

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

DATE: June 25, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a renewal of a Planned Agricultural District Permit, pursuant to Section 6350 of the County Zoning Regulations, a Coastal Development Permit, pursuant to Section 6328 of the County Zoning Regulations and a Confined Animal Permit renewal, pursuant to Section 7700 of the County Ordinance Code, to allow the continued operation of a commercial recreation business and the construction of new 3,145 sq. ft. agricultural barn. The property is located at 12320 San Mateo Road in the unincorporated Half Moon Bay area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2000-00711 (Lemos)

PROPOSAL

The applicant requests a Planned Agricultural District (PAD) Permit renewal to allow the continued operation of a roadside commercial recreation business and a Coastal Development Permit (CDP) for the removal of an existing agricultural barn and the construction of a new 3,145 sq. ft. agricultural barn, and a renewal of a Confined Animal Permit (CAP) for the keeping of 20 horses. The agricultural barn will be utilized for storage of farm equipment and feed.

The proposed PAD Permit renewal is to allow the continued operation of a permanent roadside stand (nursery) for sale of locally grown flowers and plants, seasonal sale of pumpkins, and Christmas trees, gifts and snacks, and use of the property for year round farm-related entertainment activities for children (i.e., birthday parties, hay rides, pony rides and picnics.) Between September 15 and October 31, these activities also include a haunted barn, hay rides, air jumpers and ghost walks.

RECOMMENDATION

That the Planning Commission (1) approve the Planned Agricultural District Permit renewal and the Coastal Development Permit to allow the construction of a new 3,145 sq. ft. agricultural barn, and (2) approve the Confined Animal Permit Renewal (County

File Number PLN 2000-00711), by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

In June 2007, the Planning Commission approved the renewal of the PAD Permit and CDP for the Lemos Farm. The term for these permits was seven (7) years with administrative review occurring at years 3, 5 and 7. The applicant, Bob Lemos, has submitted a renewal request for the PAD Permit and has proposed an amendment to the CDP. The term for the CAP was six (6) years with review for compliance with the Confined Animal Ordinance occurring every three (3) years. As required, County staff conducted all required administrative reviews, and found the facility to be in compliance with all previous conditions of approval.

The existing facility includes the following uses: permanent roadside stand (nursery) for sale of locally grown flowers and plants; seasonal sale of pumpkins and Christmas trees, gifts, and snacks; and use of the property for farm-related entertainment activities for children. During the Halloween/pumpkin season, the facility is used to provide entertainment and recreation activities that include a petting zoo, pony rides, a haunted house, a wagon train, hay rides and food booths. The new agricultural barn will be constructed in the same footprint as the existing barn; therefore, no significant land disturbance is expected.

This project and the proposed amendment comply with the General Plan, Local Coastal Program, and the underlying zoning designation, and will not impact or diminish the purpose of the Planned Agricultural District. In addition, this project and amendment will not result in any impacts to coastal resources or be detrimental to the public welfare or injurious to property or improvements in the vicinity. Accordingly, staff recommends that the Planning Commission adopt the findings required for renewal and issuance of both the PAD Permit and CDP, included as Attachment A.

TGP:fc – TGPY0515_WPU.DOCX

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

DATE: June 25, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a renewal of a Planned Agricultural District Permit, pursuant to Section 6350 of the County Zoning Regulations, a Coastal Development Permit, pursuant to Section 6328 of the County Zoning Regulations and a Confined Animal Permit renewal, pursuant to Section 7700 of the County Ordinance Code, to allow the continued operation of a commercial recreation business and the construction of new 3,145 sq. ft. agricultural barn. The property is located at 12320 San Mateo Road in the unincorporated Half Moon Bay area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2000-00711 (Lemos)

PROPOSAL

The applicant requests a Planned Agricultural District (PAD) Permit renewal to allow the continued operation of a roadside commercial recreation business and a Coastal Development Permit (CDP) for a new 3,145 sq. ft. agricultural barn to be utilized for storage of farm equipment and feed.

The following tables describe the various elements/activities of the commercial operations and time periods that these activities are permitted to operate.

Elements/Structures of the Facility	Current
Hours of operation year-round	Weekends 9:00 a.m. to 5:00 p.m. Closed weekdays.
Hours of operation during pumpkin season	8:00 a.m. to 11:30 p.m. daily during the month of October.
Horses/ponies	Maximum of 20 horses/ponies kept on-site year round.
Air jumpers	Maximum of 4 air jumpers Four air jumpers (allow 3 year-round and 1 additional for the month of October)

Elements/Structures of the Facility	Time Period
Two pony rings (one covered in the front yard and one uncovered in right side yard)	Year-round. At any given time, only one pony ring will be used from 11:00 a.m. to 5:00 p.m.
Wood shed (located on right side yard, adjacent to uncovered pony ring and small corral area)	Permanent
Petting Zoo (between 10 to 25 goats depending on time of the year; and one baby cow during October)	Year-round
Haunted House (one walk-through room)	Year-round
Sales kiosk (sale of tickets and snacks; seasonal sale of pumpkins and Christmas trees)	Year-round; Permanent
Existing barn (located behind the residence and adjacent to "Haunted House")	Permanent
Train shed (located immediately south of the residence)	Permanent
Three picnic areas with benches on right side yard: (1) south of covered pony ring with a BBQ area, (2) between uncovered pony ring and Gazebo, and (3) south of uncovered pony ring and west of existing restrooms Two picnic areas behind the residence: (1) west of petting zoo; and (2) south of barn.	Year-round
Wagon Train ride (John Deere garden tractor with fiberglass cover pulling four wagon cars on wheels)	Year-round
Pony Ride area (in the front yard)	Year-round
Three air jumpers (inflatable, 15 ft. x 15 ft. x 15 ft.): <ul style="list-style-type: none"> • Two air jumpers to be located in the "Picnic Area" located south of uncovered pony ring and west of existing restrooms • One air jumper to be located in "Play Area" adjacent (east) of residence between January and August and in "Play Area" in the front yard between September to December 	Year-round
One children's play slide (13 ft. x 13 ft. x 10 ft.) Four hobby horses (to be located in the "Play Area")	Year-round
Christmas Decoration (Nativity Scene – to be located 50 feet away from the entrance) "Nativity" decorations include: (i) Three camels (2 ft. wide x 6 ft. high) (ii) Mary and Joseph (3 ft. high) (iii) Two shepherds (3 ft. wide x 4 ft. high)	December

Elements/Structures of the Facility	Time Period
(iv) Donkey (2 ft. wide) (v) Santa Claus (6 ft. high) (vi) Nine reindeer (each 2 ft. high x 4 ft. long) (vii) Sled (2 ft. wide x 2 ft. high)	
Hay Ride hay ride ramp is located adjacent [west] to the residence)	October
Public restrooms (located on right side yard)	Permanent structure

RECOMMENDATION

That the Planning Commission (1) approve the Planned Agricultural District Permit renewal to allow the continuation of the recreational uses, and the Coastal Development Permit to allow the construction of a new 3,145 sq. ft. agricultural barn, and (2) approve the Confined Animal Permit Renewal (County File Number PLN 2000-00711), by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Tiare Peña, Project Planner, Telephone 650/363-1850

Report Reviewed By: Dave Holbrook, Senior Planner, Telephone 650/363-1837

Applicant/Owner: Bob Lemos

Location: 12320 San Mateo Road, Half Moon Bay

APNs: 056-360-310, -320, -330, and -340

Size: Approximately 100 Acres

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

General Plan Designation: Agriculture

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Residence, barn, commercial stable, accessory buildings, agricultural uses, farm-related entertainment activities for children

Water Supply: Coastside County Water District – Potable purposes (residence, restrooms, all public facilities); Well – Non-potable agricultural purposes

Sewage Disposal: Existing on-site septic system

Flood Zone: FEMA Flood Zone Map indicates the parcel is located in Zone X (area of minimal flooding), and Zone A (areas of 100-year flood) along the creek per Community Panel No. 06081C0260E, effective October 16, 2012

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act (CEQA), which allows the operation of an existing use.

Prime Soils: The subject property contains Prime Soils and is designated as Prime Agricultural Land. However, based on a property-specific soils report conducted by the United States Department of Agriculture (USDA) Natural Resources Conservation Service, the area determined by the County to be "Prime Soils" does not meet the criteria of "Prime Farmland" used by the United States Department of Agriculture Natural Resources Conservation Service, nor does it meet the criteria for "Unique Farmland" or "Lands of Statewide Importance."

Setting: The project parcel is located in the unincorporated area of Half Moon Bay off Highway 92. The area for farm-related entertainment activities for families is located in the southeast corner of the property on a relatively flat area approximately one half of an acre in size. There is a large unimproved parking area, approximately 7 acres in size, located to the rear of the main activity area. The 100-acre property (comprised of four parcels) is mostly moderate to steeply sloping land with the exception of a relatively flat plain paralleling Los Trancos Creek on the east side of the property.

Chronology:

<u>Date</u>	<u>Action</u>
May 1986	- Planned Agricultural Permit and Coastal Development Permit approved for roadside stand and storage facility.
May 1988	- Amendment to permit approved to construct a single-family residence and to allow commercial stables.
March 1990	- Coastal Development Permit approved to allow a free-standing road stand for agricultural products.
December 1993	- Renewal and amendment of permit to allow construction of a sales kiosk to replace the free-standing road stand for year-round sales of agricultural products.
June 2001	- Renewal of Planned Agricultural District, Coastal Development and Confined Animal Permit approved.
August 2006	- Renewal of Planned Agricultural District, Coastal Development and Confined Animal Permit approved.

- September 2007 - Performance and mitigation measures of 2006 permit reviewed by Planning Commission.
- Years 2007, 2009 and 2011 - Administrative reviews to confirm adherence to measures conducted by County staff.
- December 2013 - Application for renewal and amendment submitted.
- June 2014 - San Mateo County Agricultural Advisory Committee recommends approval of renewal and amendment.
- June 2014 - San Mateo County Planning Commission public meeting.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The San Mateo County General Plan designates this property as Agriculture. The original Planned Agricultural District (PAD) Permit was found to be in conformance with General Plan Policies, and was approved subject to conformance with said policies. Staff has determined that the project continues to comply with all applicable General Plan Policies, with specific discussion of the following:

Policy 9.4 (*Land Use Objectives for the Rural Lands*) allows for the provision of a diversity of outdoor recreational opportunities for existing and future County residents. The project area provides a variety of outdoors recreational activities geared toward children. Pony rides, hay rides, petting zoo and other activities provide farm-related recreational activities. In addition, Policy 9.38 (*Encourage Private Recreation Land Uses*) encourages “continuation of and expansion of private recreational lands uses, including, but not limited to, visitor serving facilities such as country inns, restaurants, stables, private beaches and other uses.” Since 1986, the project area has been permitted to provide some form of children-oriented recreation activities during Halloween and Christmas times.

Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*). The project complies with this policy, which calls for non-agricultural activities to avoid locating, to the greatest extent possible, on soils with agricultural capability or lands in agricultural production. The commercial recreation components of the property are clustered in the main area of the property, which is not considered prime agricultural land. A detailed discussion of project conformance with Planned Agricultural District Regulations is included in Section 3 of this report, below.

2. Conformance with Planned Agricultural District Regulations

a. Use

Section 6353(B) allows commercial recreation activities on lands suitable for agriculture, subject to an issuance of a PAD Permit. On August 23, 2006, the Planning Commission renewed the applicant's existing Planned Agricultural District Permit and amended the permit to allow commercial recreation uses, such as a petting zoo, wagon train rides, and two air jumpers as well as other compatible land uses, such as the sales kiosk and picnic areas. The 2006 PAD Permit renewal request required conformance with substantive criteria for the issuance of a PAD Permit, as listed in Section 6355 of the County Zoning Regulations, and was approved subject to conformance with said criteria.

Staff has determined that the project continues to comply with all applicable criteria. Compliance of proposed amendments with substantive criteria for issuance of a Planned Agricultural District Permit is described in Section 3.c, below. The agricultural barn to be constructed will be utilized for storage of farm equipment and feed, and thereby complies with PAD regulations.

b. Planned Agricultural District Permit Renewal

In order to approve the renewal of a Planned Agricultural District Permit, the project must comply with the substantive criteria delineated in Section 6355 of the Zoning Regulations. According to Section 6355.A (Substantive Criteria for Issuance of a Planned Agricultural Permit: General Criteria), the following findings must be made:

- (1) That the encroachment of all development upon land which is suitable for agricultural uses and other lands shall be minimized.**

The subject property contains some Prime Soils and is designated as Prime Agricultural Land. However, based on a property-specific soils report conducted by the USDA Natural Resources Conservation Service, the area determined by the County to be "Prime Soils" does not meet the criteria of "Prime Farmland" used by the United States Department of Agriculture Natural Resources Conservation Service, nor does it meet the criteria for "Unique Farmland" or "Lands of Statewide Importance." The report also mentions that nearly six (6) acres of land within the parcel were severely damaged following the neighboring Browning Ferris Industries sediment/water basin

failure in the early 1990s. Most of the 6-acre area is defined by the County as “Prime Soils.” The impact of this failure on productive soil has rendered it non-productive. The report further details that all structures and activities are clustered and have been “used as a farmstead area for more than 50 years.” The replacement barn will be located in the same footprint of the existing barn and will not contribute to the conversion of land (see Attachment E).

(2) That all development shall be clustered.

All structures, i.e., residence, barn, restroom and commercial uses are clustered and comply with the front setback (50 feet), rear setback (50 feet), and side yard setback (20 feet) requirements. The covered pony ring in the front of the property does not meet the front yard setback, but was approved by the County under Building Permit No. 1999-01633 and is considered legal non-conforming.

(3) That every project shall conform to Chapter 20A.2 of the Zoning Regulations, Development Review Criteria.

The project, as proposed and conditioned, conforms to the Development Review Criteria as discussed in Section 2 of this report.

c. Criteria for Conversion of Lands Suitable for Agriculture and Other Lands

According to Section 6355.F (Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands), the following findings must be made:

- (1) That all agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable;**
- (2) That 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;**
- (3) That clearly defined buffer areas are developed between agricultural and non-agricultural uses;**

- (4) That productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing;**
- (5) That public services and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.**

The existing and proposed elements of the project are clustered within the homestead area and near the rear parking area that includes a residence and a number of accessory structures. This area is clustered in the front of the parcel with a substantial buffer zone between the agricultural areas and non-agricultural areas. Continuation of recreational uses in this area will not impair agricultural viability on the property.

3. Traffic Congestion and Pedestrian Crossings

The San Mateo County coast is a popular destination year-round; however, during the pumpkin season, it generates additional vehicular traffic in and around the farms and creates a challenge to maintain safe vehicular and pedestrian passage between both farms and along Highway 92. Specifically, during prior years of operation, concerns have been expressed regarding the provision of a safe crossing/passage between the farms at 12320 San Mateo Road (Lemos) and 12391 San Mateo Road (Pastorino). Given the proximity of the farms to one another, visitors tend to park at one farm and cross the highway to the other.

In September 2007, planning staff provided the Planning Commission with a performance and mitigation measure report detailing steps that were made by both farms to address these impacts (see Attachment H).

To address this concern, both facilities are required to work with the California Highway Patrol (CHP) and implement a traffic management program for the two busiest weekends in October. The cost of implementing this program, including having CHP facilitate vehicular and pedestrian movement is borne by both the Pastorino and Lemos Farms.

Planning staff has made numerous site inspections during the busiest weekends of October and has observed that CHP and the farms have implemented the safe crossing plans and have adhered to the 15-minute crossings by utilizing the crossing clock. Staff is recommending continuing to require the applicant to develop and implement a traffic management plan in conjunction with the CHP. See Conditions of Approval Nos. 7, 8, and 9.

4. Conformance with the Local Coastal Program

Permit Renewal

The original PAD Permit and Coastal Development Permit (CDP) required conformance with Local Coastal Program (LCP) policies, and were approved by the Planning Commission in 2006 subject to conformance with said policies. Staff has determined that the project continues to comply with all applicable LCP policies, as conditioned.

Proposed Amendment

The proposed amendment to allow the construction of a new agricultural barn requires a Coastal Development Permit. In order to approve the requested CDP; the Planning Commission must make the following findings:

- a. **That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.**
- b. **That the project conforms to the specific findings required by the policies of the San Mateo County Local Coastal Program.**

The proposed amendment (replacement barn) has been reviewed against the Local Coastal Program (LCP) policies pertaining to Agriculture and Visual Resources. Based on the following discussion of applicable LCP policies, the above two findings can be made.

(1) Compliance with Public Works Component

Policy 2.51 (*Protecting Road Capacity for Visitors Through Transportation System Management Techniques*) calls for the use of transportation system management techniques to maximize the efficiency and effectiveness of existing roadways during recreation peak periods and protect road capacity for visitors, including minimization of the number of new road or driveway connections to Highway 92. Planning staff has worked with the applicant, owners of the Pastorino Farm (PLN 2000-00730), as well as a representative of the California Highway Patrol to craft a number of conditions of approval (see Conditions of Approval Nos. 7, 8, and 9), which aim to reduce traffic congestion and provide safe pedestrian crossings along San Mateo Road (Highway 92) during the Halloween/Pumpkin Festival Season.

(2) Compliance with Local Coastal Program Agriculture Component

Policy 5.8 (*Conversion of Prime Agricultural Land Designated as Agriculture*) prohibits the conversion of prime agricultural land within a parcel to a conditionally permitted use unless compliance with certain conditions can be demonstrated. The replacement barn is located within the same footprint as a prior barn, and thereby does not result in the permanent conversion of prime agricultural land at the subject site. The new barn will continue to serve as an agricultural component of the site with its use of farm equipment and animal food storage.

(3) Compliance with Local Coastal Program Sensitive Habitat Component

Policy 7.11 (*Establishment of Buffer Zones*) requires extension of a buffer zone 50 feet outward for perennial streams and 30 feet outward for intermittent streams from the edge of the riparian vegetation. Los Trancos Creek is a perennial stream and runs along the project parcel's eastern property line. While several structures lie within the 50-foot buffer zone, including, a covered pony ring, an uncovered pony ring, a small gazebo, picnic areas, a wood shed, and a small corral area, these structures are legal, non-conforming. The agricultural barn maintains a 56-foot buffer from the creek; therefore, it complies with this policy.

(4) Compliance with Local Coastal Program Visual Resources Component

Per Policy 8.21 (*Commercial Signs*), commercial signs shall comply with policy guidelines, including: (1) design of on-premises commercial signs to be an integral part of the structure they identify (prohibiting extension of the sign above the roof line); (2) prohibit brightly illuminated colored, rotating, reflective, blinking, flashing or moving signs, pennants, or streamers; and (3) minimize information and direction signs to harmonize with surrounding elements. At this time, the applicant does not propose any additional signage. In addition, Conditions of Approval Nos. 5 and 6 have been included to limit on-site signage to those approved by the Planning Commission in the 2001 PAD Permit renewal, which consist of two "Lemos Farm, Since 1942" business identification signs located on the entrance walls to the Lemos Farm and during the Halloween/Pumpkin Festival Season (September 1 to October 31), the applicant/owner is permitted to temporarily install up to four (4)

directional traffic signs, maximum 2 ft. x 3 ft. each, visible from San Mateo Road. The signs must be on-site and not in the public right-of-way.

5. Conformance with Confined Animal Ordinance

Per Sections 7700.3 and 7700.5 of the County Ordinance Code, a Confined Animal Permit must be granted by the Zoning Hearing Officer (or in this case, the Planning Commission) for the keeping of 16 or more confined animals within the unincorporated rural districts of the County. The proposal complies with minimum parcel area of 1 acre, as well as the minimum acreage for keeping 20 ponies, 8 net acres.

Staff has included Condition of Approval No. 21.d to prohibit discharge of solid and liquid waste discharge which could contaminate water resources or otherwise adversely affect a marine, aquatic or riparian environment. Inspections by Environmental Health and the Planning Department have confirmed that the stable and corral are kept in a clean and sanitary manner, as required by Section 77004.6 of the Confined Animal Ordinance.

In order to grant a Confined Animal Permit, the decision making authority shall make the following findings:

a. That the keeping of confined animals will not create a nuisance or be detrimental to human or animal health, safety or welfare.

As conditioned, the project continues to comply with applicable County regulations for confined animals, including, but not limited to, compliance with the approved manure management plan and stormwater management plan. All manure is kept in a waterproof container and removed from the site on a bi-weekly schedule.

b. That the keeping of confined animals will not degrade sensitive habitats and waterways, or increase soil erosion.

As conditioned, the project continues to comply with applicable County requirements, including drainage (Section 7700.4, County Confined Animals Ordinance). When not in the pony riding ring, the ponies are kept in a shelter and in a corral located in the far left portion of the property at least 300 feet away from the creek.

c. That the keeping of confined animals complies with all the applicable requirements of the Zoning Regulations, including this chapter.

As conditioned, the project continues to comply with the minimum acreage for keeping 20 ponies and requirements for fencing, drainage, and facility management, as stated in Section 7700.4 of the County Confined Animal Ordinance.

B. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

No comments have been received by the time of this report.

C. REVIEW BY THE SAN MATEO COUNTY AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee met on June 9, 2014 to consider the applicant's project. The Committee unanimously voted in support and recommended approval of the proposed project, including the applicant's proposed amendment for the replacement barn.

D. COMPLIANCE WITH CONDITIONS OF THE LAST PLANNED AGRICULTURAL DISTRICT APPROVAL

1. This approval applies only to the proposal and plans described in this report and submitted to and approved by the Planning Commission on August 23, 2006. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval. Any other changes, modifications or additions shall require an amendment to these permits.

Compliance with Condition? Informational.

Recommend to Retain Condition? Yes, but revised to:

This approval applies only to the proposal and plans described in this report and submitted to and approved by the Planning Commission on June 25, 2014. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval. Any other changes, modifications or additions shall require an amendment to these permits.

2. The Planned Agricultural District Permit and Coastal Development Permit for the visitor-serving recreation facility (activities and uses as identified within the staff report) shall expire seven (7) years from the date of approval. If the applicant wishes to renew their permits, they shall submit an application for permit renewal six (6) months prior to expiration for consideration at a public hearing. Any modifications to the operation or conditions of approval will require submittal of an application for

amendment, payment of applicable fees and consideration at a public hearing prior to implementing any changes or modifications. Administrative inspections shall occur in October 2007, 2009, and 2011 for review and compliance with applicable conditions of approval.

Compliance with Condition? Yes, administrative inspections occurred as required. At each inspection the facility was found to be in compliance with all applicable conditions.

Recommend to Retain Condition? Yes, but revised to:

The Planned Agricultural District Permit for the visitor-serving recreation facility (activities and uses as identified within the staff report) shall expire seven (7) years from the date of approval (June 25, 2021). If the applicant wishes to renew their permit, they shall submit an application for permit renewal six (6) months prior to expiration for consideration at a public hearing. Any modifications to the operation or conditions of approval will require submittal of an application for amendment, payment of applicable fees and consideration at a public hearing prior to implementing any changes or modifications. Administrative inspections shall occur in October 2016, 2018, and 2020 for review and compliance with applicable conditions of approval.

3. This facility is permitted for a maximum of 20 ponies and shall comply with all applicable requirements of Section 7700.4 of the County Confined Animals Ordinance, including requirements for fencing, drainage, and facility management. The Confined Animal permit shall be reviewed for conformance with applicable regulations three (3) and six (6) years after approval by the Planning Commission.

Compliance with Condition? Yes, the site was inspected as required, and found to be in compliance with Section 7700.4 of the County Confined Animal Ordinance in regards to fencing, drainage and facility management. The Confined Animal Permit was reviewed and approved for renewal by the Confined Animal Technical Advisory Committee at their meeting of August 15, 2006.

Recommend to Retain Condition? Yes.

4. The applicant shall maintain the landscaping in the front of the facility that screens the facility from San Mateo Road.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

5. The only signage permitted to be visible from San Mateo Road (Highway 92) is the two "Lemos Farm, Since 1942" business identification signs located on the entrance walls to the Lemos Farm. No other signs visible from San Mateo Road are permitted, except as permitted under Condition of Approval No. 5 below during the Halloween/Pumpkin Festival Season (September 15 to October 31). If the applicant proposes any additional signage, they shall submit a location plan and sign elevations, with proposed dimensions and colors, for review and approval by the Community Development Director prior to installation. A building permit may be required.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

6. During the Halloween/Pumpkin Festival Season (September 15 to October 31), the applicant/owner is permitted to temporarily install up to four (4) directional traffic signs, maximum 2 ft. x 3 ft. each, visible from San Mateo Road. The signs must be on-site and not in the public right-of-way. One additional sign is permitted during the month of December only to advertise sale of Christmas trees. This sign may be double-sided and shall not exceed 20 sq. ft. in area and may utilize seasonal colors such as green and red.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

7. It shall be the responsibility of the property owner, in conjunction with the property owners of 12391 San Mateo Road, to prepare and implement in conjunction with and to the satisfaction of the local Highway Patrol Commander, a traffic management plan for pumpkin festival weekend and the preceding weekend (2 weekends maximum). The Highway Patrol may select different weekends at its discretion if it determines traffic or safety impacts on those alternative weekends would be greater. The cost of developing and implementing the plan shall be borne equally by the property owners at 12320 and 12391 San Mateo Road. The plan shall be prepared in accordance with CalTrans and CHP standards and procedures and shall address:
 - a. Pedestrian movement and safety along and across Highway 92.
 - b. Vehicular movement and safety along and across Highway 92.
 - c. Parking along Highway 92.

- d. Impacts and management of vehicular turning movements.
- e. Traffic control methods either manual or automated.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

8. The applicant/owner, in conjunction with the Pastorino Farm (the property owner of 12391 San Mateo Road), shall coordinate and host a pre-event meeting. The goal of the meeting is to verify all the activities and responsibilities necessary to implement the traffic management plan to minimize conflicts. The pre-event meeting shall occur within either the first or second week of September. The Lemos Farm and the Pastorino Farm shall coordinate this meeting and contact the following the first week of August for the September meeting date, time and place. The participants at the pre-event meeting shall be representatives from the Lemos Farm, the Pastorino Farm, San Mateo County Planning and Building Division, San Mateo County Sheriff's Office – North Coast Sub-Station, California Highway Patrol – Redwood City Office, and CalTrans. In addition, the following are to be invited, but are not required to attend. They include representative(s) from San Mateo County Supervisor District Three, San Mateo County Farm Bureau, and Half Moon Bay Coastsides Chamber of Commerce and Visitor's Bureau.

Compliance with Condition? Yes and No, The pre-event meetings occurred for the first three years of the permit. Attendance at these meetings was minimal, with only farm representatives and the California Highway Patrol present. Subsequent meetings were not formally hosted, but instead, were held by the applicant/property owners of the farms and the California Highway Patrol.

Recommend to Retain Condition? Yes, but revised to:

The applicant/owner in conjunction with the Pastorino Farm (the property owner of 12391 San Mateo Road) shall coordinate a yearly meeting with the California Highway Patrol at least one (1) month prior to seasonal activities to verify all the activities and responsibilities necessary to implement a traffic management plan to minimize conflicts.

9. The applicant/owner shall include as part of the traffic management plan the provision of an entrance monitor to direct vehicles to on-site parking areas and monitor pedestrian crossings on San Mateo Road. In addition, the applicant/owner shall construct a minimum 3 ft. x 3 ft. "clock" with hands that manually move to indicate the next pedestrian crossing. Pedestrian crossings shall be limited to 15-minute intervals during the hours of

12:00 p.m. to 5:00 p.m. unless the Highway Patrol coordinator directing traffic and pedestrians determines crossing intervals can be reduced due to traffic conditions.

Compliance with Condition? Yes, the “clock” was constructed and has been utilized for safe crossings during the pumpkin season.

Recommend to Retain Condition? Yes.

10. The facility shall be open no earlier than 8:00 a.m. and cease no later than 9:30 p.m. During the month of October, the facility may operate from 8:00 a.m. to 11:30 p.m. to allow for the ghost walk activity.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

11. The air jumpers proposed to be located in the front area shall be placed at least 50 feet from the front property line.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

12. The Christmas decorations shall be installed no earlier than November 15 and shall be removed no later than January 15.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

13. All buildings shall be painted an earth-tone color with the exception of fences which may be painted white. Any modifications to the existing colors will require the applicant to submit a color sample(s) to the Community Development Director for review and approval prior to painting any structure.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

14. The graveled surface of the parking lot and driveway shall be maintained in good condition so that no mud, dust or dirt is tracked off the property.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

15. All exterior lighting shall be turned off no later than 10:00 p.m., with the exception of security lighting approved by the Community Development Director.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

16. There shall be no flashing lights on the property.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

17. All lighting fixtures with lamps exceeding 60 watts shall be shielded to avoid direct light shining into adjacent properties.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

18. All new utility lines shall be installed underground from the nearest existing utility pole.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

19. Los Trancos Creek shall be maintained as per BFI/Lemos agreement, and no waste materials including animal manure shall be disposed of in the creek.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

20. A building permit shall be obtained prior to any construction on the property, and all construction shall be in accordance with approved plans.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

21. The applicant is required to install all new proposed temporary structures (new air jumpers and ghost walk activity) at least fifty (50) feet from the edge of the riparian vegetation of Los Trancos Creek, outside the buffer zone.

Compliance with Condition? Yes.

Recommend to Retain Condition? No, there are no proposed structures.

22. Per Section 6355.A.3, the applicant shall comply with the Development Review Criteria contained in Chapter 20A.2, especially with regard to the following:
 - a. Use and discharge of chemical agents, particularly including pesticides and heavy metals, which concentrate in the food chain and interrupt or destroy the primary biological network or threaten the survival of endangered species shall be prohibited (Section 6324.1.f).
 - b. Wherever possible, vegetation removed during construction shall be replaced. Vegetation for the stabilization of graded areas or for replacement of existing vegetation shall be selected and located to be compatible with surrounding vegetation, and should recognize climatic, soil and ecological characteristics of the region (Section 6324.2.i).
 - c. Removal of living trees with trunk circumference of more than 55 inches measured 4 1/2 feet above the average surface of the ground is prohibited, except as may be required for development permitted under this ordinance, or permitted under the timber harvesting ordinance, or for reason of actual or potential danger to life or property.
 - d. Solid and liquid waste discharge and disposal shall not be permitted to contaminate water resources or otherwise adversely affect a marine, aquatic or riparian environment. All discharges which might affect a water body shall comply with discharge requirements as established by the Regional Water Quality Control Board (Section 6324.4.a).
 - e. To ensure minimal impact on hydrologic processes, grading and other landscape alteration shall be kept to a minimum and the present configuration of landforms shall be maintained to the maximum extent practicable (Section 6324.4.c).
 - f. Site preparation procedures and construction phasing shall be carefully controlled to reduce erosion and exposure of soils to the maximum extent possible (Section 6324.4.d).

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

E. ENVIRONMENTAL REVIEW

That the project is exempt from CEQA, Class 1, Section 15301, regarding existing facilities.

F. REVIEWING AGENCIES

Department of Public Works
Environment Health Division
Building Inspection Section
Half Moon Bay Fire Protection District
California Coastal Commission
California Highway Patrol
San Mateo County Agricultural Advisory Committee

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Parcel Map
- D. Site Plan
- E. Soils Report conducted by USDA Natural Resources Conservation Service
- F. Prime Soils Map
- G. Copy of June 2006 Planning Commission Decision Letter
- H. Copy of 2007 Performance Measures Report to Planning Commission

TP:pac - TGPY0516_WPU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2000-00711

Hearing Date: June 25, 2014

Prepared By: Tiare Peña, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is exempt from CEQA, Class 1, Section 15301, regarding existing facilities.

