

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

DATE: November 14, 2020

TO: Agricultural Advisory Committee

FROM: Bryan Albin, Planning Staff, 650/363-1807

SUBJECT: Consideration of a Planned Agricultural District Permit, Coastal Development Permit, and Grading Permit for a new 4,246 sq. ft. single-family residence and 1,965 cubic yards of grading on a 1.93-acre parcel, located at 0 Rivera Road, within the unincorporated Montara community of San Mateo County. Two trees have been proposed for removal. The project is appealable to the California Coastal Commission.

County File Number: PLN 2009-00200 (Trainer)

PROPOSAL

The applicants propose a Planned Agricultural District (PAD) Permit, Coastal Development Permit (CDP), and Grading Permit to construct a new 4,246 sq. ft. single-family residence, which requires 1,460 cubic yards (c.y.) of excavation and 505 c.y. of fill to accommodate the new residence, access road, and emergency vehicle turn-around. The project also includes the conversion of an existing agricultural well to a domestic well. The 1.93-acre subject parcel does not contain prime soils, nor is it directly adjacent to lands in active cultivation. Two trees within the building site have been proposed for removal. This project will remedy the unpermitted grading performed on the property in 1999 (PLN1999-00319) for 268 c.y. of earthwork associated with retaining walls for well drilling.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

1. Will the development, including the two-story residential addition within the unincorporated County area, 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 Planning staff take with respect to the application for this project?

BACKGROUND:

Report Prepared By: Bryan Albini, Project Planner

Owner: Shawn Trainer

Location: 0 Rivera Road, Montara

APN: 036-175-090

Parcel Size: 1.93 acres (84,070 sq. ft.)

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

General Plan Designation: Agriculture

Existing Land Use: Vacant Parcel

Water Supply: Conversion of agricultural well to a domestic well

Sewage Disposal: Septic System

Williamson Act: This parcel is not under a Williamson Act Contract.

Flood Zone: Zone X for the entirety of the parcel per FEMA Flood Panel 06081C0136E
Effective Date: 10-16-2012. Zone X is land subject to minimal flooding.

Environmental Evaluation: The construction of the new single-family residence is exempt under CEQA Categorical Exemptions – Class 3, which allows the construction of single-family residences and small structures. The proposed structure is an allowed residential use.

Setting: The subject parcel is approximately 1.93 acres of rural coastal foothills, with single-family development to the northwest and south, and undeveloped agricultural designated property directly to the east. The proposed addition is located in an already disturbed portion of the property.

Chronology:

<u>Date</u>	<u>Action</u>
July 20, 2009	- Application submitted.
November 29, 2018	- Deemed complete.

Will the project be visible from a public road?

The subject parcel is fronted by a public road, Riviera Road, and will be partially visible but, will largely be screened by vegetation and topography, as proposed residence will be at a higher elevation than the roadway.

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

The proposed single-family residence, and associated grading, according to the biologist report submitted by the applicant, has not observed any significant habitat or vegetation that will be impacted by the grading activity to build the access road, or building site to the property. Two mature trees in the designated building site area will be removed, with all remaining trees to be protected during construction activities.

Is there prime soil on the project site?

There are no prime soils within the disturbance area or on the subject parcel.

DISCUSSION

A. KEY ISSUES

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

1. Compliance with Planned Agricultural District Regulations

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

a. Development Standards

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

	PAD Development Standard	Proposed
Minimum Lot Size	N/A	1.93 acres
Minimum Front Setback	50 feet	50 feet
Minimum Side Setbacks	20 feet	144 feet (right side) 138 feet (left side)
Minimum Rear Setback	20 feet	20 feet

Maximum Residential Floor Area	6,200 sq. ft.	5,361 sq. ft.
Maximum Building Height	36 feet	28'-4" (Ridge Peak)

b. PAD Permit Requirements

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

(1) General Criteria

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

The proposed two-story residence is not located on lands that are suitable for agriculture, according to the County's General Plan (Agricultural Lands Map).

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

The proposed residence is the only structure, and has been sited toward the central portion of the property furthest from the public road, and closest to existing adjacent development.

- (c) *Where possible, structural uses shall be located away from prime agricultural soils.*

Section 6325.3 (*Primary Agricultural Resources Area Criteria*) allows only agricultural and compatible uses on primary agricultural land and agricultural preserve land, and encourages structural uses be located away from prime agricultural soils whenever possible. As mentioned above, the project is not within proximity of any agricultural activity or designated prime soils areas.

(2) Water Supply Criteria

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

The project will convert an existing agricultural well into a domestic well, which will require a water quality verification from Environmental Health prior to building permit issuance.

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

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

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

As mentioned in previous sections, the entirety of the project parcel does not contain prime soils, nor are agricultural activities being conducted onsite. The lack of prime soils, and the 40% grade topography, make the parcel unsuitable for agricultural activity.

- (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);*

Due to the size and topographic constraints of the parcel, active commercial agriculture cannot be successfully conducted on the property, nor has there been a history of agricultural activity on site.

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

As mentioned previously, the subject parcel, and the proposed construction activity, is not within proximity of active agricultural lands and is predominately surrounded by single-family residential development to the northwest and vacant land to the east and south. Additionally, the slopes and proposed access improvements act as a buffer separating the subject property from the prime soils (Class 3) on the adjacent agriculturally zoned property (See Attachment A – Vicinity Map/Prime Agricultural Land).

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

The agriculturally zoned property surrounding the subject property (APN: 036-175-090) is not impacted by the proposed residential addition, nor is the potential for future agricultural or grazing activity diminished. The parcel across Riviera Road, to the east (APN: 036-180-110), owned by Coast Wholesale Florists, is currently contracted under the Williamson Act.

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

The subject property is serviced by an existing agricultural well to be converted to domestic well supply and septic system. Soil disturbance would be minimal, and therefore will not require disturbance of soil resources or impair agricultural viability to the property or surrounding parcels.

2. Compliance with Local Coastal Program (LCP) Policies

The project complies with the following applicable LCP Policies:

a. Development Component

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

The proposed single-family residence does not pose a significant adverse impact on coastal resources or diminish agricultural productivity, as it is not located on prime soils or active agricultural lands. The project lies .89 linear miles from the nearest coastal access on Cabrillo Highway in Montara, and would be obstructed by coastal hills and vegetation when built, therefore no part of the project impedes or impacts coastal resources or public views.

b. Agricultural Component

Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) permits agricultural and agriculturally related development on land suitable for agriculture. The project parcel does not currently have agricultural activity, nor does it consist of a size and slope suitable for cultivation or grazing. The proposed addition will not be built on prime soils, and no Class II & Class III designated soils are located on the parcel.

