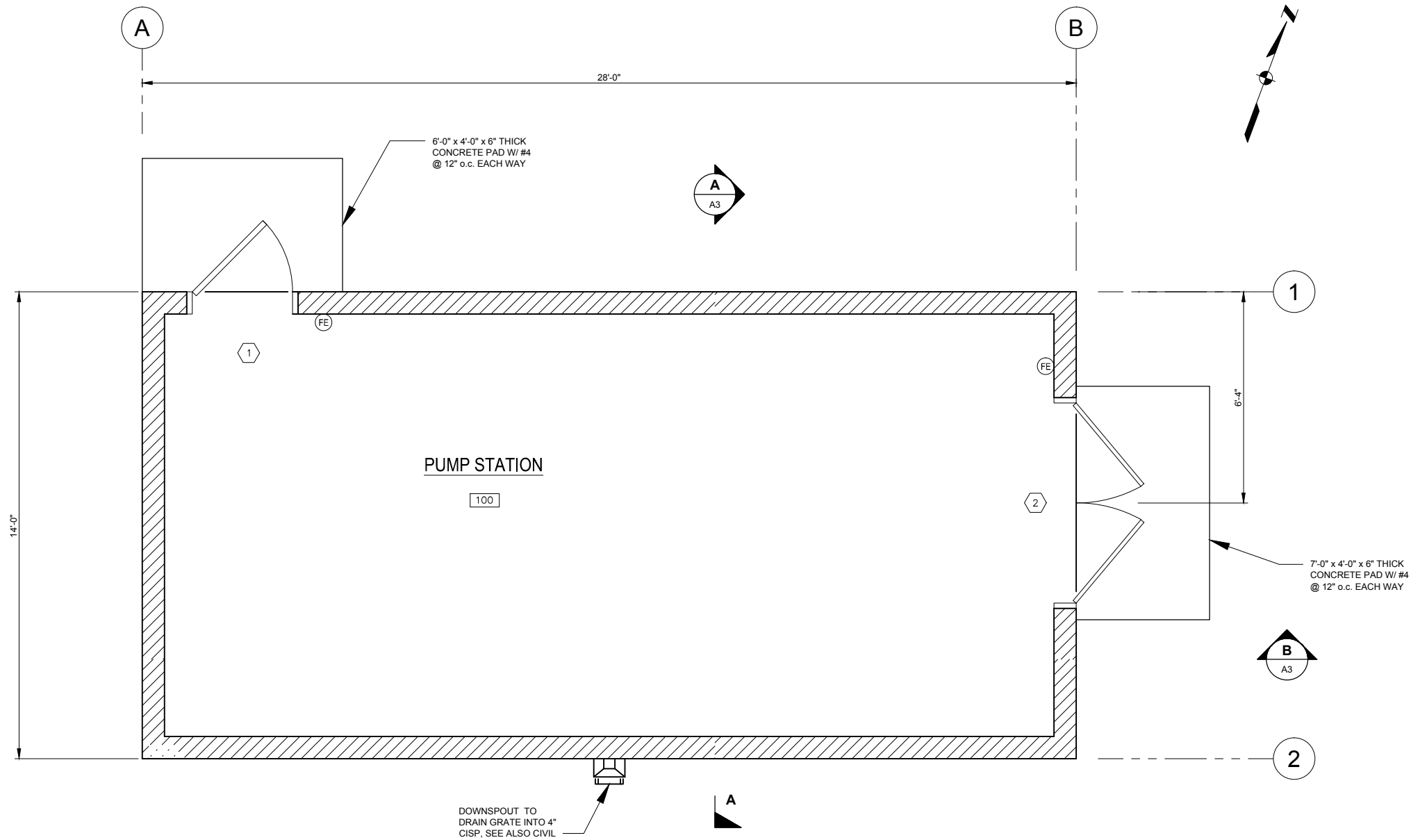
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COASTSIDE COUNTY WATER DISTRICT
 HALF MOON BAY, CALIFORNIA
TREATED WATER PUMP STATION AND TRANSMISSION PIPELINE
 Kennedy/Jenks Consultants
 303 SECOND STREET, SUITE 300 SOUTH, SAN FRANCISCO, CALIFORNIA 94107

