COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: October 20, 2025

TO: Agricultural Advisory Committee

FROM: Sonal Aggarwal, Project Planner, Saggarwal@smcgov.org

SUBJECT: UPDATED REPORT: Consideration of after-the-Fact Planned Agricultural District (PAD) Permit to legalize the basement and first story of an existing cargo container storage building that was built without permits along with legalization of a man-made pond and a water tank on a legal 25,253 sq. ft. parcel located at 350 Madera Lane in the unincorporated San Gregorio area of San Mateo County; no trees were removed and approximately 98 cu. yd. of grading was required for the pond. The property is located in the La Honda Road County Scenic Corridor and qualifies for a Coastal Development Exemption for agriculture-related development.

County File Number: PLN2023-00112/VIO2022-00089 (Markegard)

PROPOSAL

The proposed project is an after-the-fact Planned Agricultural District (PAD) Permit to legalize a cargo container storage building that was built without permits and associated with VIO2022-00089. As currently built, the building is three stories on the northside (basement, first and second floor) and two stories on the southside (first and second floor). The second story of the building is proposed to be removed and relocated to a different site/location, making this building single-story facing La Honda Road. Staff approved a Coastal Development Exemption (CDX) for removing the second story of the building on February 26, 2025 (roof to be replaced on the building).

The first story of this cargo container building would be used for storing frozen, packed, and labeled beef, lamb, pork, and chicken associated with the property owner's offsite cattle ranch operation, as well as hay storage and a tool and maintenance shop use (1,312.32 sq. ft.). The proposal also includes the legalization of a 5,000-gallon plastic water tank (to be used as a fire suppression tank), and an existing man-made pond that was built by the owner. This pond is located approximately 2 feet 6 inches south of the building. A new bee yard is located towards the side and front of this building. The project involved no tree removal and approximately 98 cu. yd of grading, which was required to build the pond. The site is located in La Honda Road County Scenic Corridor. The project qualifies for a Coastal Development Exemption for agricultural development.

The application was first heard by the AAC at its January 13, 2025, meeting. Staff met with the applicant's team on several occasions after this meeting to incorporate the feedback received from AAC. The summary of some of the revisions are listed below. Please also refer to Appendix E for the original January 13, 2025, AAC Staff Report.

The applicant has agreed to make these proposed changes to the project, which will be added as conditions of approval:

Table 1 – Project Changes	
Proposal Presented on January 13, 2025	Revised Proposal on October 20, 2025
Two-story stacked cargo containers	Second-story would be removed making the building into a single-story building facing La Honda Road
No sound attenuation for the freezer unit	A new sound wall enclosure would be installed around the freezer unit to reduce the noise and maintain noise levels to 55 dBA at daytime and 50 dBA at nighttime.
Illegal bathrooms/kitchen in the second story	With the removal of the second story the illegally built kitchen and bathrooms would be removed from this building.
Emergency generator located in the front setback	The emergency generator will be moved outside the front setback and will be required to meet the County's accessory structure standards (3 feet from side and rear property lines).
No fencing to prevent habitat migration into the property and pond	A permanent biological fence would be installed around the property to prevent any wildlife from entering the property.

DECISION MAKER

Planning Commission

BACKGROUND

Report Prepared By: Sonal Aggarwal, Project Planner, Saggarwal@smcgov.org

Applicant/Owner: Erik Markegard

Location: 350 Madera Lane, San Gregorio, unincorporated San Mateo County

APN: 081-320-030

Parcel Size: 25,253 sq. ft. (0.58 acres)

Parcel Legality: The parcel's legality was established through a Certificate of Compliance (CoC) Type-A Application, COC 75-0001 HIST.

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: Not contracted

Existing Land Use: Open space, Agriculture

Water Supply: There is one non-potable non-conforming well present at the site. There is also one 10,000-gallon permitted plastic water tank and another 5,000-gallon water tank that is proposed to be legalized under this permit. The 5,000-gallon plastic water tank is filled by the rainwater collected from the rooftop rain gutters of the storage building and would be dedicated for fire suppression in case of an emergency.

Sewage Disposal: There is no sewage disposal facility at the site.

Flood Zone: Flood Zone X (area of minimal flood hazard), FEMA Panel No. 06081C0380E; effective October 16, 2012.

Environmental Evaluation: As the site is located in the La Honda Road County Scenic Corridor, an Initial Study and Mitigated Negative Declaration is being currently circulated for this project from October 6 to 26, 2025. The comment period will end on October 29, 2025.

Setting: The project site is a triangular-shaped 25,253 sq. ft. lot at the northeast intersection of Madera Lane and La Honda Road. It is surrounded by other agricultural lots on the left and rear sides of the site. Aside from the improvements that are proposed for legalization and described above, the site contains an existing barn (PLN2004-00647), one non-potable non-conforming well, two water tanks (PLN2004-00647), one pump house (PLN2011-00192) and a shed (PLN2010-00117). The parcel is relatively flat and is elevated above Madera Lane and La Honda Road.

Chronology:

Date	Action
1975	- The parcel's legality was established through a Certificate of Compliance (CoC) Type-A Application, COC 75-0001 HIST.
June 21, 2022	- VIO2022-00089 case opened
June 22, 2022	- Complaint filed for ongoing construction without permits.
March 31, 2023	- Subject planning application filed to address violation, Planning case PLN2023-00112

January 13, 2025	- Agricultural Advisory Committee (AAC) meeting. The AAC expressed concerns regarding visual and noise impacts of freezer, unpermitted use of shed as residence, any required water rights, PG&E lines moved, purpose of existing well, required ADA compliant spaces, required planting/screening from public roads, etc.
February 26, May 1 and 23, 2025	- Staff meets with the applicant's team
October 6 to 26, 2025	- Initial Study/Mitigated Negative Declaration (IS/MND) circulated for public comments
October 20, 2025	- Agricultural Advisory Committee (AAC) meeting.

Will the project be visible from a public road?

The visibility of the storage building would be substantially reduced after removing the second-story containers. The property is relatively flat and elevated above the La Honda Road and Madera Lane roadway elevations. To mitigate any other potential visible impacts, the applicant will be required to paint the roof in green color and add at least four to five 15-gallon stock size screening trees near the southern property line facing La Honda Road. The applicant has agreed to comply with these conditions.

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

No trees were removed during the construction of the storage building.

Is there prime soil on the project site?

The site does not contain prime soil.

DISCUSSION

A. KEY ISSUES

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

1. Conformance with the General Plan:

Staff have reviewed the project and found the project, as proposed and conditioned, to be in conformance with the applicable General Plan policies as follows:

a. Visual Qualities

Policy 4.15 (*Appearance of New Development*) and Policy 4.22 (*Scenic Corridors*) seek to regulate development to promote good design, site relationships, and to protect and enhance the visual quality of development within designated scenic corridors.

The project site is within the La Honda Road County Scenic Corridor. The proposed container storage building is located on a narrow triangular lot of 25,253 square feet. There is an existing barn, a pump house, a non-potable well, a shed, and a water tank present at the site. The approximately 10-feet tall existing barn is visible from La Honda Road. However, with the removal of the second-story containers off-site, potential view impacts would be significantly reduced. Additionally, the applicant has agreed to plant more trees along La Honda Road and paint the roof green to match the roof color of the existing barn. Hence, any potential view impact would be minimum, where these agricultural buildings would blend in well with other buildings viewed from La Honda Road. Mitigation measures 1 to 3 in the Initial Study/Mitigated Negative Declaration (IS/MND) require these modifications. See appendix G for the published IS/MND.

b. Rural Lands

Policy 9.23 (*Land Use Compatibility in Rural Lands*) and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) encourage compatibility of land uses in order to promote the health, safety, and economy of rural lands, seek to maintain the scenic and harmonious nature of rural lands, and seek to: (1) promote land use compatibility by encouraging the location of new residential development immediately adjacent to existing developed areas, and (2) cluster development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural, and other resources.

The project parcel has a land use designation of “Agriculture” and is dominated by surrounding open rural land. There is no prime soil on this parcel, and no residence is proposed. The second-story containers would be completely removed from the site. The pond and storage building are not located on prime soil and are clustered at the site. The applicant has also proposed other accessory activities such as growing herbs the planter boxes and installing a new bee yard that are Agriculturally supportive activities. The property will continue to be used for agricultural use. Any non-agricultural, unpermitted use of this site, such illegal lodging and boarding, would be dealt with future code violations citations to ensure that the property is used for agricultural purposes.