ATTACHMENTS

- A. Vicinity Map
- B. Project Plans

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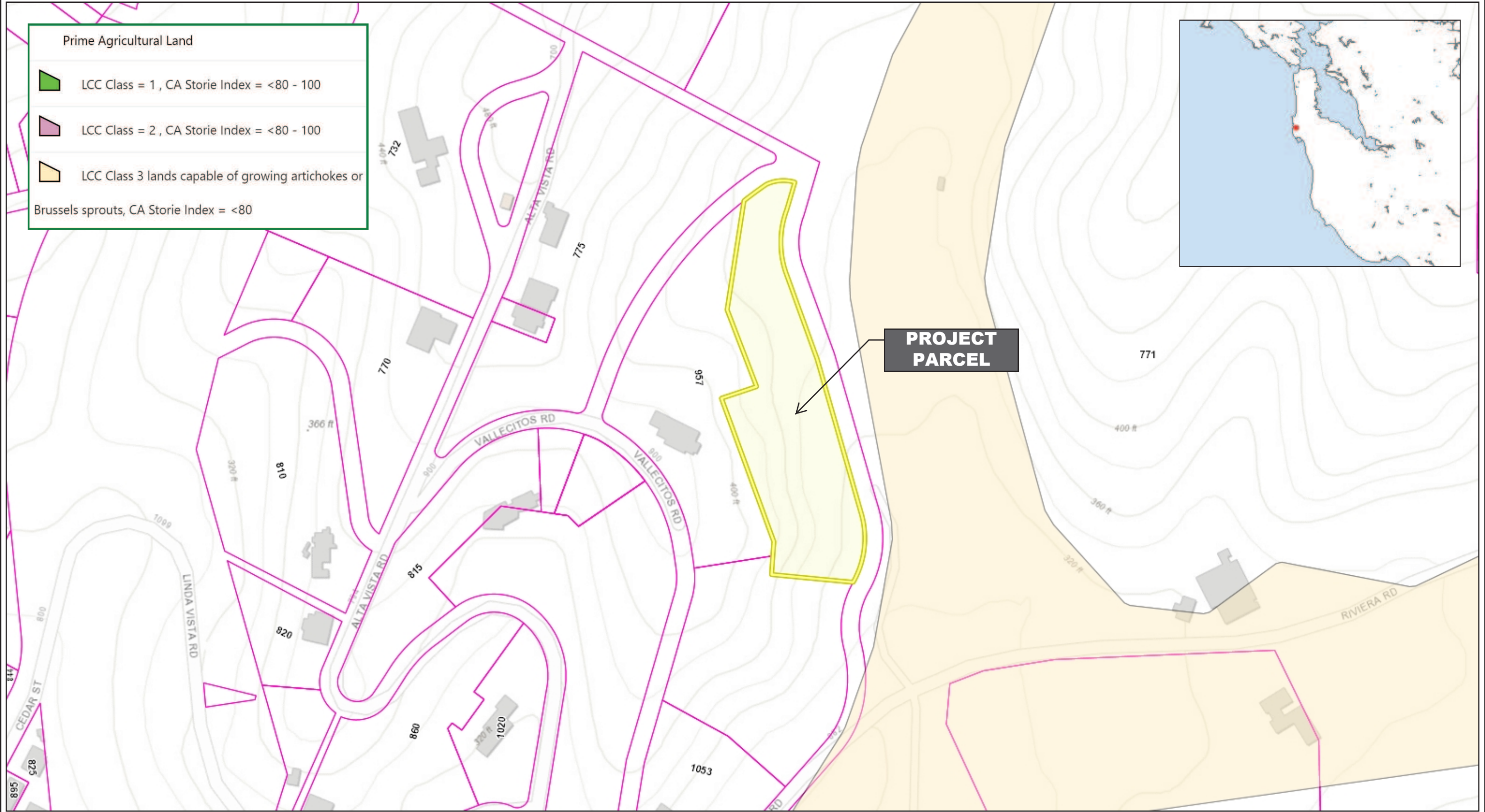
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A



Prime Agricultural Land

-  LCC Class = 1 , CA Storie Index = <80 - 100
-  LCC Class = 2 , CA Storie Index = <80 - 100
-  LCC Class 3 lands capable of growing artichokes or Brussels sprouts, CA Storie Index = <80





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

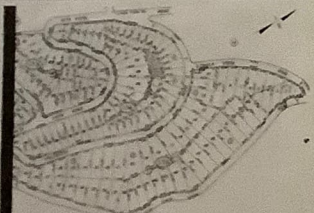
ATTACHMENT B

TRAINER RESIDENCE

RIVERA ROAD

MONTARA, CA

APN# 036-175-090

INDEX OF DRAWINGS	PROJECT INFORMATION	
<p>A-1 COVER SHEET, PROJECT DATA, INDEX A-2 SITE PLAN A-3 SITE PLAN C-0 TITLE C-1 NOTES C-2 GRADING PLAN C-3 UTILITY PLAN C-4 GRADING PLAN C-5 EROSION CONTROL & TREE PROTECTION C-5.1 BEST MANAGEMENT PLAN C-5.2 EROSION CONTROL NOTES & DETAILS C-6 DETAILS C-7 GRADING OFFSITE C-7.1 GRADING OFFSITE C-7.2 GRADING OFFSITE A-4 FIRST FLOOR PLAN A-5 SECOND FLOOR & ROOF PLANS A-6 ELEVATIONS A-7 ELEVATIONS A-8 SECTION</p>	<p>OWNER: SHAWN TRAINER ADDRESS: LOT 1, 44-51, PARTIAL 2-5 & S2-54 RIVERA ROAD MONTARA, CA APN# 036-175-090 LOT AREA 1.93 ACRES (N) FIRST FLOOR 715 SQ. FT. (N) SECOND FLOOR 1,738 SQ. FT. TOTAL LIVING AREA 2,453 SQ. FT. (N) GARAGE 1,794 SQ. FT. ZONING PAD-CD (E) F.A.R. 1,508 SQ. FT. (26.7%) (N) F.A.R. 2,988 SQ. FT. (53%) OCCUPANCY GROUP R-3/U CONSTRUCTION TYPE V-8</p>	
<p>SCOPE OF WORK</p>		
<p>THIS PROJECT PROPOSES A FIRST FLOOR AND SECOND FLOOR ADDITION, FIRST FLOOR REMODEL & ADDITION, 1,507 SQ. FT. ON THE FIRST FLOOR AND 647 SQ. FT. ON THE SECOND FLOOR, A NEW GARAGE (804 SQ. FT.) AND WILL CONTAIN (4) BEDROOMS AND (3) BATHS.</p>		
<p>VICINITY MAP</p> 	<p>All work shall be in compliance with the County of San Mateo Municipal and the 2016 Editions of the California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Electrical Code, the 2016 California Energy Code, 2016 Green Building Standards Code, 2016 California Residential Code</p>	



