

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2023-00112

Hearing Date: March 24, 2026

Prepared By: Sonal Aggarwal, Project Planner For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS

Regarding the Initial Study/Mitigated Negative Declaration, Find:

1. That the Board of Supervisors does hereby find that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Initial Study/Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That on the basis of the Initial Study/Mitigated Negative Declaration, comments received hereto, testimony presented and considered at the public hearing and based on analysis contained in the staff reports prepared for the Board of Supervisors, there is no substantial evidence that the project will have a significant effect on the environment.

Regarding the General Plan Find:

4. That the project, as conditioned, complies with Visual Qualities, Policy 4.15 (*Appearance of New Development*), Policy 4.22 (*Scenic Corridors*) and Policy 9.23 (*Land Use Compatibility in Rural Lands*) and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) as closely as possible and promotes good design, site relationships, and to protect and enhance the visual quality of development within designated scenic corridors after Mitigation Measures 1 to 3.

Regarding the Planned Agricultural Permit, Find:

5. That the proposed project, as conditioned and as described in the application and accompanying materials, complies with all applicable criteria for issuance of a Planned Agricultural Permit contained in Section 6355 of the San Mateo County Zoning Regulations, including no non-agricultural uses, no conversion of prime

soils, clustering of development, and no negative impacts to adjacent agricultural lands.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans as described in this report and approved by the Board of Supervisors on March 24, 2026. Minor modifications to the project may be approved by the Director of Planning and Building if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The Planned Agricultural Permit shall be valid for two years from the date of final approval, in which time a valid building permit shall be issued, and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of the issuance of such building permit. The applicant shall submit a complete application for a Building Permit within three months of the approval date of this permit and shall complete all construction required by the terms of this permit within six months of Building Permit issuance. A failure to meet these deadlines will result in the issuance of a Notice of Violation, citations, and associated fines and penalties.
3. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).
4. The applicant shall submit the following to the Current Planning Section: Within four (4) working days of the final approval date for this project, the applicant shall pay an environmental filing fee of \$3,043.75 (for year 2026), as required under Fish and Game Code Section 711.4, plus a \$50 County Clerk recording fee (subject to change as per fiscal year). Thus, the applicant shall submit a check in the total amount of \$3,043.75, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases every January.
5. The applicant shall apply for a building permit for the cargo container building and generator with plans submitted at the time of the permit application demonstrating compliance with the following requirements as well as other applicable conditions of approval:
 - a. The existing second story of the storage building shall be removed.

- b. The height of the first story of the container building with the new roof shall not exceed 20 feet from the existing grade.
 - c. All existing piping/sewage disposal facilities related to any bathroom in the existing shed next to the barn shall be properly removed or abandoned. The existing unpermitted bathroom shall also be completely removed.
 - d. A new sound attenuating screening wall shall be installed in front of the freezer unit maintaining a front setback of at least 30 feet and 20 feet towards side and rear. The design of and materials used for this wall shall be subject to the review and approval of the Director of Planning and Building to ensure it will not result in adverse visual resource impacts.
 - e. Provide a floor plan for the existing barn on the plans submitted for building permits.
 - f. All loading and unloading activities must occur entirely on-site. The applicant shall identify and dimension dedicated loading and unloading zones on the plans submitted for the Building Permit. These zones must remain unobstructed and be used exclusively for their intended purpose. No vehicles, including delivery trucks or commercial carriers, shall be permitted to wait, idle, or stage off-site within the County Right-of-Way.
6. Use restrictions:
- a. The storage container building shall only be used for storage and agricultural purposes and shall not be open to the public or used as a commercial building.
 - b. Any non-agricultural, unpermitted use of this site, such unpermitted lodging and boarding, is prohibited.
 - c. Violation of these use restrictions is subject to County enforcement procedures.
 - d. A minimum of two parking spaces shall be provided at the site for the proposed use.
7. The applicant shall obtain all necessary permits from PG&E and Caltrans for relocating any utility pole(s) from the site.
8. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the approved plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.