2. **Compliance with Local Coastal Program (LCP) Policies:**

a. Locating and Planning New Development

Policy 1.8 *(Land Uses and Development Densities in Rural Areas)* states that new development in rural areas shall not: (1) have significant adverse impacts, either individually or cumulatively on coastal resources, or (2) diminish the ability to keep all prime agricultural land and other lands suitable for agriculture in agricultural production.

The project, as proposed and conditioned, is anticipated to have a minimal adverse impact, either individually or cumulatively, on coastal resources. As the site does not contain any prime soil and no non-agricultural use is proposed, the project will not diminish the ability of land for future agricultural production.

b. Agriculture

The County’s Zoning Ordinance is the adopted implementation plan for the Local Coastal Program. Therefore, see the staff’s discussion in Section A.3.b. (Conformance with the Criteria for the Issuance of a PAD Permit) below for project compliance with applicable LCP Agricultural Policies.

c. Location of development

Policy 8.5 *(Location of development)* requires that new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads; (2) is least likely to significantly impact views from public viewpoints; and (3) is consistent with all other LCP requirements, best preserves the visual and open

space qualities of the parcel overall. Where conflicts in complying with this requirement occur, resolve them in a manner which, on balance, most protects significant coastal resources on the parcel, consistent with Coastal Act Section 30007.5. This provision does not apply to agricultural development to the extent that application of the provision would impair any agricultural use or operation on the parcel. In such cases, agricultural development should use appropriate building materials, colors, landscaping and screening to eliminate or minimize the visual impact of the development.

The proposed storage building would be used for storing agricultural products such as packed meat, beef, pork, etc. This use is supportive of agriculture. The pond would be used for watering on-site herbs, and is considered an agricultural pond, clustered with the storage building. The applicant has also agreed to reduce potential view impacts by removing the second story, painting the roof in green color and planting additional screening trees. Hence, the project is in compliance with LCP Policy 8.5 listed above.

d. Development Design

Policy 8.18. a. and b. *(Development Design)* Require that development (1) blend with and be subordinate to the environment and the character of the area where located, and (2) be as unobtrusive as possible and not detract from the natural, open space or visual qualities of the area including, but not limited to, siting, design, layout, size, height, shape, materials, colors, access and landscaping. The colors of exterior materials shall harmonize with the predominant earth and vegetative colors of the site. Materials and colors shall absorb light and minimize reflection. Exterior lighting shall be limited to the minimum necessary for safety. All lighting, exterior and interior, must be placed, design and shielded so as to confine direct rays to the parcel where the lighting is located. Except for the requirement to minimize reflection, agricultural development shall be exempt from this provision. (b) Require screening to minimize the visibility of development from scenic roads and other public viewpoints. Screening shall be by vegetation of other materials which are native to the area or blend with the natural environment and character of the site.

The existing second-story would be completely removed, making the building into a single-story facing La Honda Drive. There are no exterior lights proposed, and the applicant has agreed to paint the roof (above the single-story building) green color to match the color palette of the existing barn. There will be additional landscaping planted along La Honda Road, and additional screening installed around the first-

floor freezer unit to mitigate potential view and noise impacts. Hence, staff has determined that the project is as close to compliance as feasible with the above-stated policy.

e. Riparian Corridor/Wetland

Policy 7.7 *(Definition of Riparian Corridors)* Define riparian corridors by the "limit of riparian vegetation" (i.e., a line determined by the association of plant and animal species normally found near streams, lakes and other bodies of freshwater: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder). Such a corridor must contain at least a 50% cover of some combination of the plants listed.

Policy 7.17 *(Definition of Wetland)* Define wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Such wetlands can include mudflats (barren of vegetation), marshes, and swamps. Such wetlands can be either fresh or saltwater, along streams (riparian), in tidally influenced areas (near the ocean and usually below extreme high water of spring tides), marginal to lakes, ponds, and man-made impoundments. Wetlands do not include areas which in normal rainfall years are permanently submerged (streams, lakes, ponds and impoundments), nor marine or estuarine areas below extreme low water of spring tides, nor vernally wet areas where the soil is not hydric. In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat.

The existing pond on the property was created by the owner by grading less than 150 cu. yd. per year. It does not meet the definition of wetland or riparian corridor as it is man-made and has standing water during normal rainfall years. No setbacks are required for manmade impoundments. Hence, no setbacks are required between this agricultural pond and the building. No Grading Permit is necessary as the grading quantity was less than the established threshold for a Grading Permit (250 cubic yards).

3. **Compliance with Planned Agricultural District (PAD) Regulations:**

a. Conformity with the PAD Development Standards

As shown in the table below, the proposed storage building complies with Sections 6358 and 6359 of the San Mateo County Zoning Regulations, which regulates the height and required setbacks of structures. Revised building elevations incorporating the changes discussed in this staff report such as the sound wall, removed second story painted green roof would be submitted at the building permit stage. Staff will add a condition that the height of the revised building shall not exceed 20 feet.

Table 2 - Conformity with the PAD Development Standards		
	PAD Development Standards	Proposed
Minimum Lot Size	N/A	25,253 sq. ft. (0.58 Acres)
Minimum Front Setback	30 feet	Approximately 44 feet-1 ¼ inches
Minimum Side Setbacks	20 feet	69 feet – 8 ½ inches (right) 27 feet-4 ½ inches (left)
Minimum Rear Setbacks	20 feet	163 feet- 5 ¼ inches
Maximum Building Height	36 feet	Approximately 20-feet

b. Conformance with the Criteria for the Issuance of a PAD Permit

The project was first heard at the AAC meeting on January 13, 2025, and they raised the following issues/concerns at the meeting as shown below.

Table 3 - Concerns raised by AAC Committee Members		
Concern raised by AAC Committee Members	**Staff's follow**-up/Response	Status
Is a water right needed from San Gregorio Water Master to harvest rainwater in the pond?	Staff followed up with the representatives of San Gregorio Water Master (Stetson Engineers) and confirmed that no water right is required if surface water is not diverted from a creek. San Gregorio Creek is located approximately 854 feet south of the property and El Corte Madera Creek approximately 500 feet	Resolved, no further action needed

	north of the property. No water rights are required to collect rainwater from roof top gutters, and hence no water right is required.	
Purpose of the pond/why no grading permit was required?	Please see discussions under A.2. e. above.	Resolved, no further action needed
PG&E power lines were moved	Staff received a confirmation email from PG&E staff stating that they have no issues with the pond. The applicant will be required to obtain all necessary permits with PG&E separately. See Appendix H for the communication.	Resolved, no further action needed
Planting additional trees may not be sufficient to screen building	See discussion under A.1.a. and b. above.	Resolved with revised proposal
Illegally constructed bathroom in the shed next to the existing barn	See discussion under A.1.a. and b. above.	The applicant has agreed to remove all illegally constructed units from the site. A building final inspection will be added to satisfy this requirement.
Illegal living units on the second story	See discussion under A.1.a. and b. above.	Resolved with revised proposal
Purpose of existing well, required setbacks and purpose of the well	The existing well is a non-conforming, non-potable well that cannot be used for drinking, and can only be used for agricultural purposes. Per Environmental Health Services, existing non-conforming well can be located at a reduced setback if it is continued to be used for agricultural purposes. The applicant would be required to obtain all necessary permits from Environmental Health Services and install signs at the site that the well water cannot be used for drinking water.	Resolved with revised proposal and conditions of approval
ADA compliant spaces and number of required parking	The proposal shows 8 parking spaces, where 1 space is required for each 2,000 sq. ft. of floor area. required per Section 6119 of the Zoning Regulations.	No ADA space is required as the site is not open to the public. A condition will be added to

	8 parking spaces are more than enough for this storage building.	make sure this is not a public use site.
On-site sanitation and water facilities for the employees	Per the applicant, no employees would be working from the site for extend period of times. They will only come occasionally to pick up packed meat and load them into trucks. Hence, no on-site sanitation facilities are required. Any required drinking water can be supplied from packaged drinking water bottles.	Resolved, no further action needed
Tenants living on the property	Code Compliance has confirmed that no one was found living at the site during the September 7, 2022, site inspection. Also, please see discussion under A.1. b. above.	Resolved, no further action needed
Noise Thresholds violated	Per the inspection conducted by the Code Compliance Staff, all noise readings for refrigeration container unit were between 42 dBA – 47 dBA, which confirmed that the Noise Ordinance was not violated. The daytime noise level limit is 55 dBA; nighttime limit is 50 dBA (these limits are based on a 30-minute period) (See Appendix I)	Resolved, no further action needed

Further, in order to approve and issue a PAD permit, the project must comply with the substantive criteria for the issuance of a PAD permit, as outlined in Section 6355 of the Zoning Regulations. As proposed, the project complies with the following applicable policies.