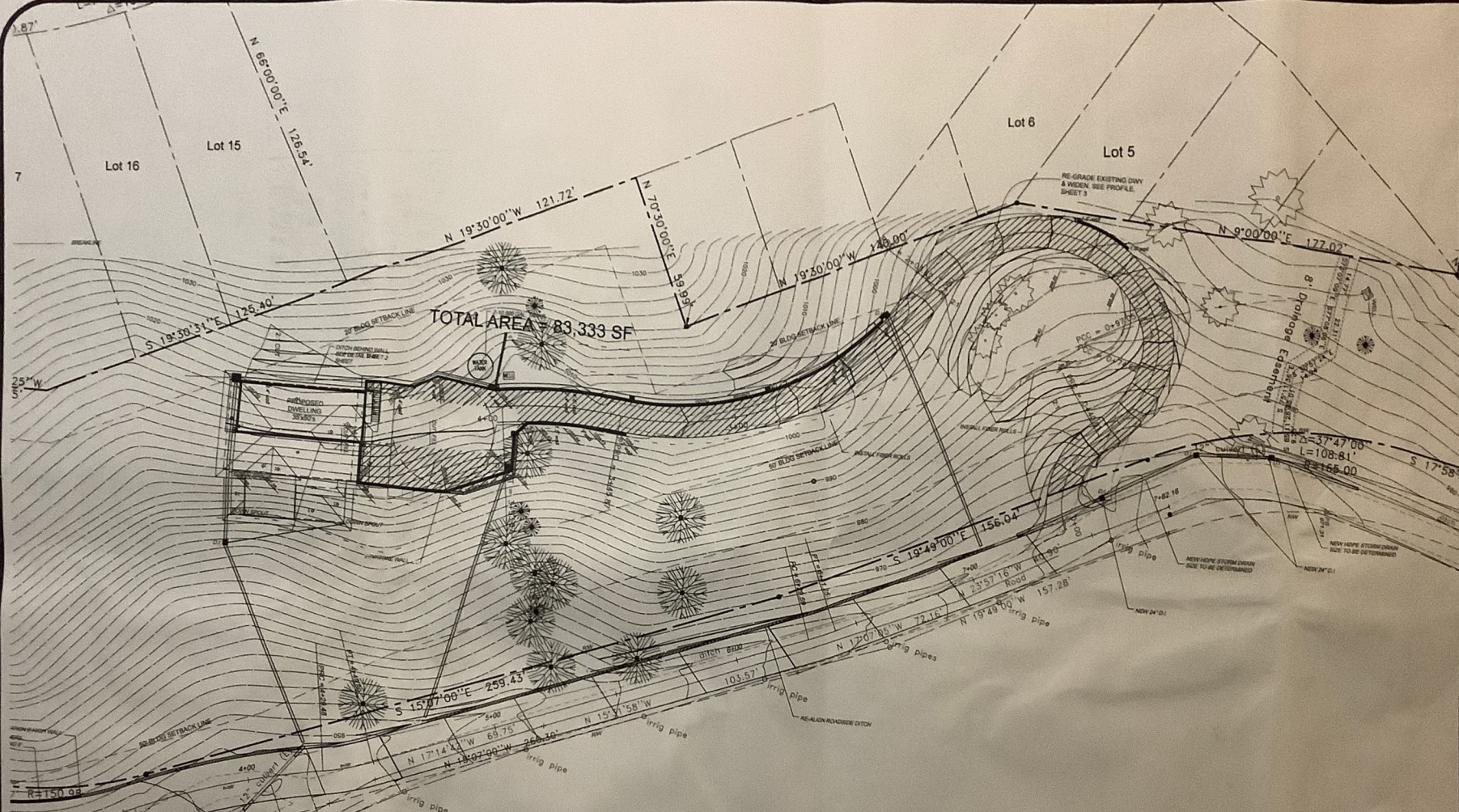
3D Rendering
NTS

RECEIVED

SEP 29 2016

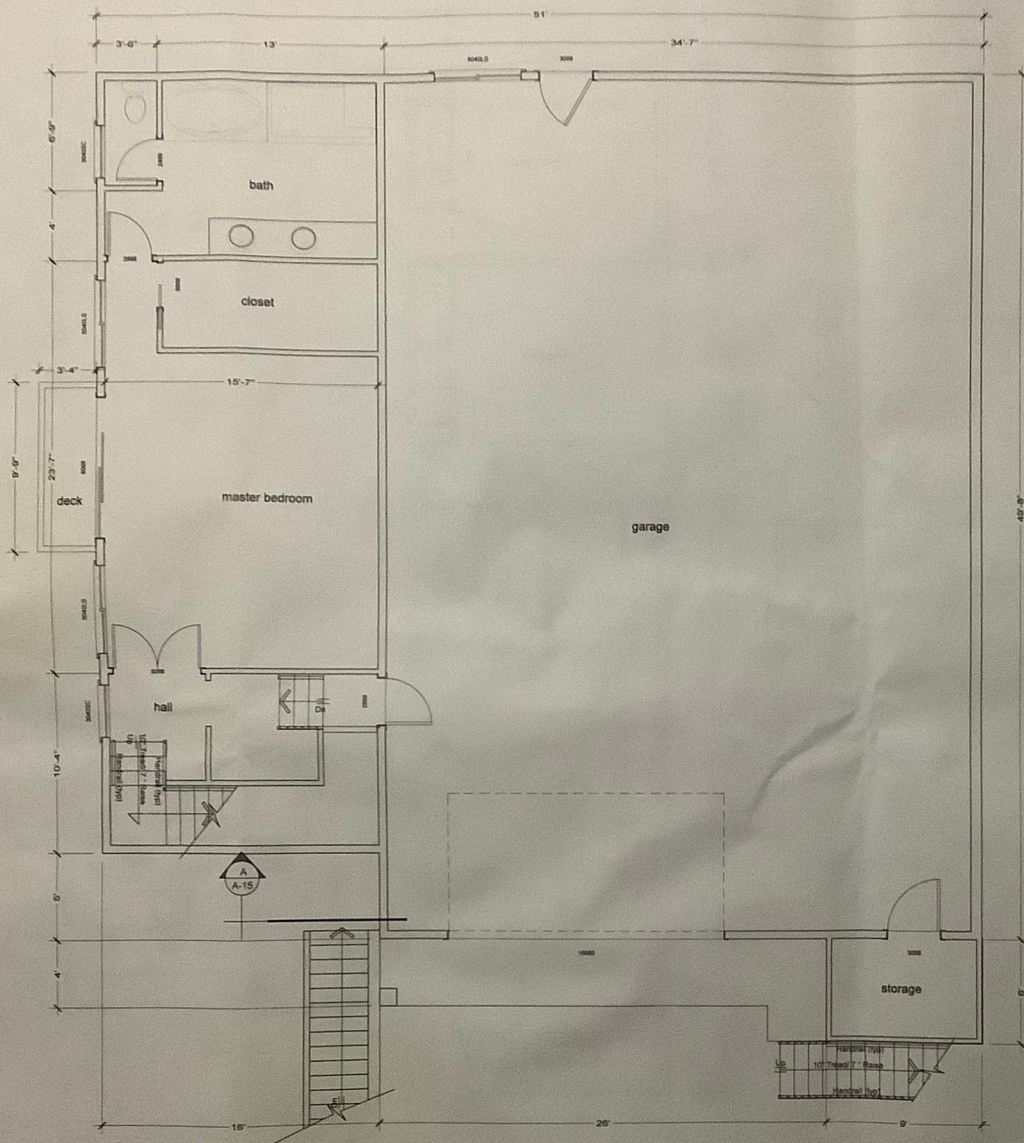
San Mateo County Planning Department

PLN2009-00-00



Site Plan
SCALE 1/20" = 1'-0"

Handwritten mark resembling a star or asterisk.