CIVIL
PUMP STATION SITE PLAN

FILE NAME: 156801800c06.dwg
 JOB NO.: 1568018.00
 DATE: DECEMBER 2015
 SHEET OF: **C6** 32

12/10/2015 2:29 PM
 STAN LASSELLE
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LEGEND

	DOOR NUMBER, SEE DOOR SCHEDULE ON SHEET A3
	FIRE EXTINGUISHER
	MASONRY OPENING, ADD 1/2" IN WIDTH AND 1/4" IN HEIGHT FOR DOOR FRAME SHIMS
	FIRE RETARDANT TREATED
	EMERGENCY EYEWASH SHOWER
	CMU WALL

CODE SUMMARY TABLE	
PUMP STATION	
SINGLE STORY, LOAD BEARING CMU WALLS, METAL ROOF DECK OVER STEEL FRAMING WITH TAPERED INSULATION AND SINGLE PLY ROOF SYSTEM, TYPE V-B	
HEIGHT: 12'-6"±	
BUILDING AREA: 392 SF	
EXTERIOR WALL FIRE RESISTANCE RATING REQUIREMENTS: NONE REQUIRED PER TABLE 602	
392 SF TOTAL - 8,500 SF ALLOWABLE (TABLE 503)	
OCCUPANCY: F-1, SINGLE OCCUPANCY	
CONTROL AREA CHEMICAL QUANTITIES: NOT APPLICABLE	
NOT FIRE SPRINKLERED	

NOTES:
 1. BUILDING IS MORE THAN 10'-0" FROM PROPERTY LINE.
 2. FOR SITE INFORMATION, SEE CIVIL DRAWINGS.
 3. DIMENSIONS ARE TO NOMINAL FACE OF CMU U.O.N.

CODE SUMMARY

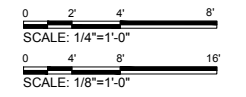
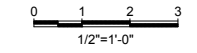
CURRENT CODE:
 2013 CALIFORNIA BUILDING CODE (CBC)
 CAL-OSHA STANDARDS