(1) General Criteria

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

The project site has no prime soil. The applicant has also proposed raised garden beds, which would be supplied by non-potable water from the pond and run-off from the barn and container storage building. As the building will be used to store agricultural and farm produce, hay, and poultry, and stored meat products are distributed from this facility, the building is determined to be supportive of agriculture. However, a PAD Permit is required as the project falls under Section 6353.B.12 as “Facilities for the

processing, storing, packaging, and shipping of agricultural products."

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

The proposed pond, water tank, and storage building are clustered at the site.

(c) *Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.*

The project has been reviewed under and found to comply with the Development Review Criteria in Chapter 20A.2 of the County Zoning Regulations. Specifically, the project complies with the Site Design, Primary Agricultural Resource Criteria, and Primary Natural Vegetative Area Criteria, as no significant trees were removed during construction, the development is clustered, and the proposed use is compatible with agriculture.

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

Conversion of lands suitable for agriculture and other lands is permitted in the PAD when the following can be demonstrated:

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

The project site has no prime soil and is small for a commercially viable agricultural operation; therefore, the site is appropriate for the proposed accessory to agriculture uses and can still be used for small farming activities, such as proposed, or other compatible uses listed under Zoning Regulations Section 6352.B. (Permitted Uses on Land Suitable for Agriculture and Other Lands).

(b) *Continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.*

The subject parcel is not large enough to support a commercial agriculture, grazing and/or cattle-raising operation. The proposed storage and refrigeration use directly supports the applicant's agricultural operation both in San Mateo County and outside of the County. Furthermore, the applicant intends to utilize undeveloped areas of the property for growing herbs and vegetables and keeping bees.

(c) *Clearly defined buffer areas are developed between agricultural and non-agricultural uses.*

Only agricultural and accessory to agricultural uses are proposed, which would have no off-site impacts to surrounding agricultural uses.

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

The project parcel is located between two parcels practicing active agriculture towards the west and east of the site. The parcel to the north and northeast is a larger 624.21-acre parcel known as "Redgate Ranch", while the parcel to the west contains residential use associated with an onsite agricultural operation. La Honda Road runs at the south of the parcel and separates the parcel from other agricultural parcels. The productivity of these adjacent agricultural lands is not expected to be impacted by the proposed project.

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

The site is not served by public water or sewer service.

ATTACHMENTS

A. Vicinity Map
B. Project Plans
C. Geotechnical Investigation Design Phase, prepared by Butano Geotechnical Engineering, Inc., dated September 2022
D. Site visit pictures from November 22, 2024
E. Original AAC Staff Report of January 13, 2025
F. Communication with Stetson Engineering, dated January 16, 2025

G. Published Mitigated Negative Declaration, circulated from October 6 to 26, 2025.
H. PG&E Letter dated September 17, 2024.
I. Noise Reading from Environmental Health Specialist, recorded September 7, 2022

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

San Mateo County

PLN2023-00112, 350 Madera Lane

0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 9,028

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

SITE DATA:

APN: 081-320-030
LOT SIZE: 25,253 SF (0.580 AC)
ZONING: PAD/CD
OCCUPANCY GROUP:
TYPE OF CONSTRUCTION: TYPE I

PRE:
PLN:
BLD:

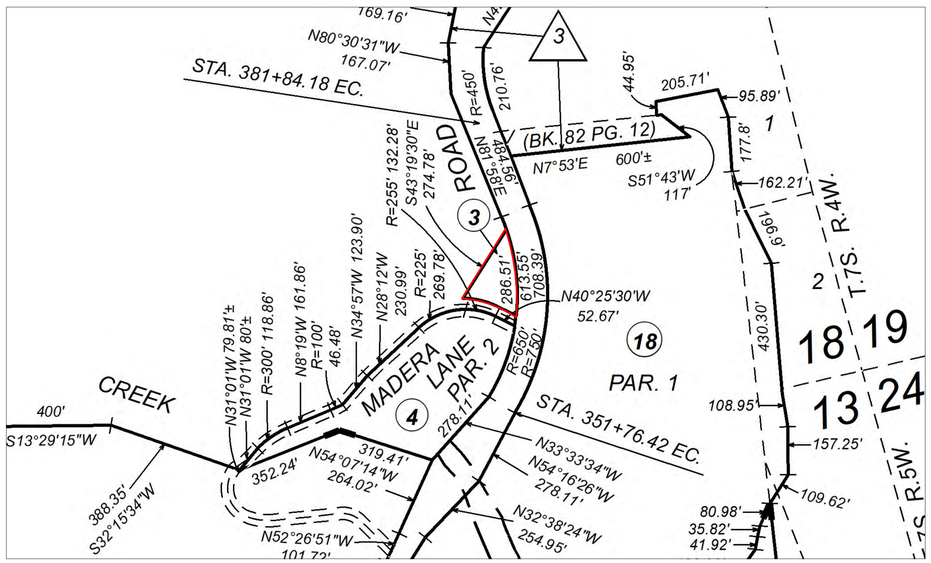
APPLICABLE CODES:

SAN MATEO COUNTY ZONING & BUILDING ORDINANCES

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

Sheet List - CD

Sheet Number	Sheet Name	Rev
A100	Cover Sheet	
A101	BMP	
CE1	Survey	
A102	Site Plan	
C1	Drainage Plan	
A103	Floor & Roof Plan	
A104	Elevations	
A105	Electrical Plan	



REVISIONS

PREMIER DRAFTING
116 N Cabrillo Hwy Half Moon Bay - (650)-454-6393

Owner Information
Erik Markegard
(650)245-4557
erik@markegardfamily.com

350 Madera Ln
San Gregorio

Cover Sheet

Drawn by	JM
Designed By:	Colton Palmer
Date	9/30/24
Sheet:	A100
Scale	

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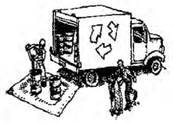
SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☒ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☒ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☒ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☒ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☒ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.).
- ☒ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☒ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☒ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ☒ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☒ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☒ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☒ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- ☒ Schedule grading and excavation work during dry weather.
- ☒ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☒ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ☒ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ☒ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☒ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☒ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☒ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

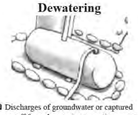
- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ☒ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal

Painting Cleanup and Removal

- ☒ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☒ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.

Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
  - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  - Collect the rinse water in a tank and haul off-site for proper disposal.
- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.

Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

REVISIONS

PREMIER DRAFTING
116 N Cabrillo Hwy Half Moon Bay - (650)-454-6393

Owner Information
Erik Markegard
(650)245-4557
erik@markegardfamily.com

350 Madera Ln
San Gregorio

BMP

Drawn by CJP

Designed By: Colton Palmer

Date 9/30/24

Sheet: A101

Scale

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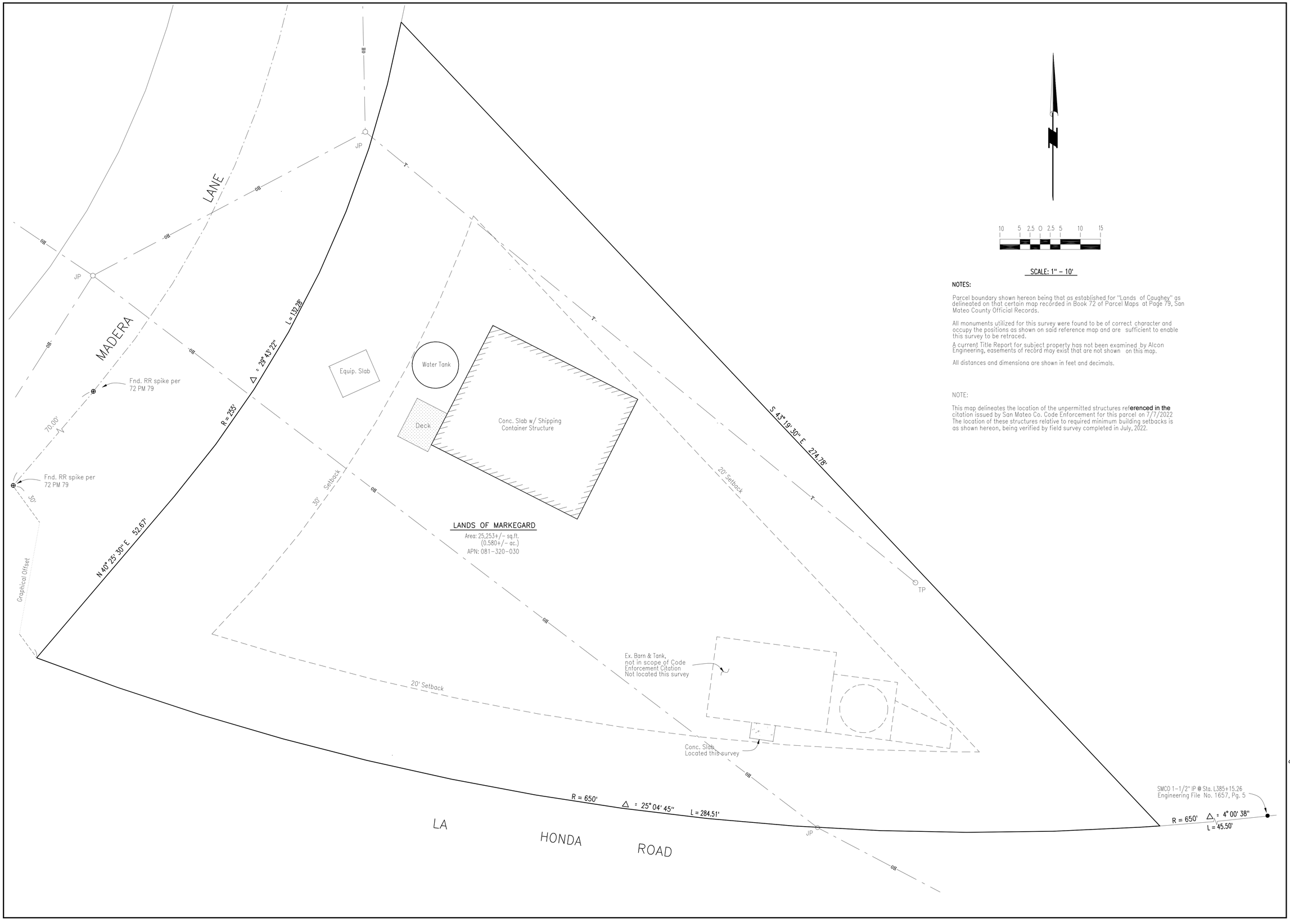


10 5 2.5 0 2.5 5 10 15

SCALE: 1" = 10'

NOTES:

Parcel boundary shown hereon being that as established for "Lands of Caughey" as delineated on that certain map recorded in Book 72 of Parcel Maps at Page 79, San Mateo County Official Records.

All monuments utilized for this survey were found to be of correct character and occupy the positions as shown on said reference map and are sufficient to enable this survey to be retraced.

A current Title Report for subject property has not been examined by Alcon Engineering, easements of record may exist that are not shown on this map.

All distances and dimensions are shown in feet and decimals.

NOTE:

This map delineates the location of the unpermitted structures referenced in the citation issued by San Mateo Co. Code Enforcement for this parcel on 7/7/2022 The location of these structures relative to required minimum building setbacks is as shown hereon, being verified by field survey completed in July, 2022.

REVISIONS	
1	
2	
3	
4	
5	
6	

Alcon Engineering
2285 La Loma Dr. Los Altos 94022
(650) 308-3328

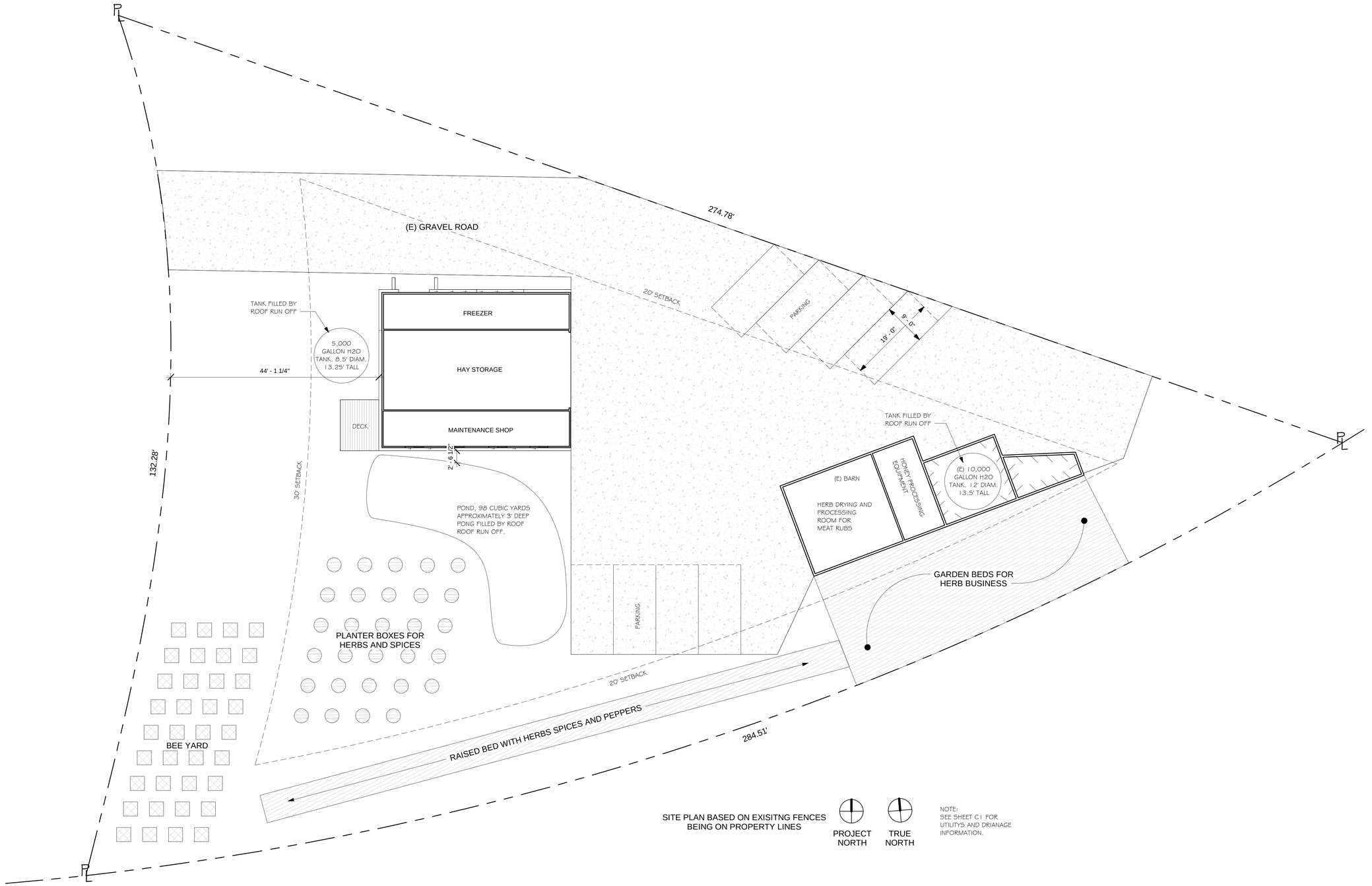
LAND OF MARKEGARD
350 MADERA LANE
SAN GREGORIO, CALIFORNIA
APN: 081-320-030

STRUCTURE LOCATION SURVEY
CODE ENFORCEMENT CITATION

LICENSED LAND SURVEYOR
STEVE DEVICH
L.S. 9298
EXP 9/30/22
STATE OF CALIFORNIA

DATE	8/12/22
SCALE	AS NOTED
JOB #	2999.122
FILE	
DRAWN BY :	SD

SHEET CE1
OF 1 SHEETS



SITE PLAN BASED ON EXISITNG FENCES BEING ON PROPERTY LINES

PROJECT NORTH

TRUE NORTH

NOTE:
SEE SHEET C1 FOR UTILITYS AND DRIANAGE INFORMATION.