(N) First Floor Plan

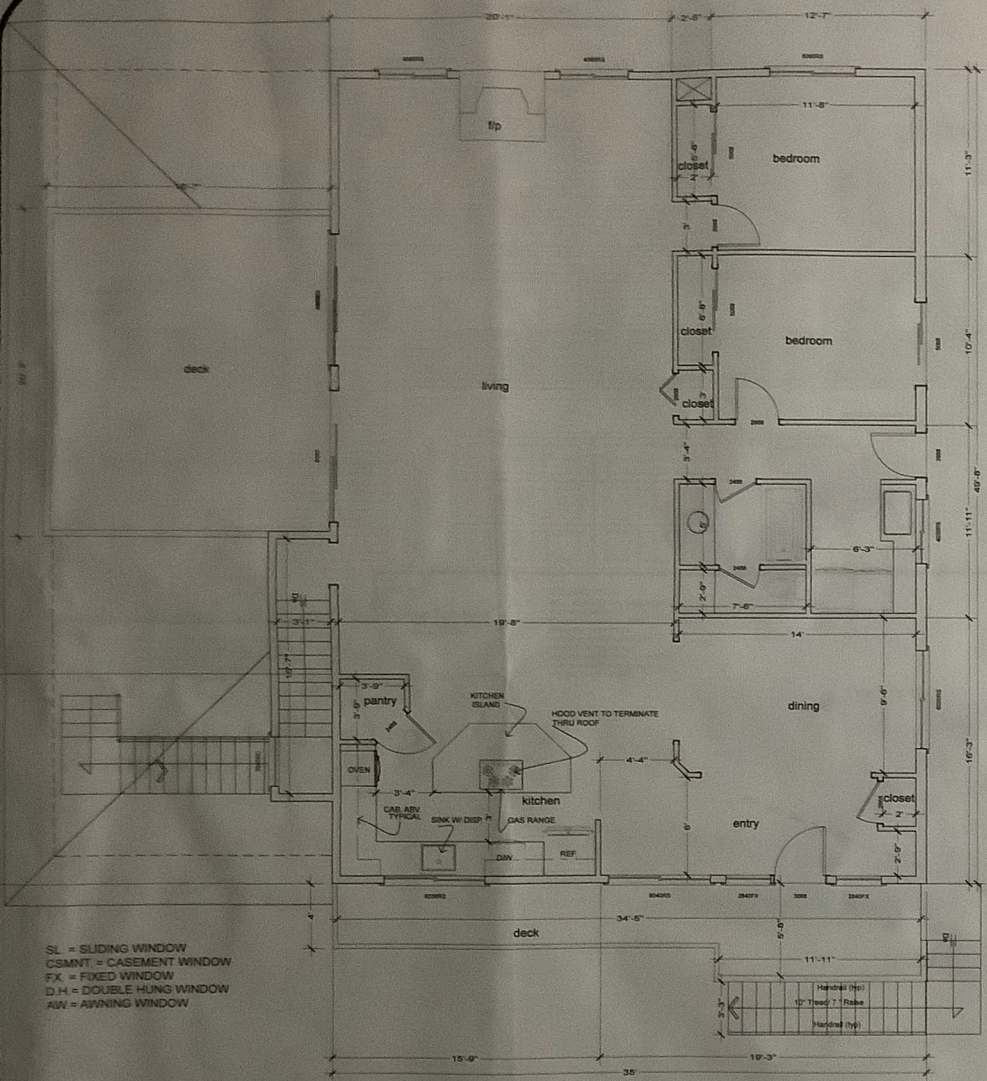
SCALE 1/4" = 1'-0"

SL = SLIDING WINDOW
 CSMNT = CASEMENT WINDOW
 FX = FIXED WINDOW
 D.H. = DOUBLE HUNG WINDOW
 AW = AWNING WINDOW

INDICATES A 3'-0" X 3'-6" CLEAR WINDOW OPENING
 SIMILARITY FOR DOORS

FLOOR PLANS NOTES

- NEW WALL
- WALL TO BE REMOVED
- EXISTING WALL



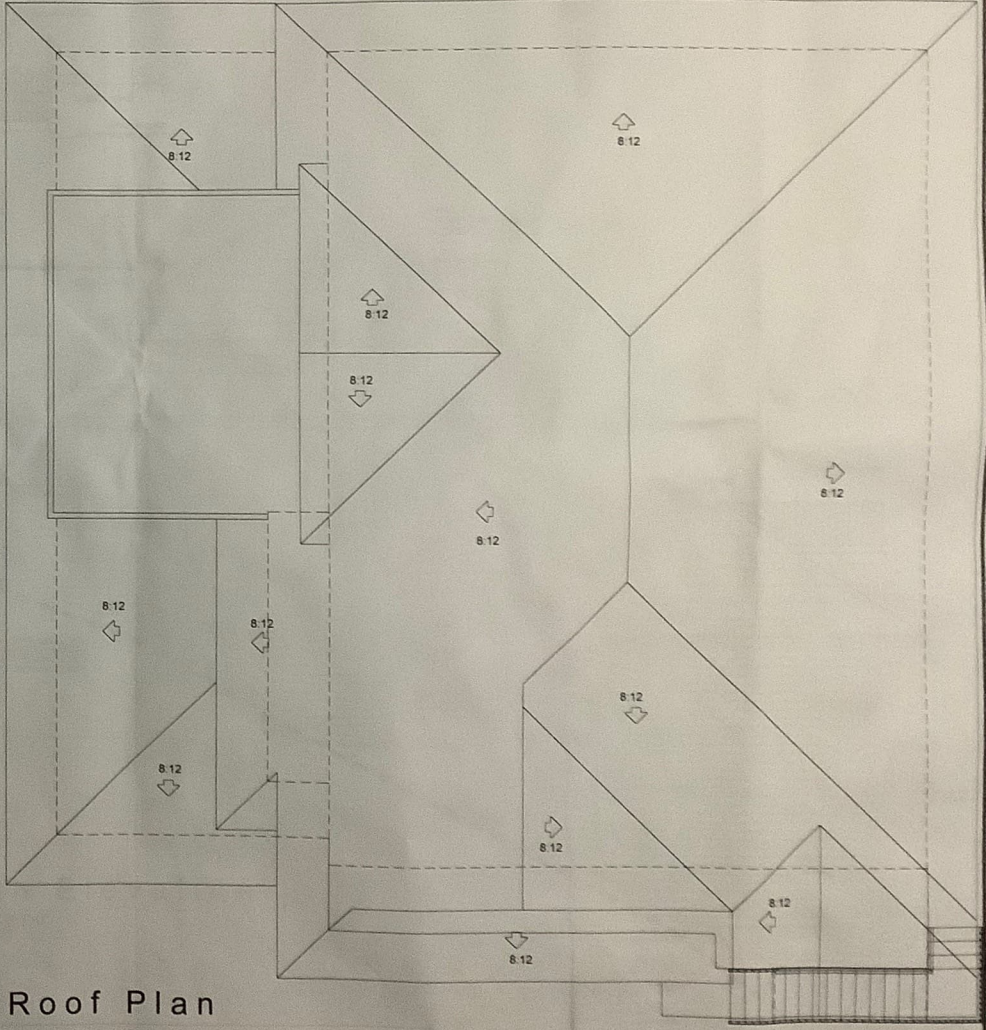
SL = SLIDING WINDOW
 CSMNT = CASEMENT WINDOW
 FX = FIXED WINDOW
 D.H. = DOUBLE HUNG WINDOW
 AW = AWNING WINDOW

