



## Planning & Building Department Planning Commission

Laurie Simonson, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Zoe Kersteen-Tucker, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Steve Dworetzky, 5<sup>th</sup> District

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

### Action Minutes

## DRAFT

MEETING NO. 1600  
Wednesday, July 22, 2015

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In the Board of Supervisors Chambers, Hall of Justice and Records, located at 400 County Center, Redwood City.

Chair Dworetzky called the meeting to order at 9:04 a.m.

**Pledge of Allegiance:** The Pledge of Allegiance was led by Chair Dworetzky.

**Roll Call:**

Commissioners Present:	Dworetzky, Hansson, Kersteen-Tucker, Ramirez
Commissioners Absent:	Simonson
Staff Present:	Aozasa, Andrikopoulos, Shu

Legal notice published in the San Mateo County Times on July 11, 2015 and in the Half Moon Bay Review on July 8, 2015.

**Oral Communications** to allow the public to address the Commission on any matter not on the agenda.

None.

**Consideration of the Minutes** of the Planning Commission meeting of **May 27, 2015**.

Commissioner Kersteen-Tucker moved, and Commissioner Ramirez seconded, that the minutes be approved as submitted. **Motion carried 3-1-1-0.**

**Consideration of the Minutes** of the Planning Commission meeting of **July 8, 2015**.

Commissioner Ramirez moved, and Commissioner Kersteen-Tucker seconded, that the minutes be approved as submitted. **Motion carried 4-0-1-0.**

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**REGULAR AGENDA  
9:00 a.m.**

- 1. **Owner/Applicant:** **Jessica Koehne**  
 Appellant: Tom Uridel  
 File No.: PLN2015-00072  
 Location: 1090 Los Trancos Road, Los Trancos Woods  
 Assessor's Parcel No.: 080-082-070

Consideration of an appeal of a decision by the Community Development Director to approve a Tree Removal Permit, pursuant to Section 12000 of the San Mateo County Ordinance Code, to remove one black oak tree. Application deemed complete April 10, 2015. This item is continued from the July 8, 2015 meeting.

**SPEAKERS:**

- 1. Adam Kates
- 2. Tom Uridel
- 3. Nusrat Uridel
- 4. Nigel Betton, Consulting Arborist
- 5. Elizabeth Lanham, Consulting Arborist
- 6. Michael Jou

**COMMISSION ACTION:**

Commissioner Hansson moved and Commissioner Ramirez seconded to close the public hearing. **Motion carried 4-0-1-0.**

Commissioner Hansson moved and Commissioner Kersteen-Tucker seconded the motion to deny the approval of a Tree Removal Permit. **Motion carried 3-1-1-0.**

Based on information provided by staff and evidence presented at the hearing that the Planning Commission upheld the appeal and denied the request of a Tree Removal Permit, to remove one black oak tree, making the findings and adopting the conditions of denial as follows:

**FINDINGS:**

Regarding the Environmental Review, Found:

- 1. That the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15304 (Minor Alterations to Land). This class exempts minor public or private alterations in the condition of land, water, and/or vegetation, such as the removal of a tree.

Regarding the Tree Removal Permit, Found that the Black Oak Tree may not be removed because:

- 2. the subject tree has no compelling health and safety issues that would justify its removal.
- 3. the risks associated with the tree remaining are not above average and are typically of what is expected in a woodland community.
- 4. if the tree remains, its aesthetic value to the community will be maintained.

2. **Owners:** Raymond and Ted Angwin  
**Applicant:** James Wilkinson  
File No.: PLN2014-00421  
Location: Cabrillo Highway, unincorporated San Gregorio  
Assessor's Parcel Nos.: 066-330-130 and 066-330-150

Consideration of certification of an Initial Study and Mitigated Negative Declaration pursuant to the California Environmental Quality Act, an Architectural Review Exemption, pursuant to State of California Streets and Highways Code, a Coastal Development Permit and a Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, to drill a domestic water well to serve a future single-family dwelling. The vacant parcel is located west of Highway 1 (Cabrillo Highway State Scenic Corridor) approximately 0.5 mile north of Tunitas Creek Road. The project is appealable to the California Coastal Commission.