ZONE:
 "O, RD-5"
 5'-0" SETBACK REQUIREMENTS FROM PROPERTY LINE

CLIMATE ZONE:
 ZONE 3

JURISDICTION:
 COUNTY OF SAN MATEO

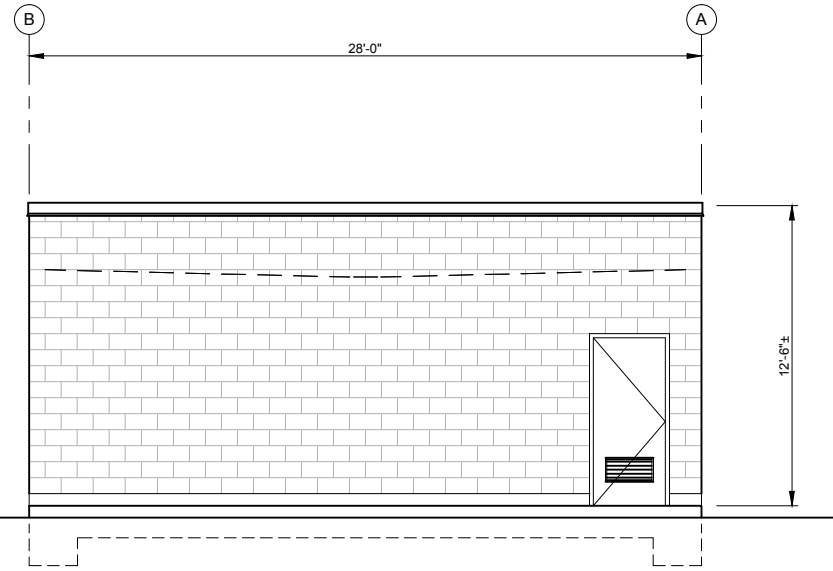
FLOOR PLAN



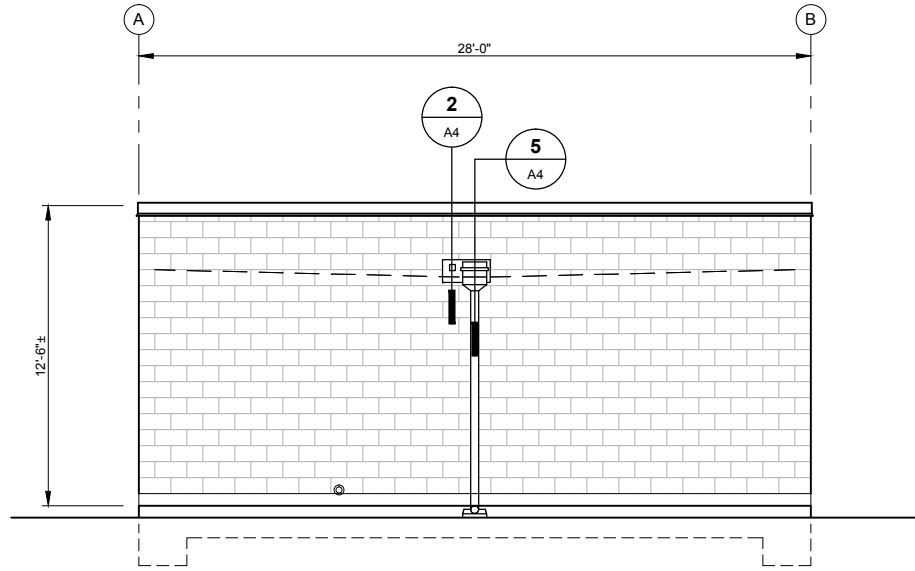
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<p>DRAWN</p> <p>MP</p>	<p>CHECKED</p> <p>RSP</p>	<p>DATE</p> <p>DECEMBER 2015</p>	<p>SHEET OF</p> <p>A1 32</p>															

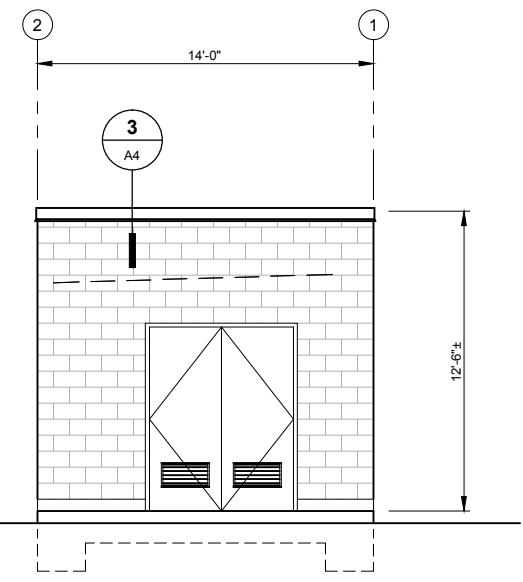
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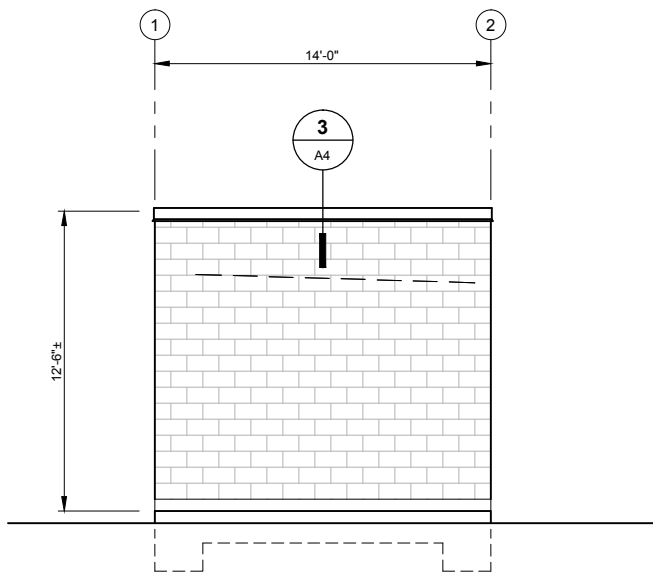
NORTH ELEVATION
 0 3 6
 1/4"=1'-0"