1 Site
1" = 10'-0"

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REVISIONS

PREMIER DRAFTING
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Owner Information

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350 Madera Ln
San Gregorio

Site Plan

Drawn by	JM
Designed By:	Colton Palmer
Date	9/30/24
Sheet:	A102
Scale	1" = 10'-0"

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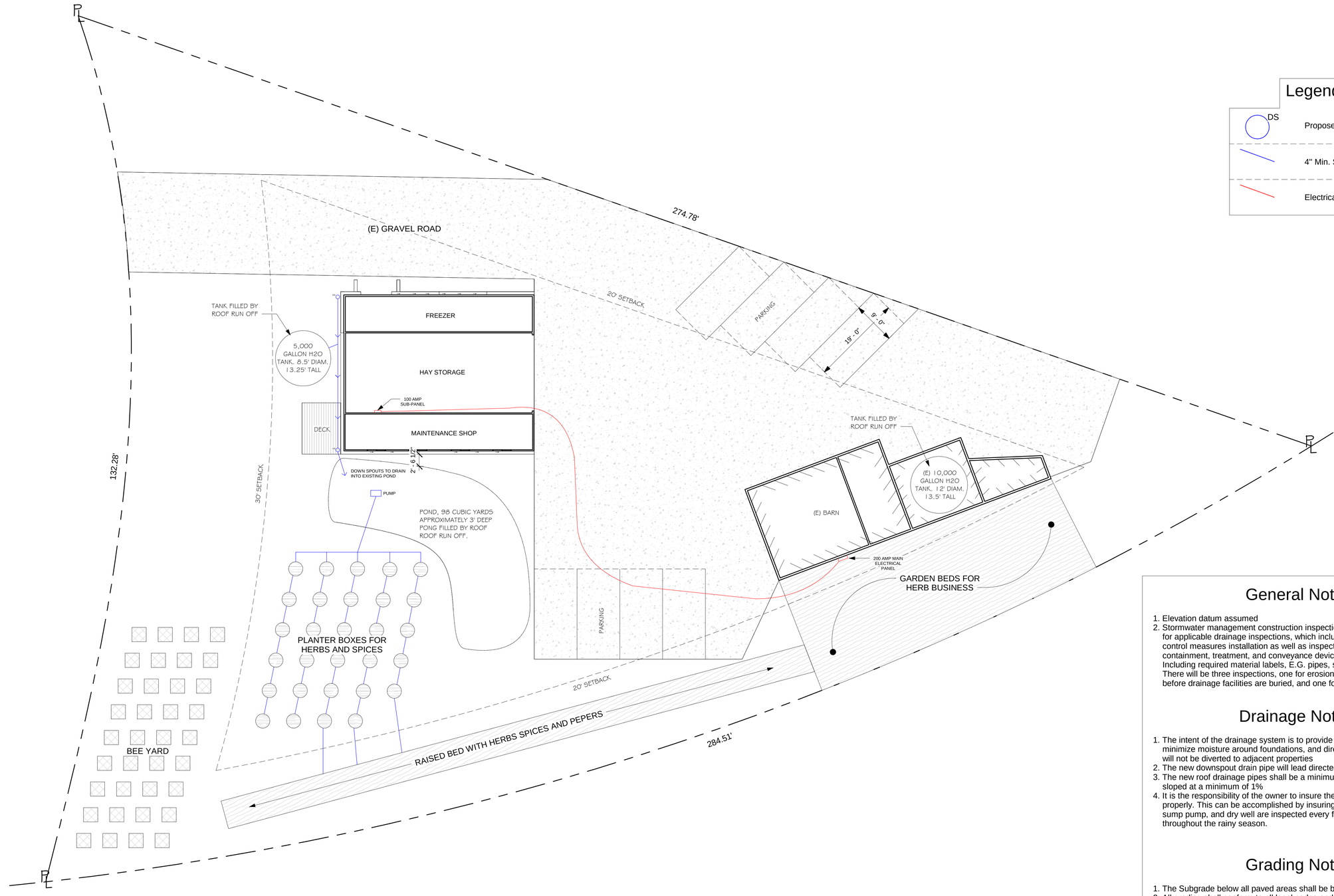

3 Drainage
1" = 10'-0"

Legend

- DS — Proposed Downspouts
- 4" Min. Solid Drain Pipe
- Electrical

General Notes:

1. Elevation datum assumed
2. Stormwater management construction inspections shall be scheduled for applicable drainage inspections, which include site clearance and erosion control measures installation as well as inspection of major drainage containment, treatment, and conveyance devices before being buried. Including required material labels, E.G. pipes, sub-grade materials, ETC. There will be three inspections, one for erosion control installation, one before drainage facilities are buried, and one for final walk around

Drainage Notes:

1. The intent of the drainage system is to provide a safe location for roof runoff, minimize moisture around foundations, and direct slopes so that Stormwater will not be diverted to adjacent properties
2. The new downspout drain pipe will lead directed to the existing pond.
3. The new roof drainage pipes shall be a minimum of 4" in diameter, solid pipes sloped at a minimum of 1%
4. It is the responsibility of the owner to insure the drainage system is working properly. This can be accomplished by insuring all gutters , down spout lines, sump pump, and dry well are inspected every fall and periodically throughout the rainy season.

Grading Notes:

1. The Subgrade below all paved areas shall be baserock compacted to 95%
2. All grading shall conform to all local codes and ordinances
3. All trenches under proposed paved or concrete areas shall be backfilled to Subgrade elevation with compacted approved granular materials. Trenches in proposed landscape areas shall be within one foot of finished grade, then filled with hand tamped soils.

REVISIONS

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350 Madera Ln
San Gregorio

Drainage Plan

Drawn by	JM
Designed By:	Colton Palmer
Date	9/30/24
Sheet:	C1
Scale	As indicated

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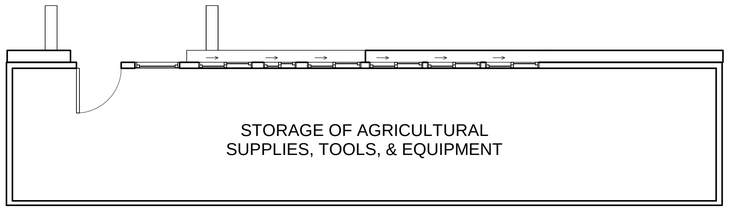
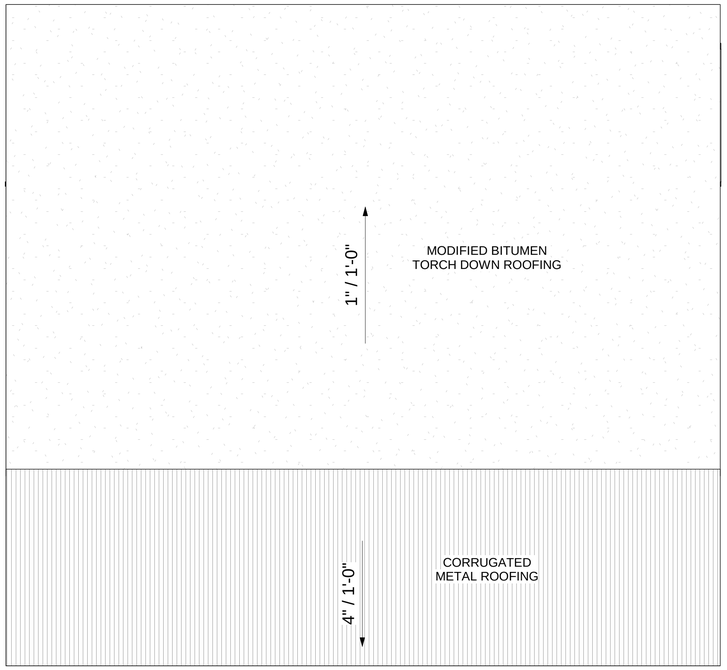
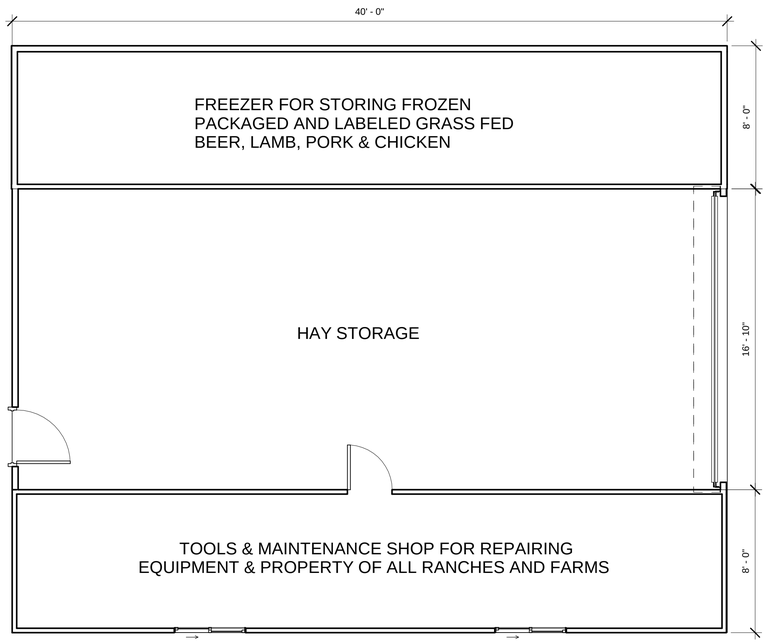