Second Floor Plan

SCALE 1/4" = 1'-0"

FLOOR PLANS NOTES

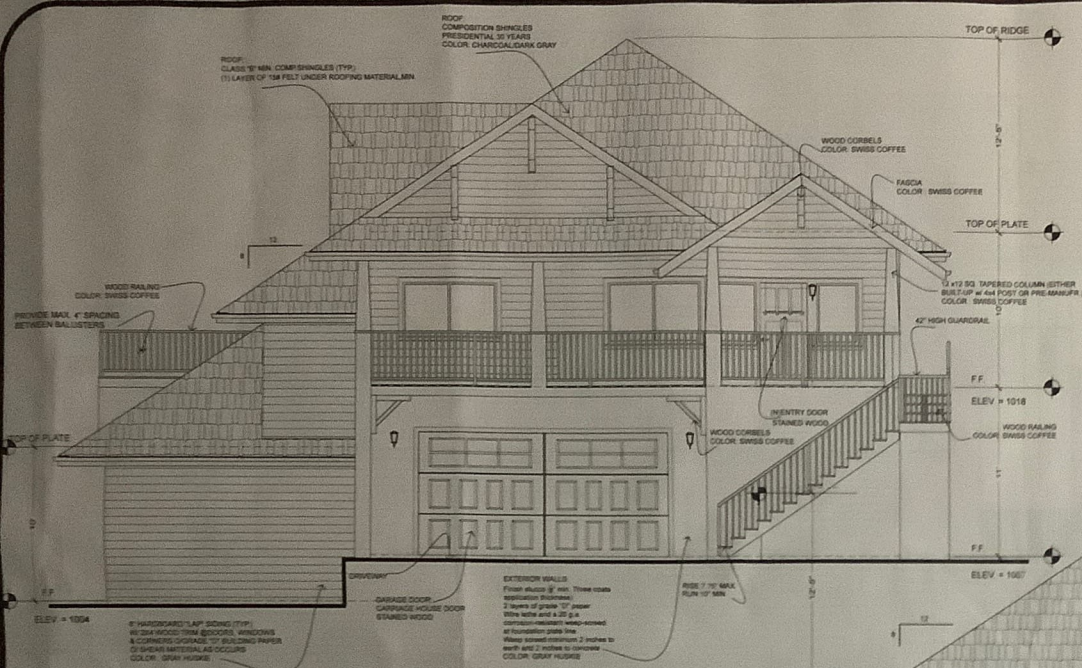
- NEW WALL
- WALL TO BE REMOVED
- EXISTING WALL



Roof Plan

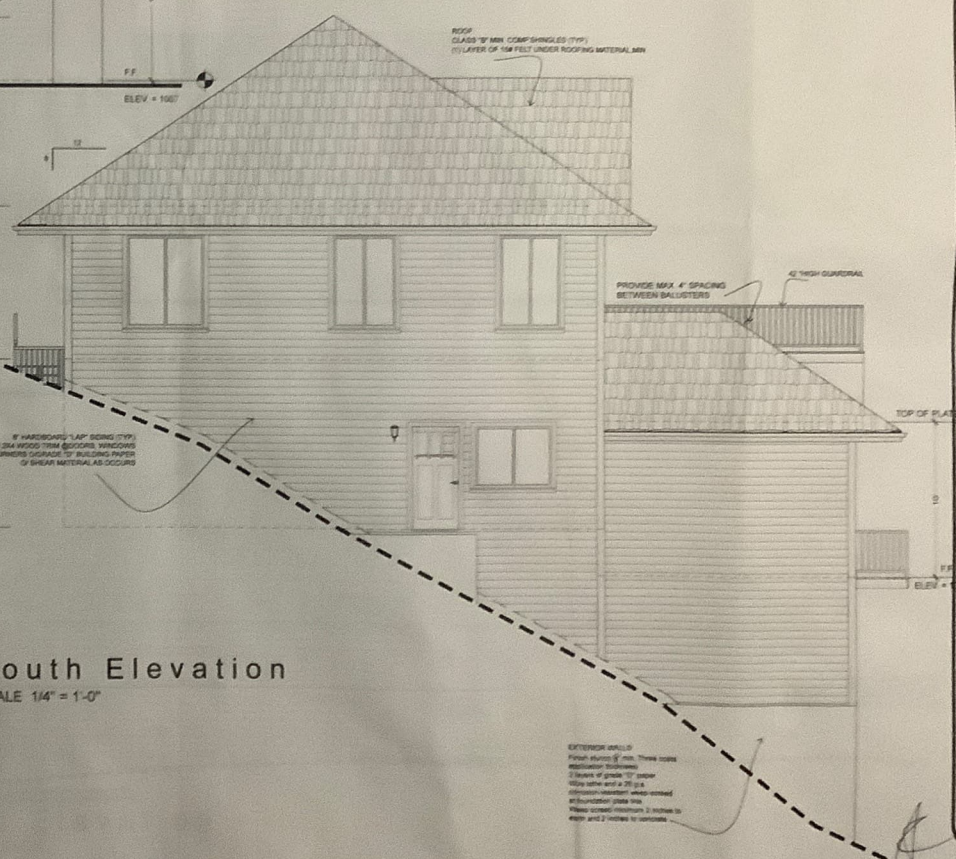
SCALE 1/4" = 1'-0"