SOUTH ELEVATION
 0 3 6
 1/4"=1'-0"



EAST ELEVATION
 0 3 6
 1/4"=1'-0"



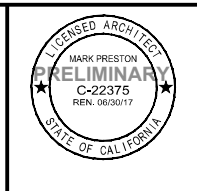
WEST ELEVATION
 0 3 6
 1/4"=1'-0"

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COASTSIDE COUNTY WATER DISTRICT
 HALF MOON BAY, CALIFORNIA
**TREATED WATER PUMP STATION
 AND TRANSMISSION PIPELINE**
 Kennedy/Jenks Consultants
 303 SECOND STREET, SUITE 300 SOUTH, SAN FRANCISCO, CALIFORNIA 94107

**ARCHITECTURAL
 EXTERIOR ELEVATIONS AND DETAILS**

FILE NAME
156801800a02.dwg
 JOB NO.
1568018.00
 DATE
DECEMBER 2015
 SHEET OF
A2 32

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

DATE: May 9, 2016

TO: Agricultural Advisory Committee

FROM: Steve Rosen, Planning Staff, (650) 363-1814, srosen@smcgov.org

SUBJECT: Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the Zoning Regulations, a Planned Agricultural District Permit, pursuant to Section 6353 of the Zoning Regulations, and a Use Permit, pursuant to Sections 6500 and 6510 of the Zoning Regulations, cellular telephone antenna nodes on five existing utility poles and fiber optic line along 10.76 miles of existing utility poles and 3.46 miles underground within roadway rights-of-way and utility easements in the unincorporated Pescadero West area of San Mateo County. This project is appealable to the Coastal Commission.

County File Number: PLN2014-00194

PROPOSAL

The proposed project would be located within an approximately 14.22-mile route along Hwy 1, within public rights of way (ROW) and existing utility easements. The proposed project would consist of adding antenna nodes to each of five existing utility poles and the installation of fiber optic cable to connect these nodes to the telephone network. Specifically, the project entails a total of 9 antennas—two on each of four poles and one on the fifth pole—pole extenders, and associated equipment; 14.22 miles of fiber-optic cable (10.76 miles across approximately 258 existing utility poles and 3.46 miles underground); guy wires and anchors on up to 70 existing utility poles, pending further engineering analysis and structural testing; and potentially replacing up to 14 existing utility poles to accommodate the new stress loads, pending further engineering analysis. The objective of the proposed project is to expand wireless broadband services in rural, coastal areas of San Mateo County.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

1. Will the proposal have any negative effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?

Would it have a positive effect?

2. What position do you recommend that the Planning Department staff take with respect to the application for this project?

BACKGROUND

Existing Zoning: PAD/CD

General Plan Designation: Agriculture (Rural)

Existing Land Use: Overhead Utility Line, State Highway, Agriculture, Public Recreation

Setting and Location: The project site is located on the southern San Mateo County coast in the Pescadero West unincorporated area and the Cabrillo Highway State Scenic Corridor. The project will be located on existing utility poles for 10.76 miles out of 14.22 miles. The remainder will be installed underground in public rights-of-way and existing utility easements. Land uses along the corridor include agriculture, public recreation (including Ano Nuevo State Park, state beaches, Pigeon Point Light Station State Historic Park, and parking for coastal access), rural residences, small stores, and the hostel at Pigeon Point. The route runs through or near northern coastal scrub, coast live oak woodland, Monterey pine forest, willow riparian shrub, coastal terrace prairie, non-native grassland, eucalyptus forest, and freshwater marsh and pond. Because the project is located westerly of Highway 1, within 100 feet of wetlands and streams, and within 300 feet of a bluff, it is appealable to the Coastal Commission.

