

Revised Submittal Package

**Smilin Dogs Outdoor Dog Hiking Operation
at 123 Seaside School Road, San Gregorio, CA**



December 22, 2022

REVISED SUPPLEMENTAL STATEMENT

The owners of Smilin Dogs, a licensed dog daycare business with a primary kennel facility operating within the jurisdiction of the City of San Carlos, are applying for an after-the-Fact PAD Permit, Coastal Development Permit & Kennel Permit to allow for a dog hiking operation consisting of a maximum of 75 dogs per day (Monday through Friday from 10 AM to 3 PM, no weekends) on a 24-acre non-prime soil portion of a 155-acre parcel, including a 5-stall carport structure. No changes to existing agricultural uses and no grading are proposed. The property is located at 123 Seaside School Road in the unincorporated San Gregorio area of San Mateo County. The application has been assigned record number PLN2021-00432.

Location

Site Address See Figure 1: Location Map	123 Seaside School Road, San Gregorio, 94074
Assessor Parcel Number See Figure 2: Assessor's Parcel Map	APN 081-250-030
Parcel Size	Approximately 155 acres (including a 5-acre parcel previously legalized with COC in PLN2012-00257)
City	San Gregorio (rural unincorporated area)
County	San Mateo

Land Use and Zoning Information

General Plan Designation	Agriculture
Zoning Designation	Planned Agricultural District (PAD)
Overlay District	Coastal Development District (CD)
Highway 84 / Highway 1 Scenic Corridors See Attachment 1 for Photos	Most of the Property is located within the State Highway 1 and County Highway 84 Scenic Corridors (Source: County GIS data). The property forms part of the general rural agricultural backdrop to Highway 84 and Highway 1. Existing development is, and any new development would be, minimally visible, due to the distance,

	travel speed, vegetation, and the relative prominence of foreground development.
Density Credits	The 2014 County density analysis determined that the property is eligible for two density credits (refer to PLN2014-00437).
Williamson Act	The Property is not subject to a California Land Conservation (Williamson Act) Contract.
Flood Hazard Area	<p>The Property’s north and west boundaries are defined by the centerline of San Gregorio Creek and portions of the site lie within the creek’s 100-year floodplain. The Federal Emergency Management Agency (FEMA) has designated the 100-year flood plain as a Special Flood Hazard Area Zone A, per FIRM Panels 06081C0380E (2012) and 06081C0359F (2017). No base flood elevation is designated.</p> <p>The balance of the property is designated Zone X – Areas determined to be outside the 0.2% annual chance floodplain.</p>

Existing Site Conditions and Features

<p>Existing Setting</p> <p>See Figure 3: Property Overview</p>	<p>The 155-acre property is located within a fertile rural valley bisected by San Gregorio Creek within the rural community of San Gregorio, on the south coast of San Mateo County.</p> <p>The property is accessed via an existing gravel driveway that branches off Seaside School Road. Elevations range from 300 feet at the northeastern property corner, to 20 feet at San Gregorio Creek.</p> <p>The majority of the property is farmed in row crops. The San Gregorio Creek riparian corridor is continuous on both sides of the creek and supports a dense cover of woody riparian species with an herbaceous understory. The remaining property is primarily non-native annual grassland with occasional coastal scrub.</p>
Agricultural Activities and Facilities	Approximately 50 acres of the 155-acre subject property are considered suitable for active agricultural production, as defined by the farm plan developed by the property owner and the Natural Resource Conservation Service (NRCS).

	<p>Prime Soils, classified as the Dublin Clay Series and Tunitas Loam / Clay Loam Series total approximately 56 acres. None of the other soil types are considered prime.</p> <p>The farming ground has been in commercial production for many years. Crops are rotated for good agricultural hygiene and have included row crops such as brussels sprouts, peas, string beans, artichokes, pumpkins, corn, and potatoes. The agricultural products are sold into the wholesale market.</p> <p>The sloping non-prime soils to the east and south were many years ago tilled and planted with hay, fava beans and peas, but active production has now ceased, and no tilling occurs to preserve vegetative cover. These areas were at one time grazed, however, after construction of the water reservoir in 1988, grazing ceased.</p> <p>Outside of the cultivated fields, the farm center and field margins are developed with agricultural accessory facilities including a barn, equipment storage, sheds, fences, material stockpiling / storage, water storage tanks, and an irrigation water reservoir.</p>
<p>Existing Structures and Development See Figure 3: Property Overview</p>	<p>The existing development on the property is comprised of a clustered farm center with a single-family residence, a small cottage residence, and the agricultural outbuildings described above. Both residences were built in approximately 1900, before the establishment of County subdivision, planning, and building permit regulations.</p>
<p>Existing Water Rights</p>	<p>Under the San Gregorio Water Rights Adjudication, the Property is authorized to divert up to 336,200 gallons per day from San Gregorio Creek for agricultural irrigation on the property between April 1 and November 1 of each year, as well as water for domestic and stockwatering purposes incidental to irrigation. The groundwater well used as the domestic water supply is not subject to the San Gregorio Water Rights Adjudication.</p>
<p>Existing Domestic Water System</p>	<p>The property is served by an existing domestic groundwater well, and the water is regularly tested for potability.</p> <p>Five water tanks are present, with one serving the Smilin Dogs dog hiking operation.</p>
<p>Surrounding Uses</p>	<p>North and west: San Gregorio Creek. East: Agriculture, residential, and open space uses.</p>

	South: Agriculture, residential, and open space uses.
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Proposed Project

The dog hiking service operates Monday through Friday from 10:00 a.m. to 3:00 p.m. There is no use of the property on weekends. The business proposes a kennel operation for a maximum of 75 dogs through this application. Each weekday approximately five converted passenger vans, each containing a pack of 10-15 medium to large dogs (in excess of 25 pounds), are transported by Smilin Dogs employees from the San Carlos dog daycare location and/or clients' residences to the project site for off-leash hiking.