Regarding the Planned Agricultural District Permit, Find:

2. That the proposed project, as described in the application and accompanying materials, complies with all applicable criteria for issuance of a Planned Agricultural District Permit contained in Section 6355 of the Zoning Regulations because:
3. That the encroachment of all development upon land which is suitable for agricultural use is minimized.
4. That recreational uses on the site are clustered in previously developed areas.
5. That the project conforms to the Development Review Criteria contained in Chapter 20A of the San Mateo County Zoning Regulations.
6. That all agriculturally unsuitable lands on the parcel have been developed or determined undevelopable.
7. That 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.
8. That clearly defined buffer areas are developed between agricultural and non-agricultural uses.

9. That the productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing.
10. That public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

Regarding the Coastal Development Permit, Find:

11. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), as documented in Section A.3 of this report.
12. That the project conforms to the specific findings required by the policies of the San Mateo County Local Coastal Program, as documented in Section A.3 of this report.

Regarding the Confined Animal Permit, Find:

13. That the keeping of confined animals will not create a nuisance or be detrimental to human or animal health, safety or welfare.

As conditioned, the project will comply with applicable County regulations for confined animals, including, but not limited to, compliance with the approved manure management plan and stormwater management plan.

14. That the keeping of confined animals will not degrade sensitive habitats and waterways, or increase soil erosion.

As conditioned, the project will comply with applicable County requirements, including drainage (Section 7700.4, County Confined Animals Ordinance

15. That the keeping of confined animals complies with all the applicable requirements of the Zoning Regulations, including this chapter.

As proposed and conditioned, the project complies with the minimum acreage for keeping 20 ponies and requirements for fencing, drainage, and facility management, as stated in Section 7700.4 of the County Confined Animals Ordinance.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal and plans described in this report and submitted to and approved by the Planning Commission on June 25, 2014. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval. Any other changes, modifications or additions shall require an amendment to these permits.
2. The Planned Agricultural District Permit for the visitor-serving recreation facility (activities and uses as identified within the staff report) shall expire seven (7) years from the date of approval (June 25, 2021). If the applicant wishes to renew their permit, they shall submit an application for permit renewal six (6) months prior to expiration for consideration at a public hearing. Any modifications to the operation or conditions of approval will require submittal of an application for amendment, payment of applicable fees and consideration at a public hearing prior to implementing any changes or modifications. Administrative inspections shall occur in October 2016, 2018, and 2020 for review and compliance with applicable conditions of approval.
3. This facility is permitted for a maximum of 20 ponies and shall comply with all applicable requirements of Section 7700.4 of the County Confined Animals Ordinance, including requirements for fencing, drainage, and facility management. The Confined Animal Permit shall be reviewed for conformance with applicable regulations three (3) and six (6) years after approval by the Planning Commission.
4. The applicant shall maintain the landscaping in the front of the facility that screens the facility from San Mateo Road.
5. The only signage permitted to be visible from San Mateo Road (Highway 92) are the two "Lemos Farm, Since 1942" business identification signs located on the entrance walls to the Lemos Farm. No other signs visible from San Mateo Road are permitted, except as permitted under Condition of Approval No. 5 below during the Halloween/Pumpkin Festival Season (September 15 to October 31). If the applicant proposes any additional signage, they shall submit a location plan and sign elevations, with proposed dimensions and colors, for review and approval by the Community Development Director prior to installation. A building permit may be required.
6. During the Halloween/Pumpkin Festival Season (September 15 to October 31), the applicant/owner is permitted to temporarily install up to four (4) directional traffic signs, maximum 2 ft. x 3 ft. each, visible from San Mateo Road. The signs must be on-site and not in the public right-of-way. One additional sign is permitted during the month of December only to advertise sale of Christmas trees. This sign

may be double-sided and shall not exceed 20 sq. ft. in area and may utilize seasonal colors such as green and red.

7. It shall be the responsibility of the property owner, in conjunction with the property owners of 12391 San Mateo Road, to prepare and implement, in conjunction with and to the satisfaction of the local Highway Patrol Commander, a traffic management plan for the pumpkin festival weekend and the preceding weekend (two (2) weekends maximum). The California Highway Patrol (CHP) may select different weekends at its discretion if it determines traffic or safety impacts on those alternative weekends would be greater. The cost of developing and implementing the plan shall be borne equally by the property owners at 12320 and 12391 San Mateo Road. The plan shall be prepared in accordance with CalTrans and CHP standards and procedures and shall address:
 - a. Pedestrian movement and safety along and across Highway 92.
 - b. Vehicular movement and safety along and across Highway 92.
 - c. Parking along Highway 92.
 - d. Impacts and management of vehicular turning movements.
 - e. Traffic control methods either manual or automated.
8. The applicant/owner in conjunction with the Pastorino Farm (the property owner of 12391 San Mateo Road) shall coordinate a yearly meeting with the California Highway Patrol at least one (1) month prior to seasonal activities to verify all the activities and responsibilities necessary to implement a traffic management plan to minimize conflicts.
9. The applicant/owner shall include, as part of the traffic management plan, the provision of an entrance monitor to direct vehicles to on-site parking areas and monitor pedestrian crossings on San Mateo Road. In addition, the applicant/owner shall construct a minimum 3 ft. x 3 ft. "clock" with hands that manually move to indicate the next pedestrian crossing. Pedestrian crossings shall be limited to 15-minute intervals during the hours of 12:00 p.m. to 5:00 p.m. unless the Highway Patrol Coordinator directing traffic and pedestrians determines crossing intervals can be reduced due to traffic conditions.
10. The facility shall be open no earlier than 8:00 a.m. and cease no later than 9:30 p.m. During the month of October, the facility may operate from 8:00 a.m. to 11:30 p.m. to allow for the ghost walk activity.
11. The air jumpers proposed to be located in the front area shall be placed at least 50 feet from the front property line.

12. The Christmas decorations shall be installed no earlier than November 15 and shall be removed no later than January 15.
13. All buildings shall be painted an earth-tone color with the exception of fences which may be painted white. Any modifications to the existing colors will require the applicant to submit a color sample(s) to the Community Development Director for review and approval prior to painting any structure.
14. The graveled surface of the parking lot and driveway shall be maintained in good condition so that no mud, dust or dirt is tracked off the property.
15. All exterior lighting shall be turned off no later than 10:00 p.m., with the exception of security lighting approved by the Community Development Director.
16. There shall be no flashing lights on the property.
17. All lighting fixtures with lamps exceeding 60 watts shall be shielded to avoid direct light shining into adjacent properties.
18. All new utility lines shall be installed underground from the nearest existing utility pole.
19. Los Trancos Creek shall be maintained as per BFI/Lemos agreement, and no waste materials including animal manure shall be disposed of in the creek.
20. A building permit shall be obtained prior to any construction on the property, and all construction shall be in accordance with approved plans.
21. Per Section 6355.A.3, the applicant shall comply with the Development Review Criteria contained in Chapter 20A.2, especially with regard to the following:
 - a. Use and discharge of chemical agents, particularly including pesticides and heavy metals, which concentrate in the food chain and interrupt or destroy the primary biological network or threaten the survival of endangered species shall be prohibited (Section 6324.1.f).
 - b. Wherever possible, vegetation removed during construction shall be replaced. Vegetation for the stabilization of graded areas or for replacement of existing vegetation shall be selected and located to be compatible with surrounding vegetation, and should recognize climatic, soil and ecological characteristics of the region (Section 6324.2.i).
 - c. Removal of living trees with trunk circumference of more than 55 inches measured 4 1/2 feet above the average surface of the ground is prohibited, except as may be required for development permitted under this ordinance,

or permitted under the timber harvesting ordinance, or for reason of actual or potential danger to life or property.

- d. Solid and liquid waste discharge and disposal shall not be permitted to contaminate water resources or otherwise adversely affect a marine, aquatic or riparian environment. All discharges which might affect a water body shall comply with discharge requirements as established by the Regional Water Quality Control Board (Section 6324.4.a).
- e. To ensure minimal impact on hydrologic processes, grading and other landscape alteration shall be kept to a minimum and the present configuration of landforms shall be maintained to the maximum extent practicable (Section 6324.4.c).
- f. Site preparation procedures and construction phasing shall be carefully controlled to reduce erosion and exposure of soils to the maximum extent possible (Section 6324.4.d).

Cal-Fire

The following conditions shall apply where applicable; contact Cal-Fire at 650/573-3846 for information.

- 22. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department.
- 23. Fire Department access shall be to within 150 feet of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

24. No combustibles shall be on-site prior to required fire protection water supply and Fire Department access provided.
25. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to Fire's final approval of the building permit.
26. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site.
27. Because of limited access into your property, the San Mateo County Fire Department is requiring the installation of a Knox Box, Knox Key Switch, or Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information, please contact the San Mateo County Fire Marshal's Office at 650/573-3846.
28. All roof assemblies in Very High Fire Hazard Severity Zones shall have a minimum CLASS-A fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.
29. All dead end roadways shall be terminated by a turnaround bulb of not less than 96 feet in diameter.
30. A site plan showing all required components of the water system is required to be submitted with the building plans to the San Mateo County Building Inspection Section for review and approval by the San Mateo County Fire Department for verification and approval. Plans shall show the location, elevation and size of required water storage tanks, the associated piping layout from the tank(s) to the structures, the size of and type of pipe, the depth of cover for the pipe, technical data sheets for all pipe/joints/valves/valve indicators, thrust block calculations/joint restraint, the location of the standpipe/hydrant and the location of any required pumps and their size and specifications.

Building Inspection Section

31. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection shall meet CRC R327 or CBC Chapter 7A requirements.