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

Williamson Act: The antenna nodes are all located in the public right-of-way and not subject to the Williamson Act. The fiber optic transmission line crosses contracted lands to connect to the existing cable node at the end of Ocean View Road, inland from Pigeon Point Road. In other places along public roads, the cable does occasionally “cut corners” in a very limited way above protected parcels.

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

Vegetation removal would be limited to pole replacement areas and a small trench adjacent to Pigeon Point Road near the Pigeon Point cell tower. These areas are generally located next to roadways and/or in areas previously disturbed. All ground surfaces would be restored as close to pre-project condition.

The project does not have a significant impact on habitat. The wire will be strung over or bored under creek and wetland habitats, and the impact to coastal terrace prairie habitat

will be limited to work on existing utility poles and the replacement of existing utility poles in the same location.

Is there prime soil on the project site?

The project crosses prime soils along much of its length.

DISCUSSION

A. KEY ISSUES

Planning staff has reviewed this proposal and has requests the AAC's advice on the following conclusions:

1. Compliance with PAD Regulations:

The PAD Zoning District requires the applicant to obtain a Planned Agricultural District Permit. The substantive PAD criteria applicable to this project are the General Criteria because no division or conversion of agricultural lands is proposed. Staff believes that the project conforms to these criteria as discussed below.

The encroachment of all development upon land which is suitable for agricultural use shall be minimized.

The proposed project would result in temporary disturbance to Farmland in work areas associated with the installation of overhead fiber-optic cable at existing pole locations and replacement of two poles within parcels available for farming. All temporarily disturbed areas would be returned to their original condition. There would be no net permanent impact to Farmland from the replacement of two poles within Prime Farmland because the poles to be replaced would be the same size as the existing poles and the area of the removed poles would be restored. No Unique Farmland of Farmland of Statewide Importance would be impacted by the proposed project. Therefore, since all temporarily impacted Farmland would be restored following construction activities and no net permanent impacts would occur, impacts to Farmland would be less than significant.

All development permitted on a site shall be clustered.

The new nodes are "clustered" with existing equipment on existing utility poles. The new cable is "clustered" with other cables on an existing cable route clustered with existing rights-of-way where it is not installed underground and clustered with existing rights-of-way.

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

The Planning Department believes that the project meets these criteria due to the project's design. The facility would be installed on existing utility poles or installed in a trench. The route followed would be in existing rights-of-way. It would not reduce the agricultural potential of land.

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

No LCP Agriculture Component policies apply to this project. These policies address the division and conversion land and the use of water supplies. This project does not include any conversion of agricultural land to other uses and will not use water. It will also not change hydrology in the areas in which ground work is done.