**SPEAKERS:**

1. James Wilkinson

**COMMISSION ACTION:**

Commissioner Kersteen-Tucker moved and Commissioner Ramirez seconded to close the public hearing. **Motion carried 4-0-1-0.**

Commissioner Ramirez moved and Commissioner Hansson seconded the motion to approve the project. **Motion carried 4-0-1-0.**

Based on information provided by staff and evidence presented at the hearing that the Planning Commission approving the request, making the findings and adopting the conditions of approval as follows:

**FINDINGS:**

**Regarding the Mitigated Negative Declaration, Found:**

1. That the Planning Commission does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Mitigated Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
3. That, 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 will have a significant effect on the environment.
4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Coastal Development Permit, Found:

5. 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 as described in this staff report to the Planning Commission dated July 22, 2015.
6. That the project conforms to the findings required by policies of the San Mateo County Local Coastal Program. Specifically, in regard to the Agriculture and Visual Resources Components, that the domestic well is conditionally permitted with the issuance of a Planned Agricultural District permit, that the project has been proposed to be located in an area that has been defined as "Lands Suitable" for agriculture, and that the proposed project converts only a very small portion of the parcel leaving the large majority available for agricultural uses. In addition, the project will not be visible from scenic roadways or corridors and does not result in a significant change to natural landforms.

Regarding the Planned Agricultural Permit, Found:General Criteria

7. That the encroachment of all development upon land, which is suitable for agricultural use, is minimized. The proposed well results in only minimal site disturbance and converts only a small portion of the parcel. The large remaining portion of the parcel remains open to the possibility of future agricultural activities.
8. That the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code. The project complies with Section 6324.1 and Section 6324.4, which respectively address the potential for environmental impacts and water resources, as the project will not introduce noxious odors, chemical agents, or long-term noise. The project also complies with Sections 6324.2 and 6325.1, which address site design criteria and primary scenic resources areas, as the project is not located near any sensitive habitats, waterways, mature trees, or dominant vegetation. While the project is located within the scenic corridor, the impact to scenic public views is minimal as the project is minor in nature, and the existing topography and vegetation shield it from public viewpoints.

Water Supply Criteria

9. That the existing availability of potable and adequate on-site well water source for all non-agricultural uses is demonstrated. The project parcel currently does not have an on-site well water source for either agricultural or domestic purposes. The well is being proposed to determine if any on-site domestic water source exists on the parcel.
10. That adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished. Per the submitted hydrologist report, the proposed well is located an adequate distance from the nearest existing well as to not impact its production. Further, given that the hydrologist's estimated area of influence and potential capture zone for the proposed well are significantly lower in elevation, and is of significant distance from the next nearest well, there is no expectation that the proposed well will result in significant groundwater depletion or interfere with groundwater recharge.

Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands

11. That all agriculturally unsuitable lands on the parcel have been developed or determined to be undeveloped. The well drilling expert has identified the proposed well location as the most likely area to find water on the parcel. The proposed well has a minimal footprint and the overall area of disturbance is limited which allows the large remainder of the parcel to remain available for future agricultural activities.
12. That the 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. The proposed well converts only a very small portion of the parcel leaving the majority of the parcel available to agricultural uses.
13. That clearly defined buffer areas are developed between agricultural and non-agricultural uses. The project parcel is undeveloped and does not have any agricultural activities currently present on the site. Given the limited scope of the project, there are no areas in which a clear buffer is required or could be established. Any future development would be subject to review under this section in order to ensure conversion of agricultural lands is minimized and that buffers are established.
14. That the productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing. Given the proposed location of the well in relation to neighboring properties and limited scope of the project, there will be no impact on the productivity of adjacent agricultural lands.
15. That the public service, facility expansions, and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality. The proposed well does not require public service or facility expansions. The proposed well is completely located on the subject parcel and does not limit the agricultural viability of the parcel, considering the small portion of the parcel to be converted.

**CONDITIONS OF APPROVAL:**Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on July 22, 2015. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one (1) year from the date of approval in which time a well permit shall be issued. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The Department of Fish and Game has determined that this project is not exempt from Department of Fish and Game California Environmental Quality Act filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of \$2,260.00 plus the applicable recording fee at the time of filing of the Notice of Determination by the County Planning and Building Department staff within ten (10) business days of the approval.