As shown in Figures 3 and 4, the total area used by Smilin Dogs totals approximately 24.8 acres. The off-leash dog hiking fields comprise an area of approximately 23 acres, with all Smilin Dogs use confined to non-prime soils and open grassy slopes. Photos of the proposed project area are provided in Attachment 1. No grading was required and no tilling occurred to accommodate the dog hiking operation. The grassy slopes are mowed each spring. All enclosures housing dogs are at least 300 feet from any residence on a neighboring property. All activity is limited to the project limits shown, and neither Smilin Dogs employees nor the dogs have access to the remainder of the property.

Smilin Dogs uses the existing dirt and gravel roads to access the property from Seaside School Road, and parks their vans in an existing 1 ½ acre level area. The access road and level area proposed for use by Smilin Dogs was improved in the 1990s for irrigation reservoir construction access and staging.

After arrival, the dogs are unloaded into an enclosed covered pen (“base camp”) where the dogs are offered water and allowed to relieve themselves before hiking. One employee walks a pack through a fenced alleyway to one of six fenced fields. At separate intervals, five packs of dogs are each moved to their fields, which are rotated daily to reduce overuse. The fields are all enclosed with a 5-foot-tall woven wire fencing. Dogs are always supervised in any enclosure on the property.

Dogwalkers hike the same dogs on a weekly recurring schedule. They hike in an orderly manner, staying together with their group and their hiker. The dogs are under voice control and they use positive reinforcement to keep the individual groups with their hiker. Each dog must pass a temperament test at the Smilin Dogs facility in San Carlos before being deemed eligible for hiking which includes testing for recall and shyness / skittishness. Dogs that do not stay with their hiker are not allowed to hike.

While on site, Smilin Dogs uses water from an existing potable water tank on the property’s upper elevations. This 4,995-gallon tank is filled from the existing groundwater well, and the tank is refilled approximately once per month, for an overall use rate of about 150 gallons per day. Water is consumed by the dogs, and rinsing the animals for cleanliness. Employees are provided with a regularly-serviced portable toilets.

No permanent structures are proposed for the kennel operation. Five aluminum carports and three storage containers have been placed on gravel pads for use as a staging “base camp”. These temporary structures cover an area of approximately 4,800 square feet. Materials and finishes of all structures are muted and unobtrusive. Plans, elevations and photos of the carports and containers are provided in Attachment 1.

Density Credits

The proposed project would entail redesignation of the density credit currently assigned to the existing cottage residence to apply to the kennel use. The property owners, under separate application, intend to convert the cottage to farmworker housing (see PLN2022-00326), which does not require a density credit under County regulations. Upon approval, if the kennel / dog hiking use ceases in the future, the property owners wish to ensure the density credit applied to the kennel use would again be available for use elsewhere on the property.

Stormwater and drainage management plan

The natural drainage patterns in the dog hiking area slope towards the existing irrigation reservoir and ephemeral stream. The dog walking operation footprint has been designed to avoid over-concentration of use and to maintain these existing natural runoff patterns.

Stormwater and drainage best management practices include:

- Carefully locating fenced dog enclosures in naturally sloped areas so that they are kept free of standing water.
- Rotating field use daily to maintain vegetative cover, reducing potential for erosion and sedimentation.
- Maintaining natural vegetation and set-back buffers from waterways and the irrigation reservoir.
- Maintaining the staging area, access road and parking area with a gravel surface to prevent erosion and slow stormwater runoff.

Dogs are rinsed with water only (no soap) before departure. Dog rinse water is confined to bins that drain to a 2” pipe that conveys the water under the gravel parking area and discharges to an armored outfall at the nearby ephemeral drainageway. The small amount of roof stormwater runoff is retained in a gravel trench at the roofline and percolates slowly into the ground.

The C3/C6 Development Review Checklist for the project limits will be provided under separate cover.

Waste management plan

Dog waste is collected from the enclosures and hiking route on a real-time basis by the handlers, and temporarily stored in covered bin at the carport enclosures. All dog waste is removed from the site each day and taken to the primary Smilin Dogs kennel in San Carlos for

disposal. All care and feeding of the animals takes place in San Carlos. (See Attachment 3 for dumpster information for the San Carlos Facility).

About Smilin Dogs

Smilin Dogs is owned and managed by Konrad Thaler and Diana Ungersma. Konrad, originally an organic farmer from Germany, started Smilin Dogs in 2000. Smilin Dogs offers dog daycare, training, hiking and boarding based out of their facility in San Carlos. They have a conditional use permit for their kennel from the City of San Carlos.


Their clients are professional San Mateo County residents who depend on Smilin Dogs to exercise their dogs while they are at work. In many cases, these are high energy dogs who cannot be left home alone all day. Unfortunately, there are few options in San Mateo County where owners can allow a large dog to run. Smilin Dogs provide a valuable service to the dog-owning citizens of San Mateo County with breeds who require significant exercise.

FIGURE 1

Smilin Dogs Location

Marchi Property

 Parcel boundary

 San Gregorio General Store