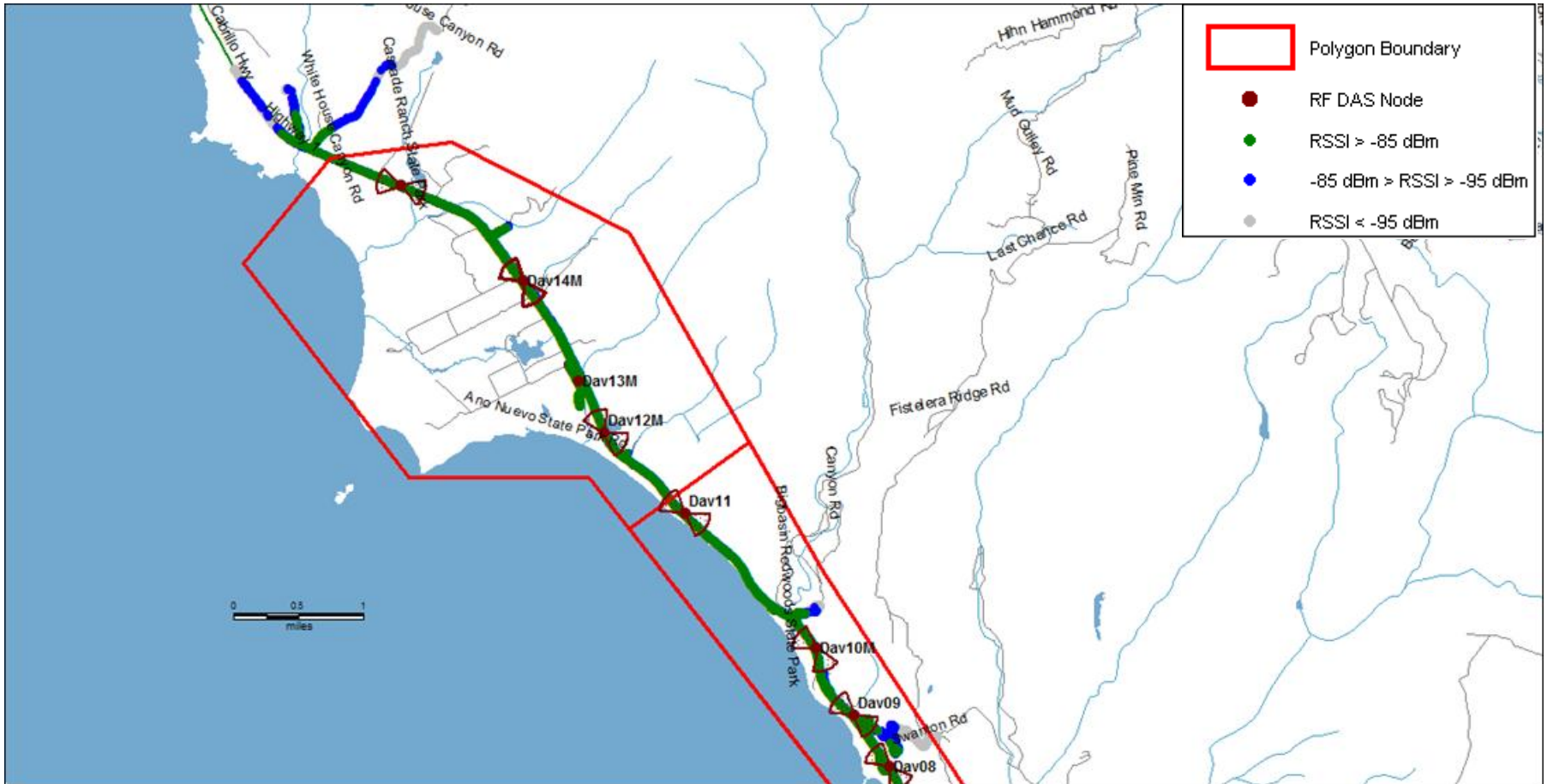
3. Compliance with the Williamson Act:

The project does not propose any new non-agricultural uses in Williamson Act. The portion of the project that is on Williamson Act parcels is a fiber optic transmission line. The line will be strung from existing utility poles in existing easements. Utility transmission lines placed above or underground are on the list of compatible uses.


ATTACHMENTS


- A. Cable Map
- B. Photos of Williamson Act Land


Verizon Davenport CW Results – Predicted Coverage - San Mateo County Nodes





-  Aerial
-  Underground (HDD)
-  Trench

 0 1,000 2,000 Feet

 0 25 50 Feet

Path: Z:\Projects\7841\11\MapDocs\MapSeries\ER\Figures\Final\ND\Figure4_Za(b)_Northern_Map.mxd



- DAS Antenna
- Aerial
- Underground (HDD)