4. Mitigation Measure 1: The applicant shall implement the following dust control measures during grading and construction activities:
  - a. Water all active construction and grading areas at least twice daily.
  - b. Cover all truck hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
  - c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
  - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
  - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
5. Mitigation Measure 2: Construction crews accessing the site shall utilize an entrance delineated by the archaeologist and install the described protection measures for the duration of the project activities.
6. Mitigation Measure 3: In the event that prehistoric materials such as flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite tool making debris; bone tools; culturally darkened soil (e.g., midden soil often contains heat affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones) are encountered, all excavations should be halted immediately, the San Mateo County Planning Department must be notified, and an archaeologist retained to examine the finds and assess the potential significance.
7. Mitigation Measure 4: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
  - a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
  - b. Minimize the area of bare soil exposed at one time (phased grading).
  - c. Clear only areas essential for project activities.
  - d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within 2 weeks of seeding/planting.

- e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
  - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
  - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
  - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
  - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
  - j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
  - k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50% full (by volume).
  - l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
  - m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
  - n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.
8. Mitigation Measure 5: The applicant shall implement the following basic construction measures at all times:
- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
  - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
  - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take

corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.

9. Mitigation Measure 6: All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.
10. There shall be no removal of any significant vegetation that screens the view of the structure from Cabrillo Highway. Removal of any such vegetation shall be permitted only by the Planning Commission as part of an application for Architectural Review.
11. If any portion of a new structure is visible from Cabrillo Highway after substantiation by the applicant that it will not be visible, the applicant shall be required to submit an application for Architectural Review for the review and approval by the Planning Commission.
12. The approval of this project does not include the energization of the well. No extension of electric service is allowed as part of this permit.

Environmental Health Division

13. Prior to the planning final, the applicant shall obtain a well permit from the Environmental Health Division for the construction of the well. The subject well shall be tested to meet quantity and quality health standards.

3. **Owner/Applicant:** Chris Gounalakis  
 File No.: PLN2015-00084  
 Location: 185 Verde Road, unincorporated Half Moon Bay  
 Assessor’s Parcel No.: 066-310-080

Consideration of a Planned Agricultural District Permit, pursuant to Section 6350 of the San Mateo County Zoning Regulations, and a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to allow seasonal commercial recreation activities at the Arata Pumpkin Farm. The project is appealable to the California Coastal Commission.

**SPEAKERS:**

1. Chris Gounalakis
2. Ana Santiago

**COMMISSION ACTION:**

Commissioner Hansson moved and Commissioner Ramirez seconded to close the public hearing.  
**Motion carried 4-0-1-0.**

Commissioner Ramirez moved and Commissioner Hansson seconded the motion to approve the project.  
**Motion carried 4-0-1-0.**

Based on information provided by staff and evidence presented at the hearing that the Planning Commission approved the request, making the findings and adopting conditions of approval as follows:



**FINDINGS:**

Based on the staff report and evidence presented at the hearing:

**Regarding the Mitigated Negative Declaration, Found:**

1. That on the basis of the 2011 Initial Study/Mitigated Negative Declaration (2011 IS/MND), 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 2011 IS/MND, will have a significant effect on the environment. Project changes, from the 2011 Initial Study/Mitigated Negative Declaration (2011 IS/MND) to the current proposal, alter the hours of operation, propose a food truck, and children train ride in the developed area of the property. As the project does not involve any new significant environmental effects or a substantial increase in the severity of previously identified significant effects, the preparation of an additional negative declaration is not required.
2. That the mitigation measures identified in the 2011 IS/MND have been agreed to by the applicant and placed as conditions on the project. The applicant has signed the mitigation concurrence letter, dated June 2, 2014. As mitigation measures have been incorporated into the conditions of approval for this project, in conformance with California Public Resources Code Section 21081.6, no separate Mitigation Monitoring and Reporting Plan is necessary.

**Regarding the Planned Agricultural District Permit, Found:**

3. That the proposed seasonal commercial recreation activities, associated with the traditional celebration of pumpkin season in the unincorporated San Gregorio area of San Mateo County, are consistent with Chapter 21A, Planned Agricultural District, of the County's Zoning Regulations. The project would not result in the permanent conversion of areas of prime soils, which have not already been converted. The proposed snack bar, petting zoo, and pony rides would be located on prime soils, but are clustered with existing development and located in areas that are not farmed due to existing structures and access ways. A smaller portion of the hay maze and parking areas located on prime soils will be dedicated to an agricultural use the remaining nine months of the year. The project complies with applicable substantive criteria for the issuance of a PAD Permit, including the Development Review Criteria contained in Chapter 20A of the San Mateo County Zoning Regulations, as delineated in Section 6355 of the Zoning Regulations. Specifically, the hay maze would utilize hay bales, a natural building material that will blend in with the agricultural setting. Structural elements of the recreational use (store, play set, snack bar) are small and clustered within developed areas of the property.