A



North Elevation

SCALE 1/4" = 1'-0"



South Elevation

SCALE 1/4" = 1'-0"

ROOF COMPOSITION SHINGLES PRESIDENTIAL 35 YEARS COLOR CHARCOAL/DARK GRAY

ROOF CLASS 1/2 MIN COMP SHINGLES (TYP) (1) LAYER OF 1/4 FELTS UNDER ROOFING MATERIAL MIN

TOP OF RIDGE

TOP OF PLATE

FF ELEV = 1018

FF ELEV = 1007

TOP OF PLATE

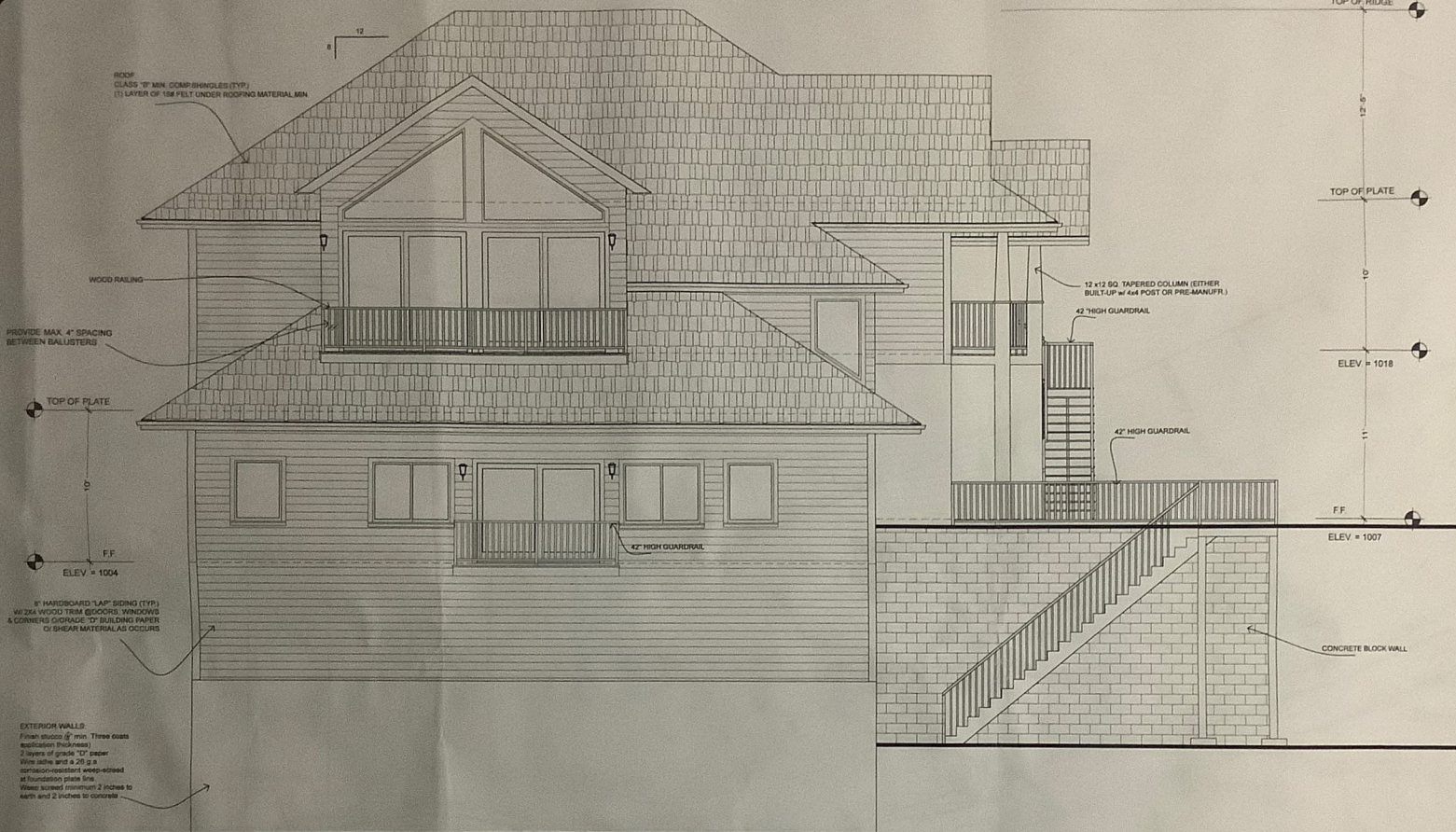
FF ELEV = 1018

FF ELEV = 1007

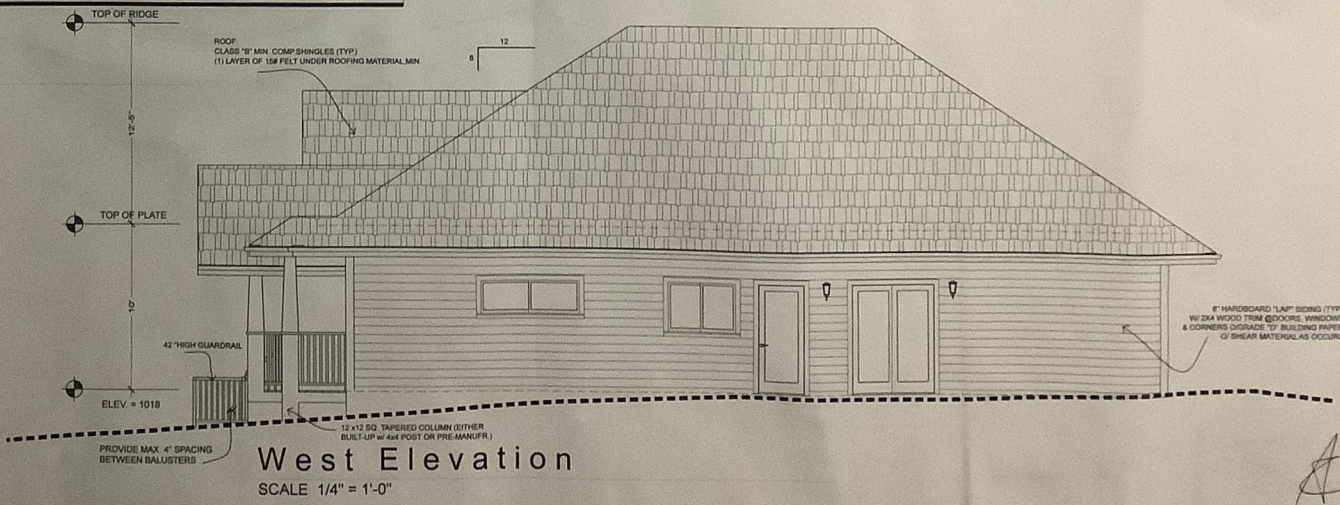
EXTERIOR WALLS Finish stucco @ min. Three coats application thickness 2 layers of grade 10 paper 1/8th inch and a 20 g.c. corrosion-resistant wire-screened at transition plane min. Wire screen maximum 2 inches to north and 3 inches to concrete COLOR GRAY HUSKIE