0 1,000 2,000 Feet

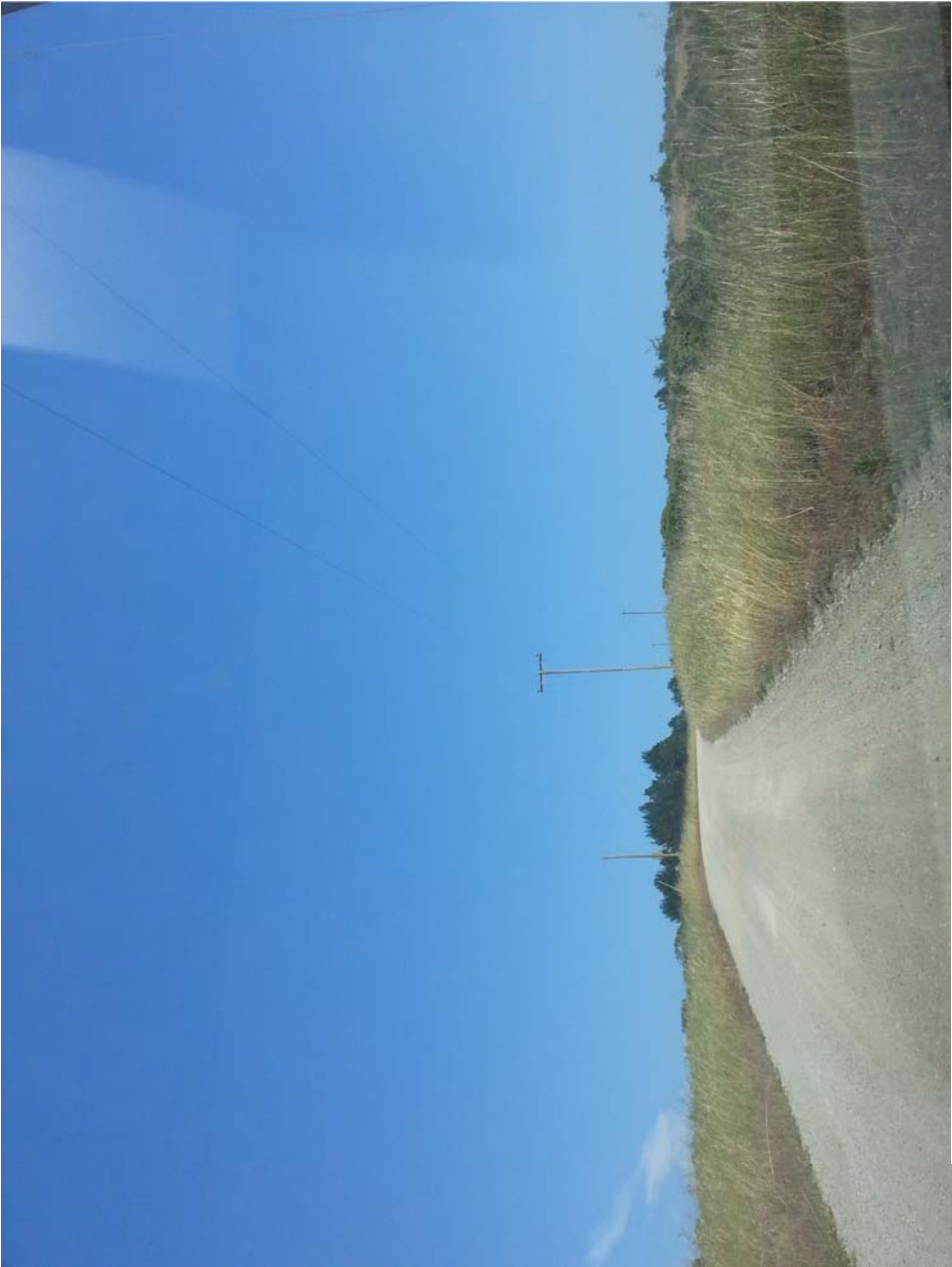
DUDEK

SOURCE: ESRI 2013

**FIGURE 4-2b(b)
Southern Map**

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County of San Mateo Planning & Building Department
Agricultural Advisory Committee

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

Meeting Minutes
Regular Meeting April 11, 2016

1. Call to Order

Robert Marsh, Committee Chairman, called the Regular Meeting of the Agricultural Advisory Committee (AAC) to order at 7:30 p.m. at the San Mateo County Farm Bureau Conference Room in Half Moon Bay, California.