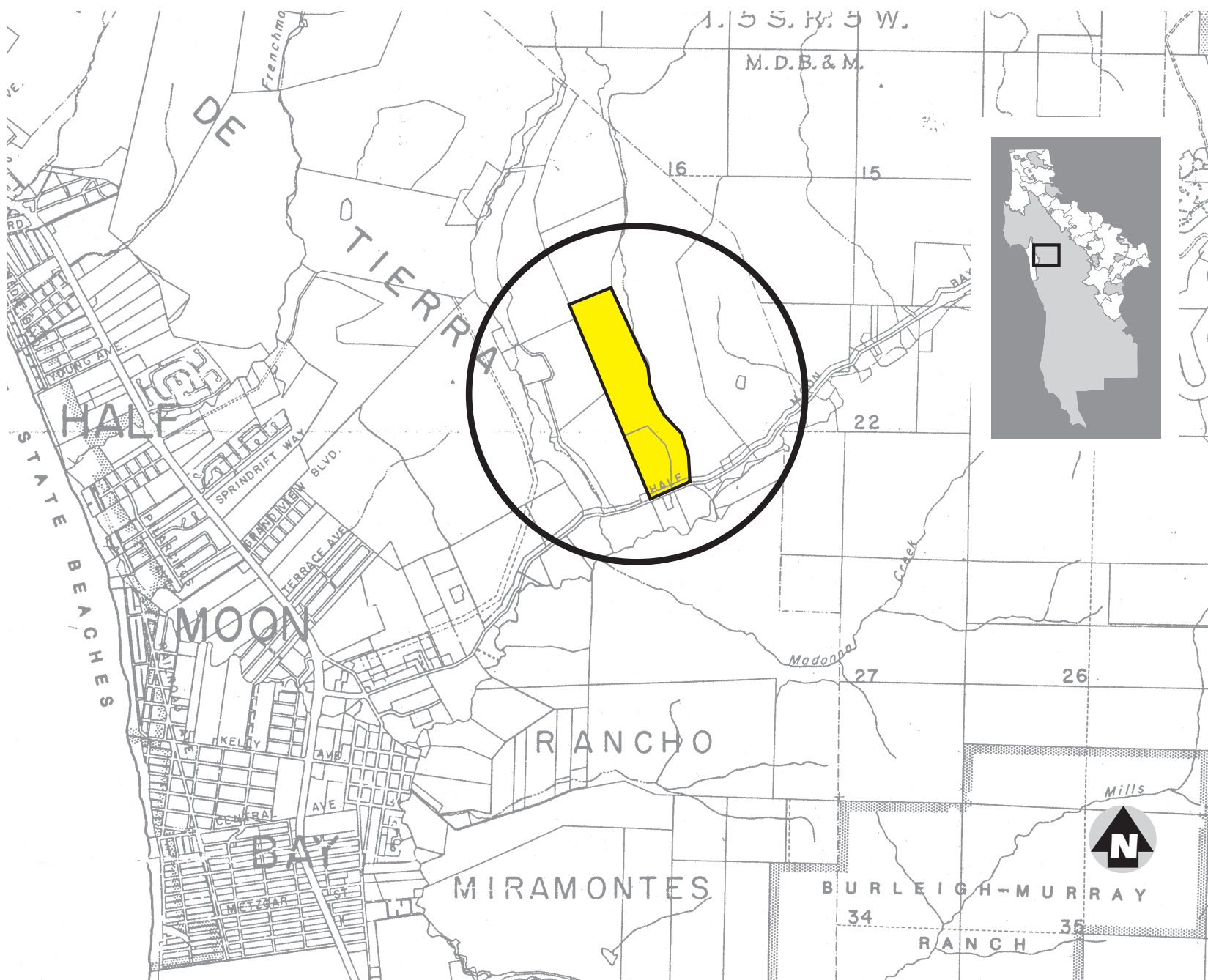
Department of Public Works

32. Prior to the issuance of the building permit, the applicant will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed building per Ordinance #3277.
33. The site is within 100 feet of a creek. Therefore, it will be designated as a High Priority Site and subject to monthly stormwater inspection during the wet season. Additional inspection fees as required will apply.

Environmental Health Division

34. The applicant shall submit revised site plan to include location of the existing septic system along with the proposed drainfield expansion area.

TP:pac - TGPY0516_WPU.DOCX

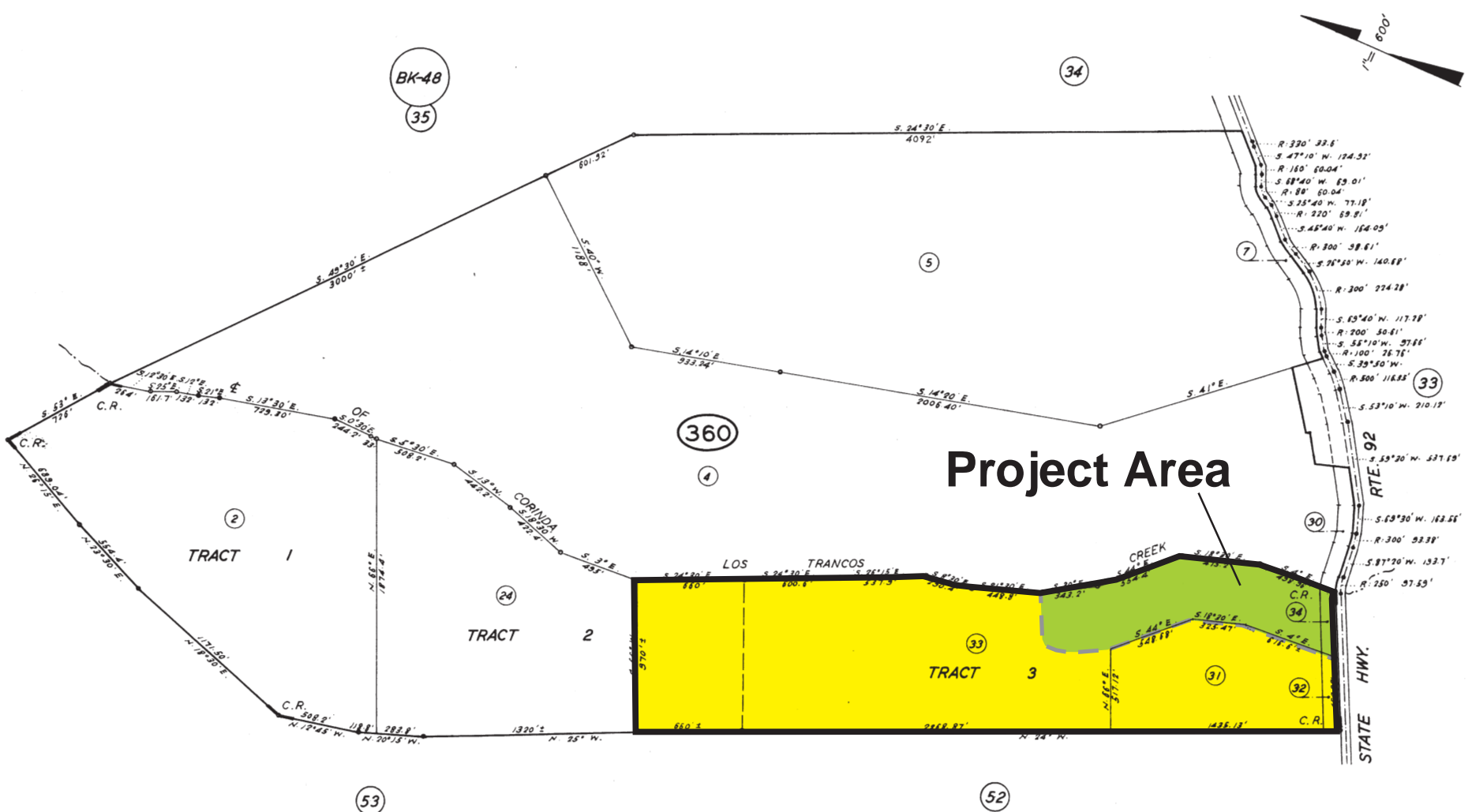


San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



Project Area

CAMPBELL RANCH RSM 3/62

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF

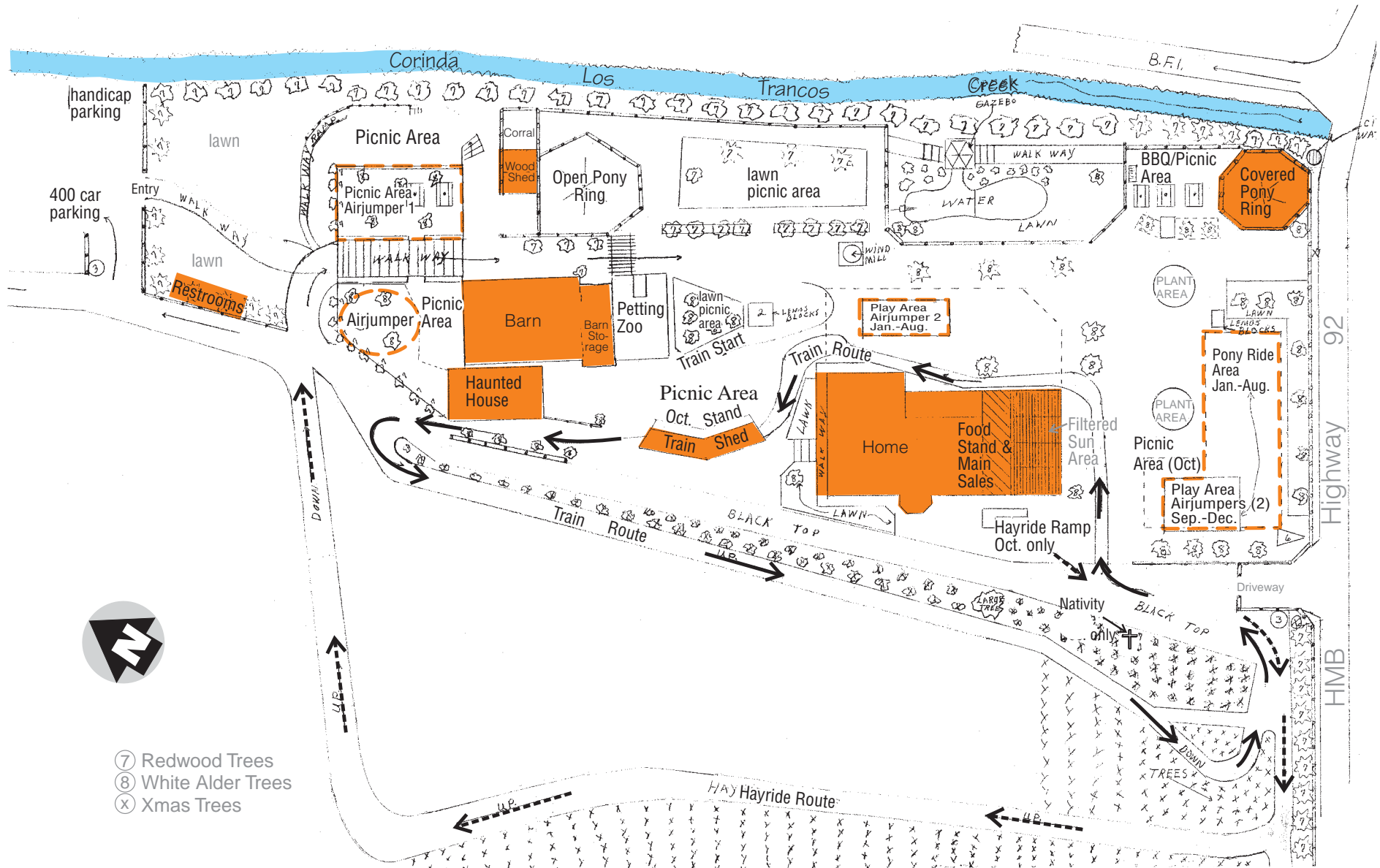
San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

Site Plan



San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

USDA NATURAL RESOURCES CONSERVATION SERVICE

820 Bay Avenue, Suite 107, Capitola, CA 95010
Phone (831) 475-1907 • Fax (831) 475-3215

April 13, 2001

Bob Lemos
12320 Highway 92
Half Moon Bay, California 94019

Dear Bob:

As a follow-up to my April 5, 2001 on-site visit to the property you own at Highway 92 in Half Moon Bay, I am happy to provide you with the following report:

NATURE OF REQUEST

The property owner requested Natural Resources Conservation Service (NRCS) assistance to determine existing soil conditions and provide the USDA farmland designation for the parcel. A portion of the parcel was mapped by the County as "Prime Soils". The County Planning and Building Division required the landowner to get a site specific soil report and farmland determination from NRCS before they will re-new his use permit for his current farm related business.