**Regarding the Coastal Development Permit, Found:**

4. 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, specifically applicable policies of the Agriculture Component, Sensitive Habitat Component, and the Visual Resources Component, as described below:
  - a. Regarding project compliance with the applicable policies of the Agriculture Component, the proposal clusters development in an area where existing development prevents the use of prime soil for agricultural production; the proposal maintains structures on developed areas; the hay maze is a temporary structure and would not deplete the productivity of the soil;

areas of proposed temporary parking would be located in areas used in the past for parking; contaminated soil would be removed and the soil amended to restore soil productivity in parking areas on prime soil annually.

- b. Regarding project compliance with applicable policies of the Sensitive Habitat Component, the project would not impact sensitive habitat, as the section of Lobitos Creek adjoining the property does not contain riparian vegetation, per the biologist report prepared by Deborah Peterson, dated September 12, 2011. The project has an adequate buffer zone from the creek.
- c. Regarding project compliance with applicable policies of the Visual Resources Component, where LCP Policy 8.31 requires a minimum setback of 100 feet from the right-of-way line, and greater where possible, along a scenic corridor in rural areas, the closest proposed recreational structure, the hay maze, is located approximately 250 feet from Highway 1.

### **CONDITIONS OF APPROVAL:**

Note: The language of the mitigation measures of the Initial Study/Mitigated Negative Declaration (IS/MND), certified on September 13, 2011, has been modified in order to further strengthen and clarify the required mitigation.

### **Current Planning Section**

1. This approval applies only to the proposal described in this report and submitted to and approved by the Planning Commission on July 22, 2015. Minor revisions or modifications may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with the approval. Any other changes, modifications or additions shall require an amendment to the permit at a public hearing.
2. The Planned Agricultural District Permit and Coastal Development Permit shall expire two (2) years from the date of approval. Renewal/amendment of the permit shall be subject to review by the Agricultural Advisory Committee and the Planning Commission. Complaints received by the Planning and Building Department shall be considered by the Planning Commission in its review of any renewal or amendment of the permit. At the time of permit renewal, lengthening of the two-year term shall be considered based on permit compliance. See condition No.32 for the requirement for an annual administrative review.
3. The applicant shall install a durable sign near or on the snack bar, outside of areas used for agricultural production, which provides contact information (name, phone number, and email address) of the applicant's designated representative who shall be responsible for responding to complaints regarding project operation. The sign shall be posted from August 1 to November 1, each year. The sign shall also include contact information to direct complaints to a designated County representative (Ana Santiago, Code Compliance Section, 650/363-4825). The complaint would be investigated within four (4) working days of the filing date of the complaint and, if confirmed, a violation case would be opened, written correspondence would be sent to the applicant/owner, and enforcement would be escalated according to standard procedure, until the violation is corrected to the satisfaction of the Community Development Director. The applicant shall submit the precise wording of the sign for review and approval by the Community Development Director at least two (2) weeks prior to August 1 of each year.
4. The applicant/property owner shall maintain and plant additional native vegetative outside of agricultural production areas to screen all aspects of the commercial recreation use (i.e., hay maze, jump houses, etc.) such that structures are minimally visible from Cabrillo Highway, to the

extent feasible, in accordance with a planting plan that shall be submitted for review and approval by the Community Development Director at least two (2) weeks prior to August 1, 2015.

5. The property owner is responsible for maintaining the health of intervening vegetation necessary for screening all structures associated with commercial recreation as viewed from the Cabrillo Highway. Per Section 6324.2 of the Zoning Regulations (Site Design Criteria), the removal of any mature trees (those over 55” in circumference) would be subject to the issuance of a PAD Permit.
6. The petting zoo shall be limited to animals traditionally associated with California coastal agriculture (i.e., sheep, goats, chickens, etc.).
7. Any increase in the number of ponies beyond five (5) ponies will require an application for the keeping of confined animals. The applicant shall comply with the approved manure and stormwater management plan per the San Mateo County Confined Animal Regulations.
8. The applicant shall locate all uses according to the site plans submitted by the applicant (Attachment C). Compliance with this requirement shall be demonstrated to the satisfaction of the Community Development Director prior to the start of project operation.
9. All structures (i.e., haunted barn and sales kiosk) and signage associated with the commercial recreation use are required to maintain the same earth and vegetative tones as the predominant colors of the site, as determined by and to the satisfaction of the Community Development Director.
10. The applicant/property owner shall maintain the gravel-surface parking lot, maze structures, and other development such that pollutants (including trash and sediment) do not enter Lobitos Creek or any right-of-way.
11. Mitigation Measure 6: The applicant/property owner shall strictly adhere to the following hours/days of operation:

**July 1 - November 1 (except October)**

Monday - Friday: 9:00 a.m. - 6:00 p.m.