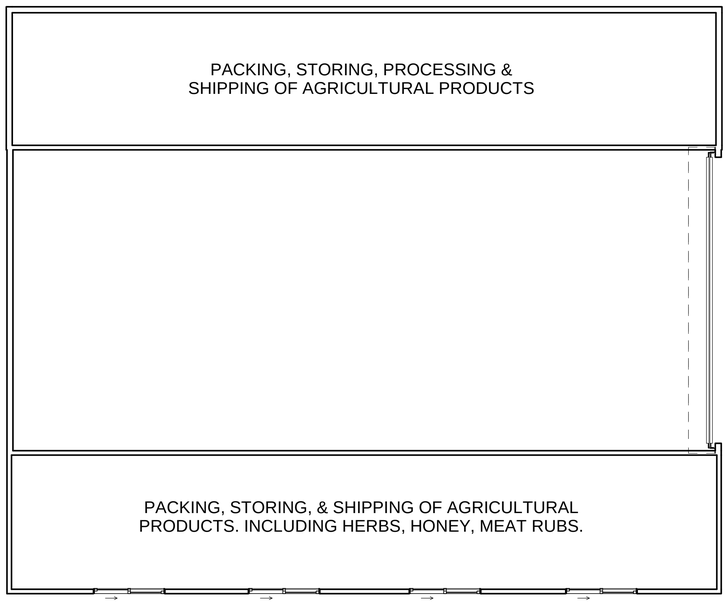
3 Basement
1/4" = 1'-0"



4 Roof
1/4" = 1'-0"



1 Level 1
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"

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350 Madera Ln
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Floor & Roof Plan

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Designed By:	Colton Palmer
Date	9/30/24
Sheet:	A103
Scale	1/4" = 1'-0"

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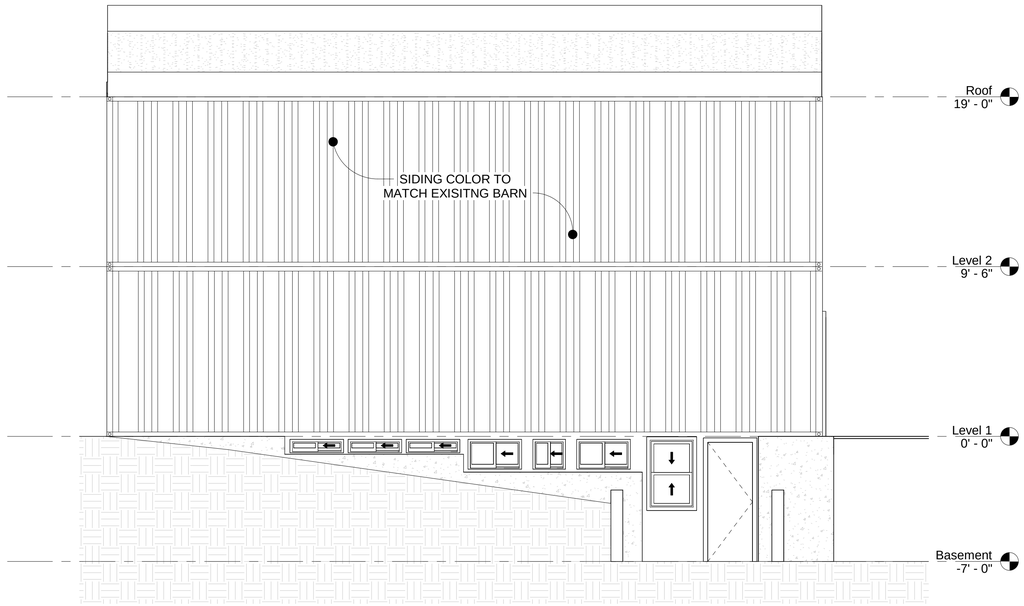
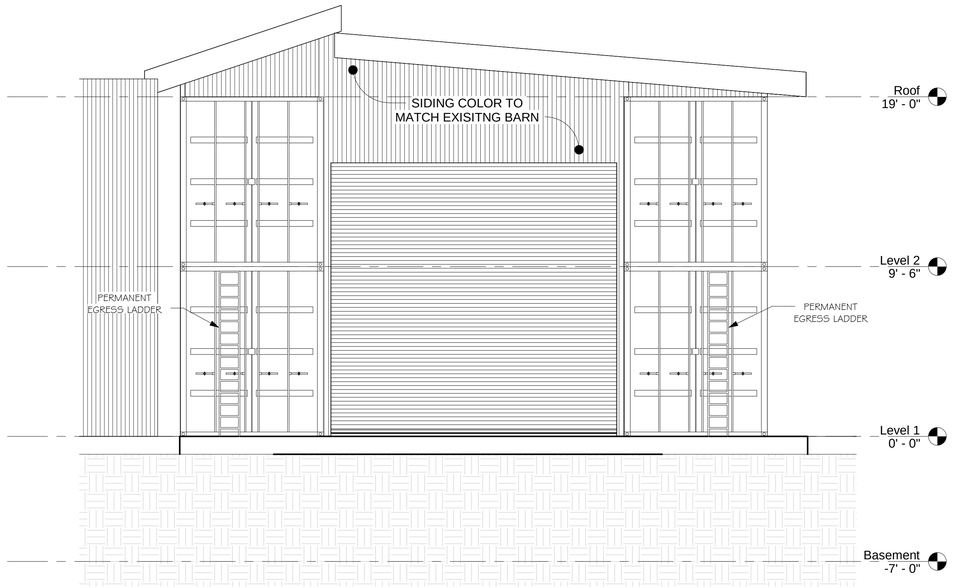
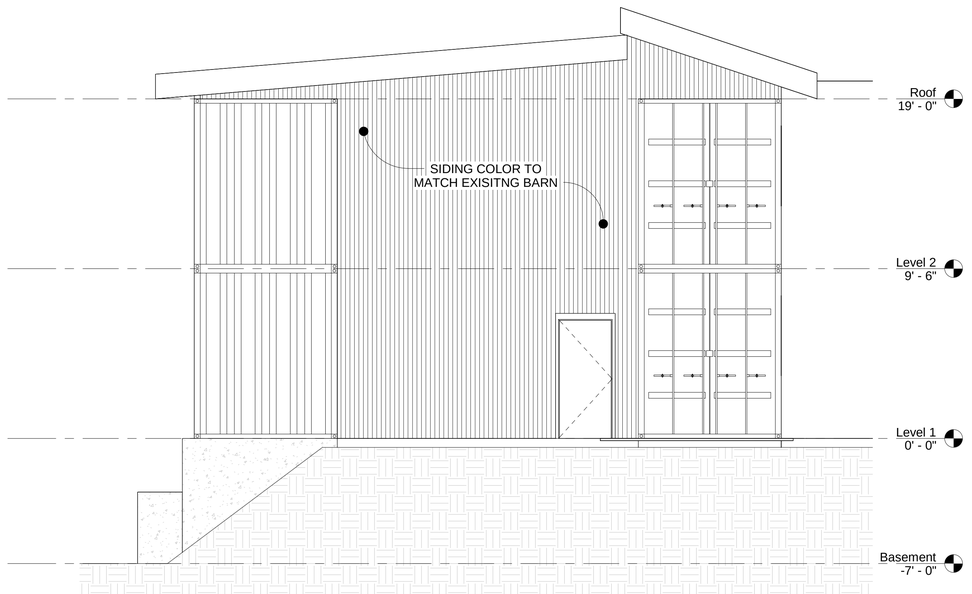


1 North
1/4" = 1'-0"



3 East
1/4" = 1'-0"

2 South
1/4" = 1'-0"



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

REVISIONS

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350 Madera Ln
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Elevations

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Date	9/30/24
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Scale	1/4" = 1'-0"