BACKGROUND

The County farmland map shows a narrow strip of land in soil mapping units SKC2, SKA and FcC2 as meeting the County definition of "Prime Soils" according to County Zoning Regulations. Nearly six acres of land within the parcel was severely damaged following the BFI sediment/water control basin failure in the early 90s. Most of this six acre area is within this narrow strip of "Prime Soils". Much of the productive top soil was either washed away or now lies beneath several inches of less desirable sediment. In addition, nearly two of the six acres has been used as the farmstead area for more than 50 years and should not be considered prime agricultural land. These two acres include a home, barns, outbuildings, paved access roads, picnic areas and other property improvements. The remaining 3-4 acres has been used for parking during peak customer use times and or pasture for approximately 14 ponies that reside on the farm.

SOILS INFORMATION

The following soils are mapped on the property: Sequel Loam (SkA & SkC2); Santa Lucia Stony Loam (SaF2); Santa Lucia Loam, steep/eroded (SaE2 & SaD2), Gullied Land (Gu); Miramar Coarse Sandy Loam (MmF2 & MmE2); and Farallone Coarse Sandy Loam (FcC2), according to the San Mateo Area Soil Survey published by the USDA Natural Resources Conservation Service (formerly the Soil Conservation Service), 1954.

NOTE: Soil Mapping done in San Mateo County was done utilizing a combination of field observations and aerial/topographic surveys. Although thousands of soil samples were taken and analyzed to determine exact soil types in the survey area, samples were not taken in every soil map delineation. Soils mapped in agricultural areas are likely to be more accurate than ones mapped in mountainous or developed areas. Areas less than about ten acres in size were mapped as the predominant soil type found in that ten acre area. The Soil Survey narrative does list other associated soils that might also be found in the mapping area and it is also possible that other unlisted soils may be present as well. It is also important to keep in mind that slope ranges for each soil mapping unit do not consider nearly level areas two or three acres in size. In addition, soil boundary lines on the small scale soil maps can be as much as 50 ft wide in the field and therefore, should be considered a zone rather than a line on the land.

PAGE 2 - LEMOS REPORT

IMPORTANT FARMLAND INFORMATION

According to the current criteria used by the United States Department of Agriculture (USDA) to classify Important Farmland, and the 1988 California Department of Conservation Important Farmland Inventory (that used the USDA criteria), nearly the entire Lemos property was mapped as "Other Lands" (lands which did not meet the criteria of "Important Farmland"), including all areas mapped as SkC2. The area mapped as FcC2 and designated as "Prime Soils" by the County is currently being used as cropland. The small area of "Prime" soils (SkA) mapped along side HWY 92 is developed and should not be considered viable "Prime Farmland". The field in Christmas trees mapped as SaE2 and SkC2 was mapped as "Lands of Local Farmland Importance".

Note: The Important Farmland Inventory Map was never intended to be used to make important land use decisions. Although much of the area designated as Important Farmland in San Mateo County was field verified by DOC and/or local agricultural agencies including NRCS some portions of the area were never field verified. Unverified areas were mapped according to the mapped soil information, present or historic use and from aerial photographs. If you would like to know more about the Farmland Mapping and Monitoring Program then you may want to contact the Department of Conservation in Sacramento (916-324-0860). The maps are updated every two years by the Department with local input from NRCS and other agricultural specialists.

Many counties, such as San Mateo County, use NRCS's Land Capability Classification in combination with the Storie Index Rating in determining lands that should be protected from development or other non agricultural uses. Typically, Class I and II soils are considered to be "Prime Farmland" soils, and/or when Storie Index Ratings are 80 and above. It is important to note that NRCS no longer uses the Storie Index Rating or the Land Capability Classification system exclusively when determining Important Farmland designations. Under the current system used by USDA to determine Important Farmland categories Class III soils can actually be considered "Prime Farmland" if all "Prime Farmland" criteria is met regardless of the Storie Index Rating. Similarly, Class III soil that does not meet all the "Prime" criteria can be considered a soil of "Statewide Importance" if certain crops are grown and it meets "Statewide Importance" soil criteria.

The only soil on the property that has Storie Index Rating above 80 and Land Capability Class of I or II is Soquel Loam (mapping unit SkA) which is less than 1/8 acre in size and has been in a developed state for several decades. The Storie Index Rating and Land Capability Class for the remaining soils on the property are as follows:

	Storie Index Rating	Land Capability Class
Soquel Loam-sloping, eroded (SkC2):	70	III
Farallone Coarse Sandy Loam (FcC2):	68	III
Santa Lucia Loam-sloping,eroded (SaF2):	11	VI
Santa Lucia Loam-mod.steep,eroded (SaD2):	41	IV
Santa Lucia Stony Loam-steep, eroded (SaE2):	22	VI
Gullied Land (Gu):	15	VII
Miramar Coarse Sandy Loam (MmC2):	28	III
Miramar Coarse Sandy Loam (MmE2):	9	VI
Miramar Coarse Sandy Loam (MmF2):	8	VII

PAGE 3 - LEMOS REPORT

NRCS DETERMINATION

The narrow strip of land on the Lemos property determined by the County to be "Prime Soils" that is under consideration for a use permit does not meet the criteria of "Prime Farmland" used by the United States Department of Agriculture, Natural Resources Conservation Service, nor does it meet the criteria for "Unique Farmland" or "Lands of Statewide Importance" for the reasons stated above. The field(s) mapped by the County as "Prime Soils" not affected by the BFI catch basin failure and resulting flood/erosion event may still meet the criteria for "Lands of Local Importance", in fact, these areas are currently being used to grow agricultural crops by the property owner.

The Natural Resources Conservation Service is a federal, non-regulatory agency under the United States Department of Agriculture. Technical assistance is provided, free of charge, through a mutual agreement with the San Mateo County Resource Conservation District (RCD). NRCS services are provided without discrimination. NRCS is an equal opportunity employer.

If you should have any questions regarding my field visit or any information contained in this report please do not hesitate to contact me. I have included an additional copy of the report for your use. If you should ever need the soil and water conservation services of our agency in the future please call on us.

Sincerely,

USDA NATURAL RESOURCES
CONSERVATION SERVICE

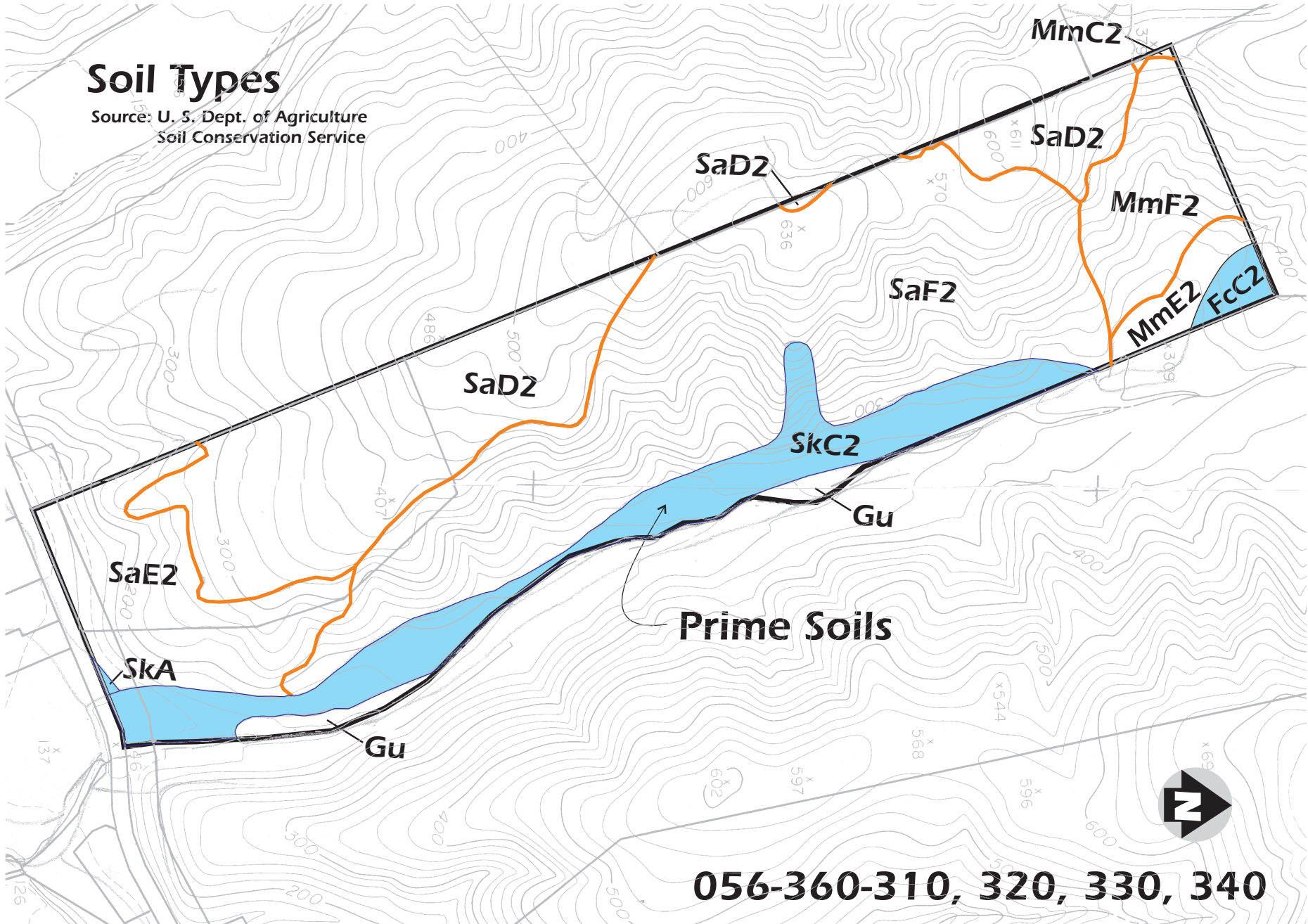


Richard Casale, CPESC #3
District Conservationist

cc: San Mateo County RCD, Half Moon Bay
Jack Olson, San Mateo County Farm Bureau, Half Moon Bay