Saturday: 9:00 a.m. - 9:00 p.m.

Sunday: 9:00 a.m. - 8:00 p.m.

**October**

Monday - Thursday: 9:00 a.m. - 7:00 p.m.

Friday and Saturday: 9:00 a.m. - 10:00 p.m.

Sunday: 9:00 a.m. - 7:00 p.m.

Violation of the hours of operation, as confirmed by Planning staff, may result in the revocation of this permit.

12. Mitigation Measure 7: During the Halloween/Pumpkin Season (September 15 to October 31), the applicant/property owner is permitted to temporarily install up to four (4) directional traffic signs, maximum 2 ft. x 3 ft. each in size, which may be visible from Cabrillo Highway. Such signs shall be installed on-site and not in the public right-of-way and shall be of the same earth and vegetative tones as the predominant colors of the site, as determined by and to the satisfaction of the Community Development Director. All signage shall be removed from the site by November 1. No signage shall be allowed on or along Cabrillo Highway.

- 13. Mitigation Measures 2 and 4: During the Halloween/Pumpkin Season (September 15 to October 31), the applicant/property owner shall employ at least three (3) parking attendants to assist in the facilitation of pedestrian and vehicular movement along Cabrillo Highway and Verde Road, and entering and exiting the site. The applicant/property owner shall be responsible to ensure that no parking or standing occurs on or along Cabrillo Highway or Verde Road.
- 14. The applicant/property owner is encouraged to explore off-site parking opportunities (i.e., a formal off-site parking agreement with property owner(s) in the area), to ease parking challenges at the site. Off-site parking shall comply with permitting requirements of the PAD and CD zoning districts.
- 15. At the end of the Halloween/Pumpkin Season on November 1, operation of all activities will cease immediately and, within 30 days, the applicant/property owner shall deconstruct the hay maze. Hay that is stacked for future use shall be clustered and located outside of prime soil areas and within areas minimally visible from Highway 1.
- 16. The applicant/property owner must commit areas of the property to active agricultural production, according to the timeframes in the table below:

Crop Production by Zone, as Shown on Map							
	A	B	C	D	E	F	
November	No Crops	Fallow/Cover Crop					
December							
January							
February							
March							
April	No Crops	Peas*/ Stone Pin es*	Fava Beans	Corn/ Pumpkins *	Pumpkin s	Seedlings/ Starter Plants	
May							
June							
July							
August						None (Parking)	
September	No Crops	Harvest/Sales				None (Parking)	
October							
*Entire zone planted, excluding areas of the hay maze for the month of August. Note: Crop type may change, as long as an active agricultural use is maintained.							

- 17. The applicant/property owner shall manage trash and debris by providing covered containers placed in locations throughout publicly accessible areas of the property. Trash shall be removed in a timely manner such that there is no trash overflow.
- 18. The use of flashing lights on the property is prohibited.
- 19. A building permit shall be obtained from the Building Inspection Section prior to any construction on the property, and all construction shall be in accordance with approved plans. No hay bale structure shall exceed 6 feet in height from grade.