8\"/>

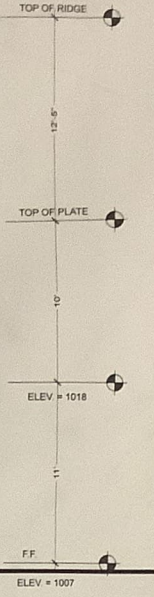
EXTERIOR WALLS Finish stucco @ min. Three coats application thickness 2 layers of grade 10 paper 1/8th inch and a 20 g.c. corrosion-resistant wire-screened at transition plane min. Wire screen maximum 2 inches to north and 3 inches to concrete



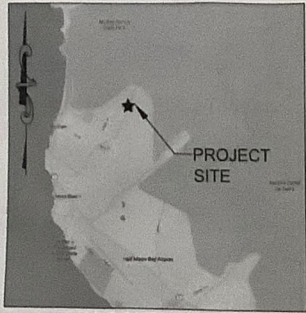
East Elevation
SCALE 1/4" = 1'-0"



West Elevation
SCALE 1/4" = 1'-0"

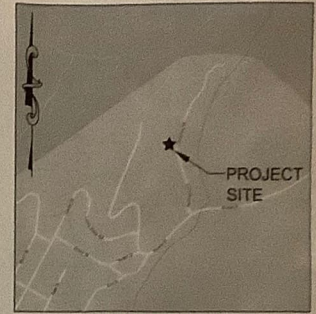


A



VICINITY MAP
N.T.S.

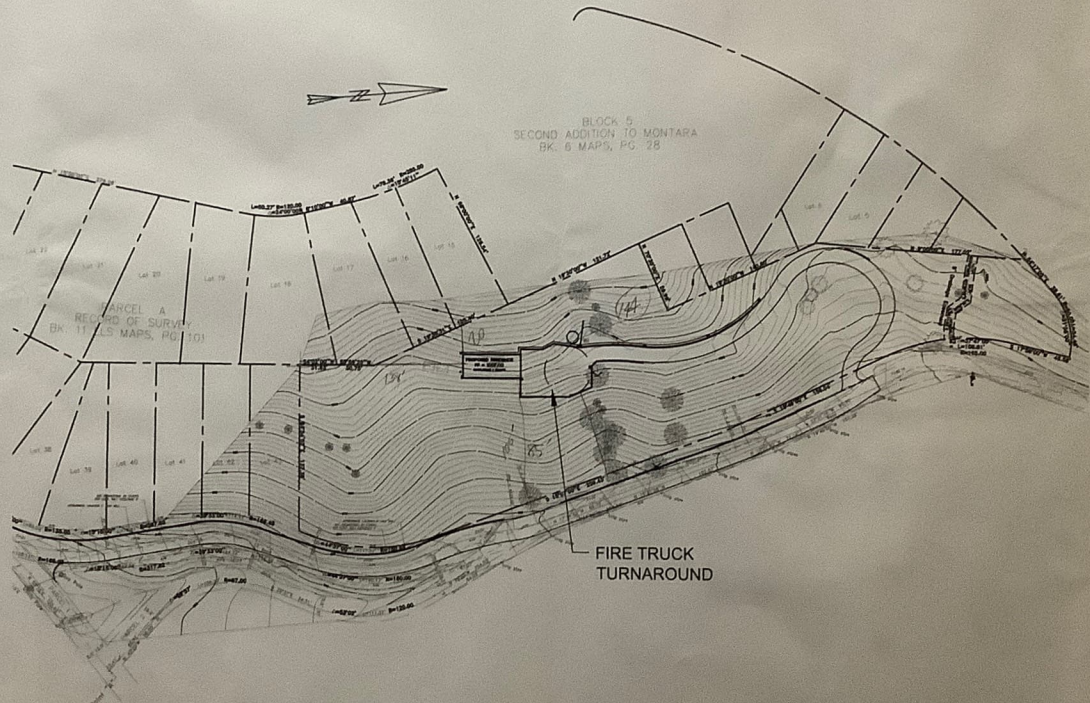
NEW RESIDENCE LICICITOS ROAD MONTARA (SMCO), CA 94038



LOCATION MAP
N.T.S.

ABBREVIATIONS

- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- AD AREA DRAIN
- ATD ATRIUM DRAIN
- BFP BACK FLOW PREVENTION DEVICE
- BW BOTTOM OF WALL ELEVATION
- CB CATCH BASIN
- CL CENTER LINE
- CS CRAWL SPACE ELEVATION
- CIP CAST IRON PIPE
- CONC CONCRETE
- DD DECK DRAIN
- DDCV DOUBLE DETECTOR CHECK VALVE
- GG DECOMPOSED GRANITE
- DIP DUCTILE IRON PIPE
- DS ROOF DOWN SPOUT
- DWY DRIVEWAY
- EJ EXISTING
- ELEC ELECTRICAL
- EM ELECTRICAL METER
- EP EDGE OF PAVEMENT
- FC FACE OF CURB ELEVATION
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISHED FLOOR ELEVATION
- FG FINISHED GROUND ELEVATION
- FL FLOW LINE ELEVATION
- FM FORCE MAIN LINE
- FS FINISHED SURFACE ELEVATION
- FP FINISHED PAVEMENT ELEVATION
- FW FIRE WATER LINE
- GB GRADE BREAK
- GM GAS METER
- GV GRATE ELEVATION
- GV GATE VALVE
- HP HIGH POINT
- NW HEATED WATER LINE
- PIV PIPE INVERT ELEVATION
- JT JOINT TRENCH
- JP JOINT POLE
- LD LANDSCAPE DRAIN
- LF LINEAR FEET
- LP LOW POINT
- (N) NEW
- PIV POST INDICATOR VALVE
- POD POINT OF CONNECTION
- RM RM ELEVATION
- S SLOPE
- SAP SEE ARCHITECTURAL PLANS
- SD STORM SUB DRAIN
- SDCDO STORM SUB DRAIN CLEANOUT
- SD STORM DRAIN
- SDCO STORM DRAIN CLEANOUT
- SGR SEE GEOTECHNICAL REPORT
- SI B SIDE INLET CATCH-BASIN
- SLP SEE LANDSCAPE PLANS
- SPP SEE PLUMBING PLANS
- ES SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSP SEE STRUCTURAL PLANS
- TW TOP OF WALL ELEVATION
- TYP TYPICAL
- VD FIRE VERTICAL DROP
- W DOMESTIC WATER LINE
- WM WATER METER