Soil Types

Source: U. S. Dept. of Agriculture
Soil Conservation Service



056-360-310, 320, 330, 340

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



**Environmental Services Agency
Planning Commission**

William Wong, 1st District
David Bomberger, 2nd District
Jon Silver, 3rd District
Gail Slocum, 4th District
Steve Dworetzky, 5th District

County Office Building
455 County Center
Redwood City, California 94063
(650) 363-1859

**Please reply to: Jim Eggemeyer
(650) 363-1930**

August 25, 2006

Bob and Andrea Lemos
Lemos Farm
12320 San Mateo Road
Half Moon Bay, CA 94019

Dear Mr. and Mrs. Lemos:

Subject: File Number PLN2000-00711
Location: 12320 San Mateo Road, Half Moon Bay
APN: 056-360-310, 056-360-320,
056-360-330, and 056-360-340

On August 23, the San Mateo County Planning Commission considered your request for renewal and amendments for a Planned Agricultural Permit and Coastal Development Permit, pursuant to Sections 6350 and 6328 of the County Zoning Regulations respectively, and a Confined Animal Permit, pursuant to Section 7700 of the County Ordinance Code, to allow the continued operation of a roadside commercial recreation business and the following proposed amendments: (1) extension of the hours of operation from 9:30 p.m. to 11:30 p.m. during the month of October for a "ghost walk" activity, (2) increase the number of air jumpers from two to four (allow three air jumpers year-round and one additional air jumper for the month of October), and (3) increase the number of ponies from 14 to 20, located at 12320 San Mateo Road in the unincorporated Half Moon Bay area of San Mateo County.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission certified the Negative Declaration, approved the Planned Agricultural Permit and Coastal Development Permit renewal and amendments, approved the Confined Animal Permit amendments, made the findings and adopted conditions of approval with revisions as attached.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m. on Thursday, September 7, 2006.**

Planning Commission Meeting

PLN 2000-00711

Case

G

Attachment

Bob and Andrea Lemos
August 25, 2006
Page 2

A Board of Supervisors' approval is appealable to the California Coastal Commission. Any aggrieved person who has exhausted local appeals may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the Board decision. Please contact the Coastal Commission's North Central Coast District Office at (415) 904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

If you have questions regarding this matter, please contact the Project Planner listed on page one.

Sincerely,

Kan Dee Rud
Planning Commission Secretary
Pcd0823Q_kr_lemos.doc

cc: Matt Jacobs, Legislative Aide, 3rd District
Lt. Steve Shively, Sheriff's Department
Department of Public Works
Building Inspection
Environmental Health
Assessor
California Coastal Commission
Lt. Linda Franklin, CHP
Jack Olsen, San Mateo County Farm Bureau
City of Half Moon Bay, Planning Director
Charise McHugh, Half Moon Bay Chamber of Commerce
Half Moon Bay Fire Protection District
Coastside County Water District
Ami Anderson
BJ Burns
Other Interested Parties

County of San Mateo
Environmental Services Agency
Planning and Building Division

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2000-00711

Hearing Date: August 23, 2006

Prepared By: Jim Eggemeyer and Camille Leung

Adopted By: Planning Commission

FINDINGS

Based on information provided by staff and evidence presented at the hearing, the Planning Commission:

Regarding the Negative Declaration, Found That:

1. The Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
2. On the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project if subject to the mitigation measures contained in the Negative Declaration, will have a significant effect on the environment.
3. The Negative Declaration reflects the independent judgment of San Mateo County.
4. The mitigation measures identified in the Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with California Public Resources Code Section 21081.6.

Regarding the Planned Agricultural District Permit, Found That:

5. Based on the April 13, 2001, letter from USDA Natural Resources Conservation Service, the fact that the subject portion of site has been converted to non-agricultural use historically and because the facilities at issue now do not substantially convert soil due to their predominantly temporary nature, the project site is not considered Prime Agricultural Land.

As documented in the staff report, Section A.2:

6. The proposed project, as described in the application and accompanying materials, complies with all applicable criteria for issuance of a Planned Agricultural District Permit contained in Section 6355 of the Zoning Regulations.
7. The encroachment of all development upon land which is suitable for agricultural use is minimized.
8. All development on the site is clustered.
9. The project conforms to the Development Review Criteria contained in Chapter 20A of the San Mateo County Zoning Regulations.
10. All agriculturally unsuitable lands on the parcel have been developed or determined undevelopable.
11. 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.
12. Clearly defined buffer areas are developed between agricultural and non-agricultural uses.
13. The productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing.
14. Public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

Regarding the Coastal Development Permit, Found That:

15. The project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program, as documented in the LCP Policy Checklist completed for the project and in the staff report, Section A.3.
16. The project conforms to the specific findings required by the policies of the San Mateo County Local Coastal Program as, documented in the LCP Policy Checklist completed for the project and in the staff report, Section A.3.

Regarding the Confined Animal Permit, Found That:

17. **The keeping of confined animals will not create a nuisance or be detrimental to human or animal health, safety or welfare.** As conditioned, the project will comply with applicable County regulations for confined animals, including, but not limited to, compliance with the approved manure management plan and stormwater management plan.
18. **The keeping of confined animals will not degrade sensitive habitats and waterways, or increase soil erosion.** As conditioned, the project will comply with applicable County requirements, including drainage (Section 7700.4, County Confined Animals Ordinance) and grading and landscape alteration (Chapter 20A.2 of the County Zoning Regulations).
19. **The keeping of confined animals complies with all the applicable requirements of the Zoning Regulations, including this Chapter.** As proposed and conditioned, the project complies with the minimum acreage for keeping 20 ponies and requirements for fencing, drainage, and facility management, as stated in Section 7700.4 of the County Confined Animals Ordinance.

CONDITIONS OF APPROVAL

Planning Division

1. This approval applies only to the proposal and plans described in this report and submitted to and approved by the Planning Commission on August 23, 2006. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval. Any other changes, modifications or additions shall require an amendment to these permits.

2. The Planned Agricultural Permit and Coastal Development Permit for the visitor-serving recreation facility (activities and uses as identified within the staff report) shall expire seven (7) years from the date of approval. If the applicant wishes to renew their permits, they shall submit an application for permit renewal six (6) months prior to expiration for consideration at a public hearing. Any modifications to the operation or conditions of approval will require submittal of an application for amendment, payment of applicable fees and consideration at a public hearing prior to implementing any changes or modifications. Administrative inspections shall occur in April 2007 (per Condition 25 below), and in October 2009, and 2011 for review and compliance with applicable conditions of approval.
3. This facility is permitted for a maximum of 20 ponies and shall comply with all applicable requirements of Section 7700.4 of the County Confined Animals Ordinance, including requirements for fencing, drainage, and facility management. The Confined Animal permit shall be reviewed for conformance with applicable regulations three and six years after approval by the Planning Commission.
4. The applicant shall maintain the landscaping in the front of facility that screens the facility from San Mateo Road.
5. The only signage permitted to be visible from San Mateo Road (Highway 92) are the two "Lemos Farm, Since 1942" business identification signs located on the entrance walls to the Lemos Farm. No other signs visible from San Mateo Road are permitted, except as permitted under Condition of Approval No. 6 below during the Halloween/Pumpkin Festival Season (September 15 to October 31). If the applicant proposes any additional signage, they shall submit a location plan and sign elevations, with proposed dimensions and colors, for review and approval by the Community Development Director prior to installation. A building permit may be required.
6. During the Halloween/Pumpkin Festival Season (September 15 to October 31), the applicant/owner is permitted to temporarily install up to four (4) directional traffic signs, maximum 2 ft. x 3 ft. each, visible from San Mateo Road. The signs must be on-site and not in the public right-of-way. One additional sign is permitted during the month of December only to advertise sale of Christmas trees. This sign may be double-sided and shall not exceed 20 sq. ft. in area and may utilize seasonal colors such as green and red.
7. It shall be the responsibility of the property owner, in conjunction with the property owners of 12391 San Mateo Road, to prepare and implement in conjunction with and to the satisfaction of the local Highway Patrol Commander, a traffic management plan for

pumpkin festival weekend and the preceding weekend (2 weekends maximum). The Highway Patrol may select different weekends at its discretion if it determines traffic or safety impacts on those alternative weekends would be greater. The cost of developing and implementing the plan shall be borne equally by the property owners at 12320 and 12391 San Mateo Road. The plan shall be prepared in accordance with CalTrans and CHP standards and procedures and shall address:

- a. Pedestrian movement and safety along and across Highway 92.
- b. Vehicular movement and safety along and across Highway 92.
- c. Parking along Highway 92.
- d. Impacts and management of vehicular turning movements.
- e. Traffic control methods either manual or automated.

See Condition 23, below, for issues to be addressed in the traffic management plan for the entire month of October.

8. The applicant/owner, in conjunction with Pastorino's Farm (the property owner of 12391 San Mateo Road) shall coordinate and host a pre-event meeting. The goal of the meeting is to verify all the activities and responsibilities necessary to implement the traffic management plan to minimize conflicts. The pre-event meeting shall occur within either the first or second week of September. The Lemos Farm and the Pastorino Farm shall coordinate this meeting and contact the following the first week of August for the September meeting date, time and place. The participants at the pre-event meeting shall be representatives from the Lemos Farm, the Pastorino Farm, San Mateo County Planning and Building Division, San Mateo County Sheriff's Office – North Coast Sub-Station, California Highway Patrol – Redwood City Office, and CalTrans. In addition, the following are to be invited, but are not required to attend. They include representative(s) from San Mateo County Supervisor District Three, San Mateo County Farm Bureau, and Half Moon Bay Coastside Chamber of Commerce and Visitor's Bureau.
9. The applicant/owner shall include as part of the traffic management plan the provision of an entrance monitor to direct vehicles to on-site parking areas and monitor pedestrian crossings on San Mateo Road on all Saturdays and Sundays in October during operating hours (minimum 9:00 a.m. to 5:00 p.m.). In addition, the applicant/owner shall construct a minimum three feet by three feet "clock" with hands that manually move to indicate the next pedestrian crossing. Pedestrian crossings shall be limited to 15-minute intervals during the hours of twelve (noon) to 5:00 p.m. unless the Highway Patrol coordinator directing traffic and pedestrians determines crossing intervals can be reduced due to traffic conditions.