20. The applicant shall apply for and obtain a farm-stand license from the Environmental Health Division for and prior to the operation of the store and sales kiosk. Copies of permits shall be submitted to the Current Planning Section. Depending on the extent of both food services and water use offered by Arata Farms during the recreation season, Arata Farms must remain in compliance with all directives of the San Mateo County Environmental Health and the California Department of Public Health - Drinking Water Division.
21. Additional demand on the existing septic system or the existing well to serve the commercial recreation use is subject to Environmental Health Division review and permitting.
22. The applicant/property owner shall apply for and obtain any required permits from Cal-Fire. Copies of permits shall be submitted to the Current Planning Section.
23. Off-premises commercial signs, brightly colored or illuminated, rotating, reflective, blinking, flashing or moving signs, and pennants or streamers are prohibited, per Local Coastal Program Policy 8.21 (*Commercial Signs*). Directional signs shall be simple, easy to read and harmonize with surrounding elements.
24. The property owner shall remove gravel and restore the quality of the soil in all parking areas on prime soil, as necessary to maintain the existing agricultural productivity of these soils, immediately upon the conclusion of each annual event (i.e., during the month of November). Specific remediation actions shall be determined in consultation with an agricultural specialist familiar with County lands, submitted for the review and approval of the Community Development Director by November 7 of each year, and completed no later than November 30. The property owner shall farm the land within areas of prime soil during non-recreational months (container farming is not allowed in this area).
25. Mitigation Measure 1: The applicant/property owner shall utilize no more than 1.79 acres of the total undeveloped area of land for recreational activities. This permit does not allow any intensification or expansion of use beyond the scope of the approved project. All structures associated with the recreational use of the property (other than the barns, store, snack bar, and single-family dwelling) shall be removed, and the land made available for agricultural purposes, by November 7 of each year.
26. Mitigation Measure 3: The applicant/property owner shall maintain the 135 on-site parking spaces. All spaces shall be clearly marked with chalk prior to September 15; the applicant shall submit to the Planning Department for review and approval a parking management plan that includes placement of attendants and vehicular movement within the site. At no time shall vehicles be allowed to park along Cabrillo Highway or along areas of Verde Road where parking is prohibited.
27. Mitigation Measure 5: The applicant/property owner shall be responsible for ensuring that all visitors have left the premises within 30 minutes of the site activities' closing time.
28. Per LCP Policy 11.15(c)(2) (*Private Recreation and Visitor-Serving Facilities*), the property owner/applicant shall execute and record a deed restriction over the entire parcel and shall specify that: "Conversion of any portion of the commercial recreation facilities to a non-public, private, or member only use, or the implementation of any program to allow extended or exclusive use or occupancy of such facilities by an individual or limited group or segment of the public, shall require an amendment to the applicable permits." The applicant shall demonstrate compliance with this condition at least two (2) weeks prior to August 1, 2015.

29. The one bounce house shall be operated in compliance with the standards of the "Safe Inflatable Operators Training Organization" and/or other comparable best management practices for the safe operation of the bounce house.
30. The applicant shall comply with the Williamson Act contract, as amended by the Board of Supervisors on September 25, 2012. The contract allows for limited seasonal recreation uses, as listed in the contract. It should be noted that the contract does not permit the on-site sale of non-pre-packaged food.
31. During the recreation season, the applicant/property owner shall erect temporary fencing and signage to prevent public access to areas within 20 feet of the top of the creek bank. The signage shall contain verbiage directing the public to stay away from the Lobitos Creek. The signs and fence shall be self-anchored signs and shall minimize land disturbance.
32. Administrative annual reviews of PLN2015-00084 shall occur prior to December 1, 2015 and December 1, 2016, to confirm that all conditions of approval have been met. The applicant shall pay the inspection fee of \$572.00 to cover staff costs to conduct the administrative reviews. If there are any significant compliance problems, these shall be reported to the Planning Commission.

#### Department of Public Works

33. All owners, employees, visitors and individuals otherwise associated with the property shall park on-site, or within the length of Verde Road approved by Cal-Fire and the Department of Public Works staff shown in Attachment J of the staff report. Parking along Verde Road shall accommodate a maximum of 58 parking spaces and maintain a minimum 20-foot wide paved road clearance. Applicant must discontinue use of on-street parking until Department of Public Works (DPW) requirements, including those listed below, have been met; otherwise, any on-street parking authorized by this permit will be void.

Prior to commencing any commercial recreation activities on the site, the applicant/property owner shall be required to: (1) submit a parking plan and traffic control plan to the County DPW and (2) install on standard poles with temporary CA Manual on Uniform Traffic Control Devices (MUTCD) M26F "No Parking - Fire Lane" signs at 300-foot intervals along Verde Road, with the exception of the portion of road described above, subject to the approval of the DPW via an encroachment permit. The signage plan shall describe the location, type, color, size, and mounting of proposed signage to be located along Verde Road. The applicant/property owner is responsible for the cost of all improvements and long-term maintenance of improvements. Violation of parking restrictions, as confirmed by County staff, may result in the revocation of this permit. Temporary signs shall be removed by November 7.