- a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
- b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).

Mitigation measures from the Initial Study/Mitigated Negative Declaration (IS/MND), released on October 15, 2025, with additions to these measures shown by underlined text:

Minor revisions to mitigation measures for clarity after circulation of the IS/MND is fine. If the proposed mitigation measures or project revisions will not reduce potential effects to less than significant and new measures or revisions must be required, that is considered a "substantial revision" and recirculation is required. Recirculation is not required if Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1. (i.e., after a public hearing), or if Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect. See CEQA Guidelines Section 15073.5.

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

9. **Mitigation Measures 1:** The applicant shall remove the second story of the containers which shall be moved to a different site/location.
10. **Mitigation Measure 2:** The applicant shall plant at least four to five screening trees with a minimum stock size of 15-gallon or larger along La Honda Road to mitigate any potential view impacts from the neighboring properties and roads.
11. **Mitigation Measure 3:** In plans submitted for a building permit, the applicant shall show installation of a new roof on the single-story portion of the building, to be painted a green color to match the roof color of the existing barn.
12. **Mitigation Measure 4:** The number of exterior lighting fixtures for the container building shall be limited to the minimum required by the building code. Such light fixtures shall be warm-toned and downward-directed. Any other new lighting shall be subject to separate permitting.
13. **Mitigation Measure 5:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - c. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - d. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
 - e. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - g. 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 Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
 - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person 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.
 - i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).
14. **Mitigation Measure 6**: Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used. The applicant shall demonstrate compliance with this requirement in plans submitted at the time of building permit application.

15. **Mitigation Measure 7:** A pre-construction survey of protected species (e.g., dusky-footed woodrat, California red-legged frog, San Francisco garter snake, migratory bird nesting) shall be conducted prior to any proposed grading-or-construction-related activities. If, for any reason, grading/construction activities do not commence within 10 days of completion of the survey, the survey shall be repeated, and results reported to the County. If active migratory bird nests or other evidence of other special species are discovered, no construction-related activities, including grading and tree removal, are allowed until the applicant has consulted a biologist, recommended measures to protect such species have been shared with County staff, and recommended measures have been fully implemented, to the satisfaction of the project biologist and Director of Planning and Building.
16. **Mitigation Measure 8:** After a biologist conducts a pre-construction survey, the biologist shall monitor installation of permanent exclusion fencing around the property to avoid any wildlife entering the property. Applicant shall maintain exclusion fencing in working order for the life of the project. Prior to installation of the exclusion fencing, and in conjunction with the required building permit applications, the applicant shall submit a wildlife exclusion fencing plan for the review and approval of the Director of Planning and Building, in order to avoid and adverse impacts to scenic resources. Said plan shall identify the specific alignment of the exclusion fencing, which shall not encroach outside of the property boundary, as well as its material and dimensions.
17. **Mitigation Measure 9:** In the event that unanticipated cultural resources are exposed during ground disturbance activities, work within 15 meters (50 feet) of the find must stop and a Secretary of the Interior qualified archaeologist must be notified immediately. Work may not resume until a qualified archaeologist can evaluate the significance of the find. If the discovery proves significant, additional work such as archaeological testing, data recovery, or tribal consultation may be warranted.
18. **Mitigation Measure 10:** Although not anticipated, there remains the potential for the inadvertent discovery of human remains during ground-disturbing activities. State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Mateo County coroner must be notified of the find immediately. If concentrations of prehistoric or historic-era materials are encountered during project activities; all work in the immediate vicinity shall cease until a qualified archaeologist can evaluate the finds and make recommendations.

19. **Mitigation Measure 11:** A construction verification report shall be submitted at the time of building permit application that provides the same level of construction verification required in a geotechnical final construction report. The report shall include affirmation that the geotechnical elements of the project were constructed according to the recommendations provided in the report along with the methods that were used by the Project Geotechnical Engineer for the verification. The elements include but are not limited to:
- a. A verification of the dimensions and reinforcement of the footings including depth and width.
 - b. A verification of the dimensions and reinforcement in the piers including depth and logs.
 - c. A verification of the dimensions, reinforcement and waterproofing of the slab on grade that connects the two structures.
 - d. A verification of any site grading that has occurred as part of the original project. That includes verifying the compaction of any fill placed.