10. The facility shall be open no earlier than 8:00 a.m. and cease no later than 9:30 p.m. During the month of October, the facility may operate from 8:00 a.m. to 11:30 p.m. to allow for the ghost walk activity.
11. The air jumpers proposed to be located in the front area shall be placed at least 50 feet from the front property line. Three air jumpers are permitted year round. One additional air jumper is permitted for the month of October and may be placed 25 feet from the front property line in the pony ride area.
12. The Christmas decorations shall be installed no earlier than November 15 and shall be removed no later than January 15.
13. All buildings shall be painted an earth-tone color with the exception of fences which may be painted white. Any modifications to the existing colors will require the applicant to submit a color sample(s) to the Community Development Director for review and approval prior to painting any structure.
14. The graveled surface of the parking lot and driveway shall be maintained in good condition so that no mud, dust or dirt are tracked off the property.
15. All exterior lighting shall be turned off no later than 10:00 p.m., with the exception of security lighting approved by the Community Development Director.
16. There shall be no flashing lights on the property.
17. All lighting fixtures with lamps exceeding 60 watts shall be shielded to avoid direct light shining into adjacent properties.
18. All new utility lines shall be installed underground from the nearest existing utility pole.
19. Los Trancos Creek shall be maintained as per BFI/Lemos agreement, and no waste materials including animal manure shall be disposed of in the creek.
20. A building permit shall be obtained prior to any construction on the property, and all construction shall be in accordance with approved plans.
21. The applicant is required to install all new proposed temporary structures (new air jumpers and ghost walk activity) at least fifty (50) feet from the edge of the riparian vegetation of Los Trancos Creek, outside the buffer zone.

22. Per Section 6355.A.3, the applicant shall comply with the Development Review Criteria contained in Chapter 20A.2, especially with regard to the following:
 - a. Use and discharge of chemical agents, particularly including pesticides and heavy metals, which concentrate in the food chain and interrupt or destroy the primary biological network or threaten the survival of endangered species shall be prohibited (Section 6324.1.f).
 - b. Wherever possible, vegetation removed during construction shall be replaced. Vegetation for the stabilization of graded areas or for replacement of existing vegetation shall be selected and located to be compatible with surrounding vegetation, and should recognize climatic, soil and ecological characteristics of the region (Section 6324.2.i).
 - c. Removal of living trees with trunk circumference of more than 55 inches measured 4-1/2 feet above the average surface of the ground is prohibited, except as may be required for development permitted under this Ordinance, or permitted under the timber harvesting ordinance, or for reason of actual or potential danger to life or property.
 - d. Solid and liquid waste discharge and disposal shall not be permitted to contaminate water resources or otherwise adversely affect a marine, aquatic or riparian environment. All discharges which might effect a water body shall comply with discharge requirements as established by the Regional Water Quality Control Board (Section 6324.4.a).
 - e. To ensure minimal impact on hydrologic processes, grading and other landscape alteration shall be kept to a minimum and the present configuration of landforms shall be maintained to the maximum extent practicable (Section 6912.4.c.).
 - f. Site preparation procedures and construction phasing shall be carefully controlled to reduce erosion and exposure of soils to the maximum extent possible (Section 6912.4.d.).
23. The applicant/owner shall include as part of the traffic management plan, developed in conjunction with the California Highway Patrol and the Pastorino's Farm, the provision for installing temporary "NO PARKING" signs along San Mateo Road and a striped crosswalk for pedestrian crossings between the two farms for the month of October.

24. The applicant/owner, in conjunction with Pastorino's Farm, shall retain the services of a professional traffic consultant to observe and prepare a traffic analysis report reviewing the facilities during the Half Moon Bay Pumpkin Festival and the weekend prior to the festival. The report shall review the traffic patterns, pedestrian crossings, California Highway Patrol traffic controls, left hand turns, exiting conflicts, and provide suggestions for any improvements to the traffic/pedestrian management program. The report shall be completed and submitted to the Planning Division by February 1, 2007.
25. Planning Staff will conduct an administrative review for compliance with all conditions of approval and present the findings to the Planning Commission approximately six (6) months from October 2006 (April 2007) for discussion regarding current conditions of approval. Modifications and/or additional conditions of approval may be required by the Planning Commission at that time.

DISCUSSION

The Planning Commission asked staff to report back with emphasis that the respective applicants: coordinate a “pre-event” and post-event meeting to include representatives from the respective farms, the San Mateo County Planning and Building Department, the San Mateo County Sheriff’s Office, and the San Mateo County Farm Bureau including inviting representatives of the San Mateo County Supervisor’s District Three Office, the Half Moon Bay Chamber of Commerce and the California Highway Patrol.

The purpose of the meetings was to provide a forum for the respective applicants to: (1) develop and implement a traffic management plan to address pedestrian and vehicular movement and safety along and across San Mateo Road (Highway 92), parking along San Mateo Road (Highway 92) and the implementation of traffic control measures either manual or automated prior to the event and to provide an opportunity for feedback on the effectiveness of the plan post-event; and (2) retain the services of a professional traffic consultant to observe and prepare a traffic analysis report during the annual Half Moon Bay Pumpkin Festival season.

The traffic analysis report was to evaluate the traffic patterns, pedestrian crossings, traffic controls, left hand turns and exiting conflicts along San Mateo Road (Highway 92).

Further, the traffic consultant was to provide suggestions for safety improvements to the traffic/pedestrian management program.

Outcome and Discussion

- Pre-Event Meeting

The “pre-event” meeting was held on October 21, 2006 and was well attended. The respective applicants in accordance with specified CalTrans and California Highway Patrol standards developed a traffic management plan to address identified traffic issues such as the provision of an entrance/exit monitor to direct vehicles to on-site parking areas and to monitor pedestrian crossings on San Mateo Road (Highway 92), and the construction of a “clock” with manual hands to indicate timed pedestrian crossings to be monitored by flagmen. Also, uniformed officers would be employed to ensure adherence to traffic calming measures and assist pedestrians in crossing between the farms.

- Post-Event Meeting

The “post-event” meeting was held on November 11, 2006 and was also well attended. The respective applicants and attendees commented that the traffic management plan, specifically, the daily meetings between the California Highway Patrol and representatives of the respective farms, implementation of flagmen who monitored traffic in and out of the farms, and the use of the “clock” to inform pedestrians of crossing times along with barricades which were placed to prevent parking along Highway 92 worked efficiently and allowed for minimal negative impacts for vehicular traffic in and out of the Half Moon Bay area.

- TJKM Evaluation

On October 8, 2006, TJKM staff visited the respective farms during peak hours to observe and assess the following:

1. The implementation of pedestrian and traffic control by owners of the farms.
2. Pedestrian crossing patterns.
3. Motorists along San Mateo Road (Highway 92) in the vicinity of the farms.
4. On-site pedestrian and vehicular circulation and potential impacts to inbound traffic as well as traffic flow along San Mateo Road (Highway 92).
5. The impact of traffic queues on traffic flow along San Mateo Road (Highway 92) due to left-turn access to farms.

TJKM staff observed minimal vehicular delays on San Mateo Road (Highway 92) and found sufficient parking supply at the respective farms. Further, vehicular circulation at the driveways worked efficiently due to the parking attendants and flagmen.

However, pedestrian safety can be further enhanced by the temporary placement of changeable message signs on both directions of San Mateo Road in advance of the farms. The respective applicants should contact CalTrans for such signage and should place them on the roadway in advance of the two farms during all weekends in October. The signs should flash “Beware of Pedestrian Crossings.”

SUMMARY

Both farms have adhered to the previous conditions of approval, i.e., scheduling pre- and post-meetings, providing a traffic management plan prior to the events and contracting with a traffic management consultant to both study the plan and provide suggestions for improvements to the plan. In accordance with the results of the study by TJKM Transportation Consultants, staff has drafted an additional condition of approval in Attachment A of this report.

ATTACHMENTS

- A. Recommended Additional Conditions of Approval
- B. TJKM Transportation Consultant Report
- C. Lemos Planning Commission Letter of Decision, dated August 25, 2006, Includes Previous Conditions of Approval
- D. Pastorino Planning Commission Letter of Decision, dated August 25, 2006, Includes Previous Conditions of Approval

TGP:fc – TGPR0892_WFU.DOC

County of San Mateo
Planning and Building Department

RECOMMENDED ADDITIONAL CONDITIONS OF APPROVAL

Permit or Project File Numbers: PLN 2000-00711
PLN 2000-00730

Hearing Date: September 12, 2007

Prepared By: Tiare Peña, Project Planner

For Adoption By: Planning Commission

RECOMMENDED ADDITIONAL CONDITIONS OF APPROVAL

PLN 2000-00711 (Lemos)

New Condition No. 8

The applicant/owner in conjunction with Pastorino's Farm (the property owner of 12391 San Mateo Road) shall on a yearly basis attend the pre-event and post-event meetings of the Half Moon Bay Beautification Committee. The purpose of attendance at these meetings is to ensure that the prescribed traffic management plan continues to facilitate safe pedestrian crossing between the two farms.

New Condition No. 26

The applicant shall work with CalTrans for the installation of temporary changeable message signs warning of "Pedestrian Crossing" in both directions and in advance of the Lemos property on San Mateo Road (Highway 92), during all October weekends.

PLN 2000-00730 (Pastorino)

New Condition No. 9

The applicant/owner in conjunction with Lemos' Farm (the property owner of 12320 San Mateo Road) shall on a yearly basis attend the pre-event and post-event meetings of the Half Moon Bay Beautification Committee. The purpose of attendance at these meetings is to ensure that the prescribed traffic management plan continues to facilitate safe pedestrian crossing between the two farms.

New Condition No. 24

The applicant shall work with CalTrans for the installation of temporary changeable message signs warning of "Pedestrian Crossing" in both directions and in advance of the Pastorino property on San Mateo Road (Highway 92), during all October weekends.

TGP:fc – TGPR0892_WFU.DOC

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____