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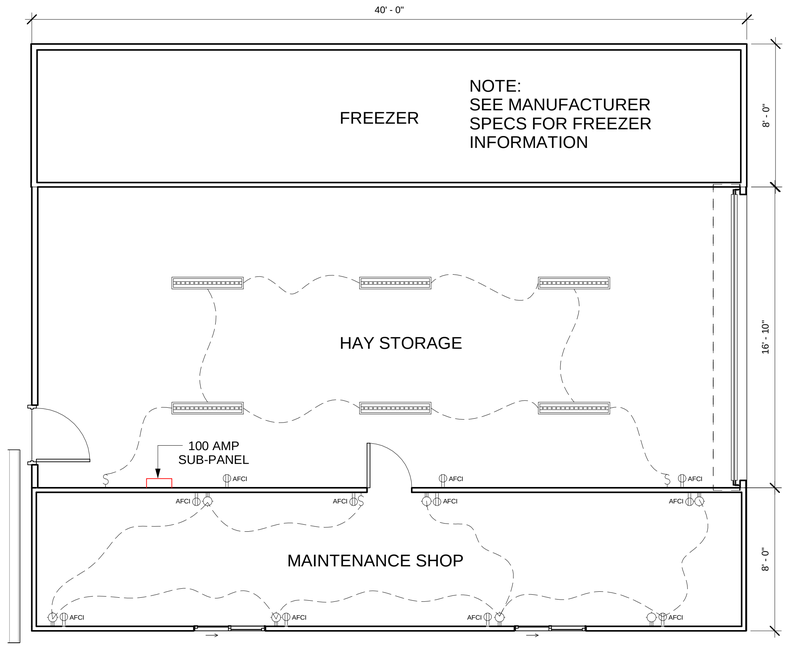

1 Level 1 Electrical Plan
1/4" = 1'-0"

AFCI — OUTLET - STOVE (BASED ON MFR SPEC)

AFCI — OUTLET - AFCI

GFCI — OUTLET - GFCI

WP-GFCI — OUTLET - WATER/WEATHER PROOF GFCI

D — OUTLET - DRYER

SD — SWITCH - DIMMER

3 — SWITCH - DIMMER THREE-WAY

S — SWITCH - SINGLE

O — SWITCH - OCCUPANCY

WALL MOUNTED LIGHT

4 FOOT SHOP LIGHT

ELECTRICAL NOTES:

1. ALL LIGHTING SHALL BE HIGH-EFFICACY (CEC 150(k)1)

2. ALL OUTDOOR LIGHTING SHALL BE HIGH-EFFICACY AND CONTROLLED BY MOTION SENSOR & PHOTOCONTROL OR OTHER APPROVED METHODS (CEC 150(k)3)

3. IN BATHROOMS, AT LEAST ONE LIGHT SHALL BE CONTROLLED BY A VACANCY SENSOR (CEC 150.0(k)2J)

4. 125-VOLT, 15 & 20 AMP RECEPTICAL OUTLETS SHALL BE LISTED TAMPER-RESISTANT (CEC 406.11)

5. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTOR (AFCI) PROTECTED (CEC 210.12(A))

6. A DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS (CEC 210.11(C)(3))

7. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS SHALL BE PROVIDED. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED (CEC 210.52(B)(2))

8. PROVIDE 220-VOLT, 30 AMP DEDICATED CIRCUIT FOR DRYER (CEC 220.54)

9. ALL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING,AND CONTROLLED BY A HUMIDISTAT CAPABLE OF BEING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. CGBC 4.506

10. KITCHEN EXHAUST SHALL BE A MINIMUM OF 100 CFM

11. KITCHEN HOOD EXHAUST FAN SHALL BE DUCTED OUTSIDE IN ACCORDANCE WITH ASHRAE STANDARD 62.2 TABLE 7.1

12. UFER GROUND OR OTHER APPROVED GROUND PER CEC 250

13. LISTED RACEWAY PROVIDED TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. RACEWAY SHALL BE MINIMUM TRADE SIZE 1 AND SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE PROPOSED EV CHARGER. CGBSC 4.106.4.1

REVISIONS

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San Gregorio

Electrical Plan

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Sheet:	A105
Scale	1/4" = 1'-0"

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TECHNICAL SPECIFICATIONS:

GENERAL NOTES
1. ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN ON THE PLANS FOR SIMILAR CONSTRUCTION.
2. ALL DIMENSIONS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE ARCHITECTS PLANS AND NOTIFY THE ENGINEER IN THE EVENT OF A CONFLICT, PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED TO THE ENGINEER IN THE FORM OF A DETAILED SKETCH FOR REVIEW BEFORE AN APPROVAL WILL BE GIVEN, AND BEFORE PROCEEDING WITH THE WORK.
4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE CALIFORNIA BUILDING CODE, 2019 EDITION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE ENGINEER IN THE EVENT OF A CONFLICT.
6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SAN MATEO BUILDING DEPARTMENT PRIOR TO THE START OF WORK.
7. THE CONTRACTOR SHALL NOTIFY THE COUNTY BUILDING INSPECTOR AT LEAST 48 HOURS PRIOR TO POURING ANY CONCRETE.

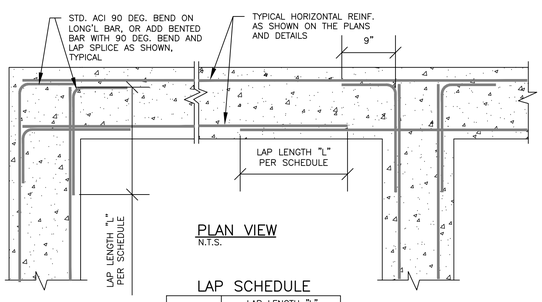
CONCRETE
1. ALL CONCRETE WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE ACI BUILDING CODE AND THE LATEST EDITION OF THE MANUALS OF CONCRETE PRACTICE.
2. THE CONCRETE FOR THE BUILDING FOUNDATIONS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI. THE USE OF ANY ADMIXTURE SHALL BE APPROVED BY THE ENGINEER.
3. THE MAXIMUM AGGREGATE SIZE SHALL BE 3/4" INCH FOR PUMP DELIVERED CONCRETE.
4. REINFORCEMENT, ANCHOR BOLTS, SLEEVES, AND OTHER SUCH ITEMS TO BE CAST MONOLITHICALLY IN CONCRETE SHALL BE SECURELY FASTENED AND IN PLACE PRIOR TO CALLING FOR INSPECTION.
5. RECYCLED FLY ASH MAY BE SUBSTITUTED FOR THE REQUIRED CEMENT CONTENT AT THE RATE OF 25% MAXIMUM.
6. CONCRETE FORM BOARDS SHALL BE REUSED OR RECYCLED.
7. SUBMIT MIX DESIGN AND CURING METHOD TO THE ENGINEER FOR REVIEW PRIOR TO PLACING CONCRETE.
8. VAPOR BARRIER UNDER BUILDING SLABS SHALL BE STEGOWRAP 15 MIL VAPOR BARRIER. OR APPROVED EQUIVALENT

REINFORCING STEEL
1. REINFORCING STEEL SHALL COMPLY WITH ASTM A615, GRADE 40 FOR #4 AND SMALLER BARS, GRADE 60 FOR #5 AND LARGER BARS. SPLICES SHALL BE STAGGERED WHERE POSSIBLE. SPLICE BARS 40 BAR DIAMETERS, MINIMUM.
2. SUPPORTING DEVICES FOR THE REINFORCEMENT SHALL BE SPACED SUFFICIENTLY TO PROPERLY SUPPORT THE REINFORCEMENT AND PREVENT EXCESSIVE DEFLECTION THAT MAY RESULT IN IMPROPER BAR PLACEMENT.
3. THE FOLLOWING MINIMUM BAR COVERS SHALL BE MAINTAINED:
   CONCRETE EXPOSED TO EARTH OR WEATHER: 1 ½ INCHES
   CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
4. ALL ANCHOR BOLTS SHALL BE 5/8" DIAMETER BY 12" LONG HOT DIPPED GALVANIZED "J" BOLTS WITH 3" SQUARE x 1/4" PLATE WASHERS. USE TWO BOLTS MINIMUM PER SILL PLATE MEMBER, 6" MINIMUM AND 12" MAXIMUM FROM EACH END.

FOUNDATION EXCAVATION NOTES
1. THE FOUNDATION ELEMENTS SHOWN HEREON WERE DESIGNED BASED ON ASSUMED VALUES BASED ON SITE OBSERVATIONS. VALUES SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL FOLLOW THE RECOMENDATIONS BY GEOTECHNICAL ENGINEER.
2. THE FOUNDATION DIMENSIONS SHOWN ON THESE PLANS SHOULD BE CONSIDERED MINIMUMS. ALL FOOTINGS SHALL BE EXCAVATED INTO AND BEAR ON NATIVE BEDROCK SHOWN HEREON. LOOSE NEAR SURFACE SOILS MAY REQUIRE FOOTINGS TO HAVE ADDITIONAL DEPTH.
3. NOTIFY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING IN THE EVENT THAT UNUSUAL SOIL CONDITIONS ARE ENCOUNTERED.
4. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED OFF SITE IN A LEGAL MANOR, OR INCORPORATED INTO OTHER ONSITE GRADING PROVIDED IT IS DONE SO BASED ON ACCEPTED STANDARDS TO PREVENT EROSION.
5. CONTRACTOR IS RESPONSIBLE FOR SHORING DESIGN AND INSTALLATION TO SUPPORT EXISTING STRUCTURE IN AREAS WHERE NEW FOOTING OR UTILITY EXCAVATIONS ARE ADJACENT TO EXISTING FOUNDATION ELEMENTS.