Furthermore, the Geotechnical Department recommends that the geotechnical and structural engineers provide the following supplemental letters:

- e. The Project Geotechnical Engineer shall submit a Plan Review Letter reviewing all pertinent aspects of the as-built plans and calculations. We recommend that special care be given to the proximity of the retention pond to the building foundation.
 - f. The structural engineer provides revised calculations that include lateral loading on the foundation and retaining walls or as directed from the building department structural review.
20. **Mitigation Measure 12:** At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans 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 plans shall include measures that limit the 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 Countywide 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 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 construction.
- d. Within five days of clearing or inactivity in construction, 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 two weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to 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 at a minimum of 200 feet, or to the extent feasible, from all wetlands and drain courses. Stockpiled soil shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey them 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. 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 acres or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
- k. 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.
- l. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.

- m. Control fuels and other hazardous materials, spills, and litter during construction.
 - n. Preserve existing vegetation whenever feasible.
21. **Mitigation Measure 13:** An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.
 22. **Mitigation Measure 14:** The plans submitted for the building permit shall identify the removal of the two second story container units as well as any containment facilities that were installed to support the unpermitted residential unit in one of the contained and in the shed next to the barn. The applicant shall complete the work prior to the Planning Final Inspection of the Building Permit.
 23. **Mitigation Measure 15:** At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed EECAP Development Checklist or equivalent measures, as well as Best Management Practices (BMPs) to reduce GHG emissions during construction, to the extent feasible, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 %; and recycling or reusing at least 50 % of construction waste or demolition materials. Such measures should be shown on building plans.
 24. **Mitigation Measure 16:** The plans submitted for the building permit shall show any existing fire hydrants in and around the site.
 25. **Mitigation Measure 17:** The required fire hydrant shall be located no closer than 50 feet to any building, and no farther away from 150 feet from the proposed building and be located on the fire department access side of the building. Hydrants shall be placed on a concrete pad 4 inches deep, and 2 feet by 2 feet minimum at the case and shall be positioned so the center of the discharge is 30 inches to 36 inches above grade and be within 5 feet of the fire department access road. A 3-foot (914 mm) clear space shall be maintained around the circumference of the fire hydrants, except as otherwise required or approved.
 26. **Mitigation Measure 18:** The applicant shall obtain all necessary permits from San Mateo County Environmental Health Services to legalize the existing well to an agricultural well. Any existing/proposed plumbing from the existing well i.e. irrigation, spigots, etc., shall be shown on the plans, and a note stating that is well shall be used for only non-portable well shall be added. The plans shall also show evidence of the well pad at the surface with an appropriate top plate.

27. **Mitigation Measure 19:** Install a screening wall in front of the freezer unit, in accordance with the provisions of condition 5.d., to mitigate any potential noise impacts and keep the noise under 55 dBA (daytime) to 50 dBA (nighttime) at all times.
28. **Mitigation Measure 20:** In plans submitted for a building permit application, the applicant shall demonstrate that the emergency generator located in the front setback of the site will be moved elsewhere on the site, to comply with a minimum site setback of 3 feet from the side and rear property lines. If located 3 feet from the rear and side property lines, the generator should be housed in a cabinet or within a sound blanket to keep the noise level under 55 dBA (daytime) and 50 dBA (nighttime). The relocation of the generator shall be completed prior to the final inspection required to final the building permit.

Drainage Section:

29. Provide a confirmation letter from Project Geologist that stormwater feature (retention pond) is appropriate for the site given the setback between retention pond and foundation feature.

Environmental Health Services:

30. The plans submitted for building permits shall show the location of the existing well and its setbacks. A note stating that the well can only be used for agricultural purposes and cannot be used for potable drinking water is required on all plans.