2. Member Roll Call

Robert Marsh, AAC Chairman, called the roll. A quorum (a majority of the voting members) was present, as follows:

Regular Voting Members Present

BJ Burns
Robert Cevalasco
Louie Figone
Teresa Kurtak
Peter Marchi
Robert Marsh
April Vargas

Regular Voting Members Absent

Brenda Bonner
Marilyn Johnson
Doniga Markegard

Nonvoting Members Present

Jess Brown
Fred Crowder
Steven Rosen

Nonvoting Members Absent

Jim Howard
Virginia Lj Bolshakova

3. Guest Roll Call

Guests Present

Adria Arko
Rob Bartoli

Kerry Burke
Lorene Burns
Cindy Ellis
JR Ellis
Joey Figone
Laura O'Leary
Dante Silvestri
Ron Sturgeon

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

7:31 No discussion.

5. Consideration of a Coastal Development Permit and a Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, for 1) a new domestic well to serve a Farm Labor Housing unit on the property; and 2) the renewal of a Coastal Development Permit and a Planned Agricultural Permit for a Farm Labor Housing unit existing on the property. The property is located in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission.

7:32 Rob Bartoli of the San Mateo County Planning Department presented the staff report.

7:37 Peter Marchi shared the background of the project site and structures.

7:40 The AAC discussed the chances of finding water for the well.

7:43 Kerry Burke spoke in favor of the project.

7:43 April Vargas asked about rules for wells and leach fields.

7:44 Teresa Kurtak asked about the prior Farm Labor Housing permit application.

7:45 Ron Sturgeon asked why the spring was abandoned as a water source. Peter Marchi explained.

7:47 BJ Burns asked about the questions the Planning Department asks the AAC, then spoke in favor of the project.

7:48 Bob Marsh asked POST who would live in the unit, and whether an improved septic system would be required.

7:49 Kerry Burke asked about the terms of the lease for the land and house. Peter Marchi explained the history of the terms of the lease.

- 7:51 BJ Burns moved to recommend approval of the application. Teresa Kurtak seconded the motion. April Vargas asked to add to the motion that the AAC is pleased to see more farm labor housing. BJ Burns moved to recommend approval of the application and to state that the AAC is pleased to see more farm labor housing. Teresa Kurtak seconded the motion. The motion was approved with Peter Marchi abstaining from the vote.
6. **Consideration of a Coastal Development Permit and a Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, to convert an existing agricultural well to a domestic water source to serve a new bathroom in an existing barn located at 513 Stage Road in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission.**
- 7:52 Steve Rosen presented the staff report.
- 7:54 The AAC asked about the agricultural operation on the site and the status of the conversion to organic production. The applicant answered the questions.
- 7:56 The AAC and applicant discussed the requirement for a Coastal Development Permit, the requirement for certifying the well as a domestic well, and the implications of the Williamson Act contract for the proposal.
- 8:02 The AAC discussed the crop plans.
- 8:05 Louie Figone asked about permit history.
- 8:07 Dante Silvestri asked about the reservoir and water use.
- 8:10 Teresa Kurtak stated that the impact to agriculture was the construction of the barn. The conversion of the well to serve the bathroom would not impact agriculture.
- 8:16 Robert Cevasco said that, because there is no agriculture, converting an agriculture well to domestic use does not promote agriculture and that conversion should not take place until there is agriculture.
- 8:19 Dante Silvestri said that Coastal Development Permit Exemptions should be heard by the AAC.
- 8:19 The AAC restated the above shortcomings of the project.
- 8:25 Robert Cevasco moved to recommend denial of the project until there is viable and active agriculture on the land. BJ Burns seconded the motion. The motion was approved unanimously.

Discussion of Unadvertised Topics

- 8:26 Bob Marsh discussed Pie Ranch and running the AAC.
- 8:30 BJ Burns recommended that the Planning Department review Williamson Act surveys more closely.
- 7. Consideration of the Action Minutes for the March 14, 2016, regular meeting.**
- 8:40 Louie Figone moved to approve the minutes as mailed. BJ Burns seconded the motion. The motion was approved unanimously.

Adjournment