- LEGEND:**
- EXISTING
 - PROPOSED
 - SANITARY SEWER
 - STORM DRAIN
 - STORM SUB-DRAIN (PERFORATED PIPE)
 - TRANSITION FROM PERF. PIPE TO SOLID PIPE
 - FORCE MAIN
 - FIRE WATER LINE
 - DOMESTIC WATER SERVICE
 - IRRIGATION SERVICE
 - NATURAL GAS
 - ELECTRIC
 - JOINT TRENCH
 - FENCE
 - CLEAN OUT
 - DOUBLE DETECTOR CHECK VALVE
 - POST INDICATOR VALVE
 - VALVE
 - METER BOX
 - STREET LIGHT
 - AREA DRAIN
 - CATCH BASIN
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - BENCHMARK
 - MAN-HOLE
 - SIGN
 - DOWN-SPOUT
 - SPLASH BLOCK
 - CONTOURS
 - PROPERTY LINE
 - SETBACK

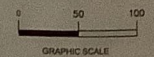
SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	NOTES SHEET
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	GRADING AND UTILITY PLAN
C-6	EROSION CONTROL AND TREE PROTECTION PLAN
C-6.1	BEST MANAGEMENT PRACTICES
C-6.2	EROSION CONTROL NOTES AND DETAILS
C-6	DETAIL SHEET
C-7	OFFSITE GRADING PLAN
C-7.1	OFFSITE GRADING PLAN
C-7.2	OFFSITE GRADING PLAN

EARTHWORK QUANTITIES

CUT	663 C.Y.
FILL	506 C.Y.
TOTAL TO BE MOVED	1,170 C.Y.
BALANCE	160 C.Y. CUT (OFF-HAUL)

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.



HYDROLOGY

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
0.5F	7,806 SF	285 CF	371 CF



Lot 37

Lot 38

Lot 39

Lot 40

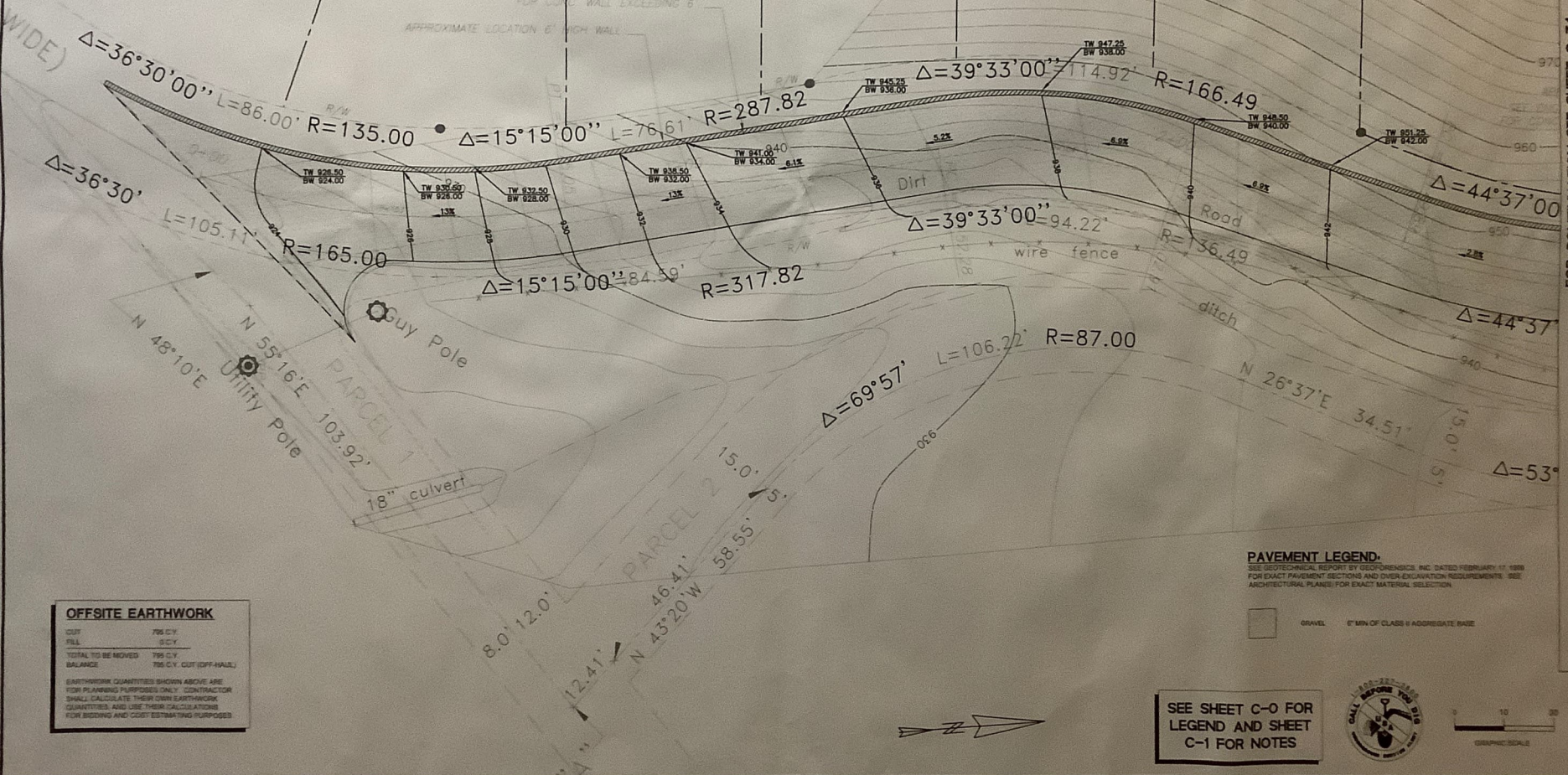
Lot 41

Lot 42

Lot 43

S 84°54'03"E 137.36'

SEE ENGINEERING, BY OTHERS
FOR CONC. WALL EXCEEDING 5'
APPROXIMATE LOCATION OF HIGH WALL



OFFSITE EARTHWORK

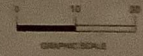
CUT	795 C.Y.
FILL	925 C.Y.
TOTAL TO BE MOVED	1720 C.Y.
BALANCE	795 C.Y. CUT (OFF-HAUL)

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.

PAVEMENT LEGEND:
SEE GEOTECHNICAL REPORT BY GEOFORMER INC. DATED FEBRUARY 11, 1989
FOR EXACT PAVEMENT SECTIONS AND OVER-EXCAVATION REQUIREMENTS. SEE
ARCHITECTURAL PLANS FOR EXACT MATERIAL SELECTION

GRAVEL
 6" MIN. OF CLASS II AGGREGATE BASE

SEE SHEET C-0 FOR
LEGEND AND SHEET
C-1 FOR NOTES



FOR CONTINUATION SEE SHEET C-71