County Fire Department

31. If not already in place, install a new street sign at the intersection of Madera Lane and La Honda Road (Highway 84).
32. As per San Mateo County Fire Department, building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address signs shall be 4 inches in height with a minimum 1/2-inch stroke. Such letters/numerals shall be internally illuminated and facing the direction of access. Residential address numbers shall be at least six feet above the finished surface of the driveway. Where buildings are located remotely to the public roadway, additional signage at the driveway/roadway entrance leading to the building and/or on each individual building shall be required by the San Mateo County Fire Department. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent shall be placed at the entrance from the nearest public roadway.

33. SMCFD Standard CFS-004 - Gates shall be a minimum of 2 feet wider than the roadway they serve. Overhead gate structures shall have a minimum of 15½ feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock for fire department access. Electric gates shall be provided with a Knox Gate Switch and automatically open during power failures, unless equipped with manual override capability that is approved by San Mateo County Fire Department. Gates providing Fire access to a driveway or other roadway shall be located at least 35-feet from the primary road or street and shall open to allow a vehicle to stop without obstructing traffic on the adjoining roadway.
34. CFC 2022 Section 304.1.2 - Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49. See Mitigation Measure 6 for requirements prior to clearing.
35. CFC 2022 Section 4907.1 - Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.
 - a. Defensible space will be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.
36. CFC 2022 Section 4907.2 - Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:
 - a. All unincorporated lands designated by the State Board of Forestry and Fire Protection as a State Responsibility Area (SRA).
 - b. Land designated as a Very High Fire Hazard Severity Zone by the Director.
 - c. Land designated in ordinance by local agencies as a Very High Fire Hazard Severity Zone pursuant to Government Code Section 51179.
37. NFPA 22 Section 4.15.2 - A vent pipe shall have a cross-sectional area equal to a minimum of one-half the area of the discharge pipe(s) or fill pipe, whichever is the larger.
38. NFPA 24 Section 4.2.1 - Installation work shall be done by fully experienced and responsible contractors. Contractors shall be appropriately licensed in the State of California to install private fire service mains and their appurtenances.
39. SMCFD Standard CFS-002 - Water tanks located closer than 30 feet of structures or flammable vegetation shall be constructed of non-combustible materials.

40. SMCFD Standard CFS-002 - Hydrants shall be located no closer than 50 feet to any building, no further away than 150 feet of the protected structure and be located on the fire department access side of the building.
41. SMCFD Standard CFS-002 - Hydrants shall be placed in a concrete pad 4 inches deep, and 2 ft. by 2 ft. minimum at base.
42. SMCFD Standard CFS-002 - Hydrants shall be positioned so the center of the discharge is 30 inches to 36 inches above grade and be within 5 feet of the fire department access roadway.
43. SMCFD Standard CFC 2022 Section 507.5.5 - A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.
44. SMCFD Standard CFC 2022 Section 507.5.6 - Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.
45. SMCFD Standard CFS-002 - Hydrant supply pipe shall be listed and approved for fire protection service for underground pipe, such as AWWA C900 or HDPE. Pipe shall be buried a minimum of 3-inch below grade (36 inch if the pipe passes under a road or is subject to heavy loads).
46. SMCFD Standard CFS-002 - Concrete thrust blocks shall be sized in accordance with national standards and shall be provided at all changes in pipe direction.
47. SMCFD Standard CFS-002 - The hydrant riser and elbow shall be steel. All above ground piping used for fire hydrant water supply shall be metallic.
48. SMCFD Standard CFS-002 - Rural hydrants used for drafting shall have at least one 4½-inch outlet with National Hose thread and shall have a removable metallic cap. Wharf hydrants that are gravity or pump fed may use a single discharge that has a 2½-inch outlet with National Hose thread.
49. SMCFD Standard CFS-002 - Hydrants shall have a permanent sign affixed, red in color with white 1-inch letters stating "Wet Draft Hydrant, # gallons", with the gallons of water available for the hydrant provided.