The applicant/property owner shall monitor all parking associated with this project within the Verde Road right-of-way. The applicant/property owner shall coordinate with Cal-Fire and the DPW to mark sections of Verde Road where parking is allowed, as well as the individual 58 parking spaces to promote efficient parking. As required by Condition No. 32, the applicant shall contact the County Sheriff's Office immediately if there are violations of the "No Parking" zones. Furthermore, as required by Condition No. 32, the applicant shall hire security guards and after-hour police/sheriff's officers to ensure that the "No Parking" zones are adequately enforced.

34. Prior to the start of operation, the applicant/property owner shall restrict parking on Verde Road by complying with the following requirements, subject to the approval of the Department of Public Works (non-compliance with this condition may result in the revocation of this permit):

- a. Prior to the start of operation each year, the applicant shall obtain a Special Events Road Closure/Encroachment Permit for Verde Road from the Department of Public Works and comply with all applicable requirements of the permit. The applicant shall submit a plan, subject to the DPW review and approval, to restrict parking within the closed-off section of Verde Road and ensure adequate pedestrian safety along Verde Road (no pedestrians are allowed on Cabrillo Highway). Issuance of the permit requires proof of authorization by the California Highway Patrol (CHP), the County Sheriff's Office, and Cal-Fire. The applicant shall pay the applicable fee to the Sheriff's Office for the adequate enforcement of the parking plan (hourly or bihourly passing checks and ticketing as necessary). For all weekends of the month of October, the applicant shall utilize a minimum of six (6) parking attendants to ensure adequate levels of enforcement. The Road Closure Permit will allow local traffic, parking of patrons along designated areas of Verde Road, and access by emergency vehicles. The applicant shall maintain a minimum road clearance of 20 feet for emergency vehicles at all times.
- b. At no time should street parking block driveways to properties or impede vehicles turning along Verde Road (i.e., at Lobitos Creek Cutoff). The applicant shall coordinate with a fire service representative to mark the limits of parking along Verde Road prior to October 1 of each year or commencement of venue operations, whichever is later.

#### Cal-Fire

35. Project must meet 2013 California Fire Code Sections 907.2.12, 907.2.12.1, 907.2.12.2, and 907.2.12.3, Special Amusement Parks. An automatic smoke detection system shall be provided in special amusement buildings in accordance with Sections 907.2.12.1 through 907.2.12.3.
36. The Haunted House must meet Appendix K Sections K101 through K103 of the 2013 California Fire Code and Coastside Fire District Ordinance #PI-011, Haunted Houses.
37. An approved automatic fire system meeting the requirements of NFPA-13 shall be required to be installed for your project. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the San Mateo County Fire Department. The sprinkler system design shall be based on an at least Ordinary-Group 2 classification or higher classification based on stored commodity. Unobstructed fire sprinkler coverage shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinklers heads installed to provide unobstructed coverage.
38. A Knox Box, Knox Key Switch, or Knox Padlock shall be installed 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.
39. 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. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.

- 40. Building plans shall include the proper exiting system (panic hardware and exit signs), including listing of hardware, as per the current California Building and Residential Codes. The system must be installed and inspected, prior to Fire’s final approval of a building permit.
- 41. All Occupancy Loads will be set by the San Mateo County Building Inspection Section and will be supported and enforced by the County Fire Department. Any room having an occupant load of 50 or more, where fixed seats are not installed, and which is used for a classroom, assembly, or similar purpose, shall have the capacity of the room posted in a conspicuous place.
- 42. A fire alarm system shall be installed meeting California Fire and Building Codes and NFPA-72.
- 43. 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 for the building permit.

4. **Owners:** Various  
**Applicant:** County of San Mateo Planning and Building Department  
**File No.:** PLN2013-00111  
**Location:** Princeton  
**Assessor’s Parcel No.:** Various

Informational Item: The Commission will receive a status update on the County’s “Plan Princeton” efforts, including a presentation of plan alternatives and the preferred plan.

**SPEAKERS:**

- 1. Kerry Burke

5. **Correspondence and Other Matters**  
 None

6. **Consideration of Study Session for Next Meeting**  
 No Study Session planned for next meeting

7. **Director’s Report**  
 There are will be two items at the next Planning Commission meeting dated for August 12, 2015 and we will be addressing the Ascension Heights item on August 26, 2015.

8. **Adjournment**

The meeting adjourned at 12:14 p.m.