STRUCTURAL STEEL
1. ALL WORK DONE UNDER THIS SECTION SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SPECIFICATIONS AND THE CODE OF STANDARD PRACTICE, OR THE PWS SPECIFICATIONS FOR WELDING (AWS D1.1-75)
2. STRUCTURAL STEEL PLATES AND BARS SHALL CONFORM TO ASTM A36.
3. STRUCTURAL STEEL WIDE FLANGES SHAPES SHALL HAVE A MINIMUM YIELD OF 50 KSI.
4. STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE B.
5. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B.
6. ALL BOLTS SHALL BE ASTM A325 OR BETTER, UNLESS NOTED OTHERWISE.
7. ALL STEEL FASTENERS EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED.
8. ALL STRUCTURAL STEEL MEMBERS SHALL BE PAINTED WITH A SHOP PRIMER SUCH AS THAT BY TNEMEC BRAND OR EQUAL
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO FABRICATING THE STRUCTURAL STEEL MEMBERS. IN THE EVENT OF A DISCREPANNCY OR CONFLICT, NOTIFY THE ENGINEER PRIOR TO PROCEEDING.
10. ALL STRUCTURL STEEL WELDING AND HIGH STRENGTH BOLTING SHALL BE DONE SO WITH SPECIAL INSPECTION AS REQUIRED PER SECTION 1704 OF THE 2019 UBC.

CONTAINER SPECIFICATION BY OTHERS	
TYPE	FG-40H-00038
DATE MANUFACTURED	01/2020
MAX. OPERATING GROSS MASS	67,200 LBS
ALLOWABLE STACKING LOAD FOR 1.8G	423,280 LBS
TRANSVERSE RACKING TEST FORCE	150,000 NEWTONS



PLAN VIEW
N.T.S.

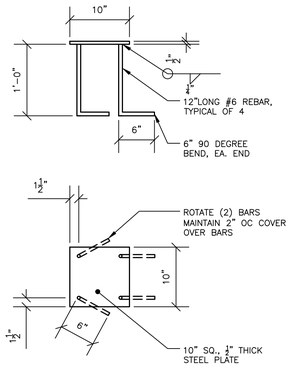
LAP SCHEDULE

BAR SIZE:	LAP LENGTH "L"	
	TOP BARS	OTHER BARS
#4	24"	16"
#5	30"	20"
#6	40"	28"

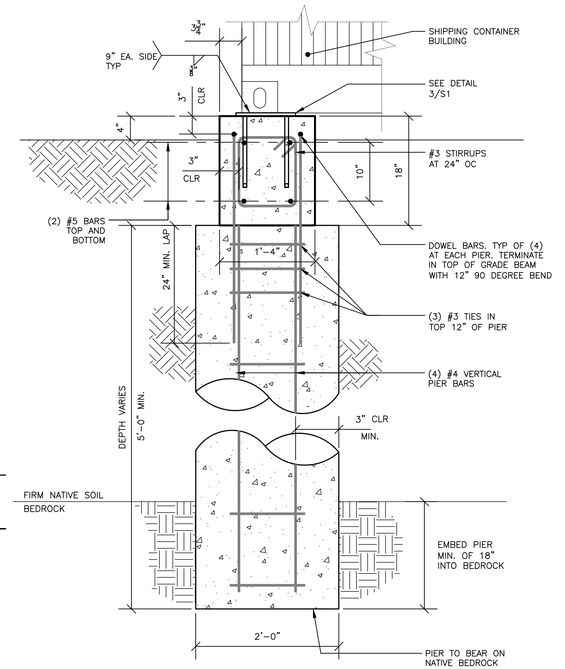
NOTE: LAP LENGTHS SHOWN ASSUME CLASS B SLICE CONDITIONS AND CAN BE USED AT ANY POINT ALONG A MEMBER.

NOTES:
"TOP BARS" OCCUR WHERE AT LEAST 12" OF CONCRETE IS TO BE PLACED BELOW THE REBAR IN QUESTION. OTHERWISE THE BARS ARE "OTHER BARS."
SPLICE ALL SLAB REINFORCING AS SHOWN ON THE "OTHER BAR" COLUMN.

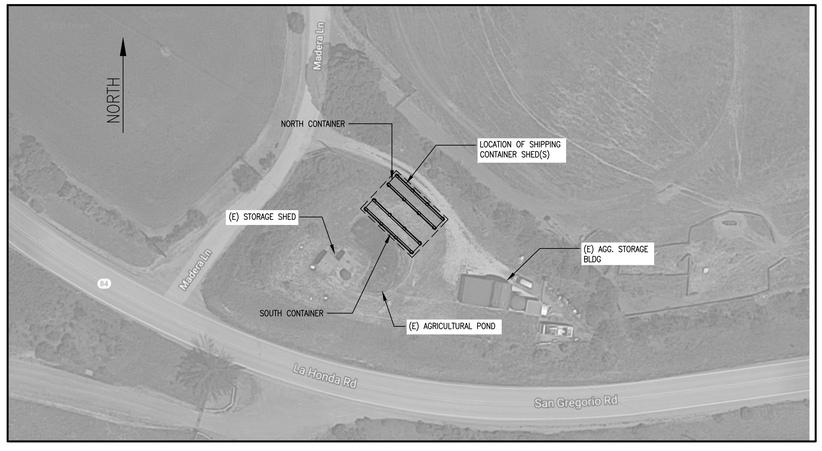
4 / S1 TYPICAL REINFORCEMENT DETAILS



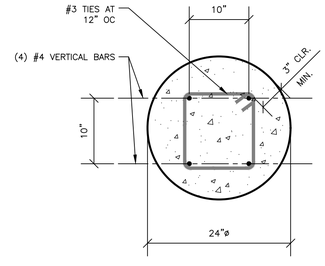
3 / S1 WELD PLATE DETAIL



1 / S1 TYPICAL GRADE BEAM REINFORCEMENT DETAILS
SOUTH CONTAINER



SITE PLAN: 350 MADERA LANE
SCALE: N.T.S.



TOP VIEW

2 / S1 TYPICAL PIER REINFORCEMENT DETAILS

REVISION	DESCRIPTION	DATE
	RELEASED FOR CONCEPTUAL DESIGN ONLY.	8/5/20
	RELEASED FOR PERMIT APPLICATION ONLY.	7/13/22

SITE PLAN, DETAILS AND SPECIFICATIONS

MARKEGARD
350 MADERA LANE
SAN GREGORIA, CA 94074

Professional Engineer C55138
Andrew Radovan
Civil Engineering Inc.
2815 Mission St. Santa Cruz, CA 95060
Phone: (831) 459-7296
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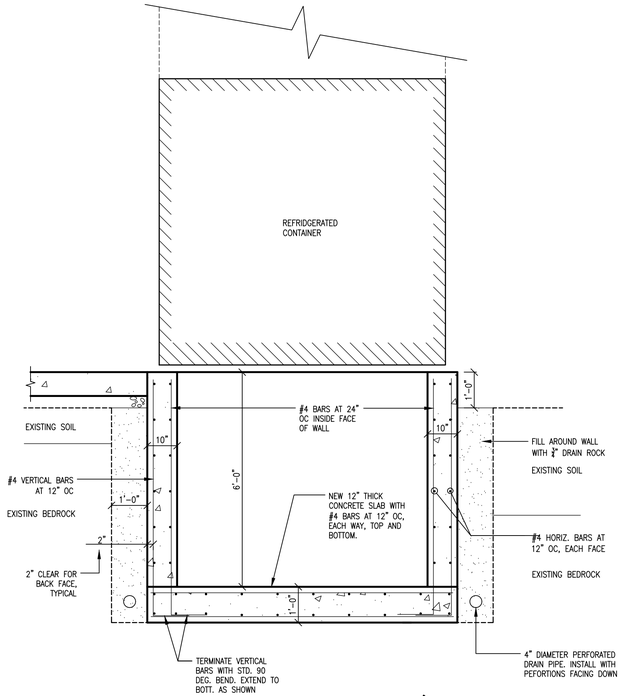
REGISTERED PROFESSIONAL ENGINEER ANDREW C. RADOVAN No. C 055138 CIVIL STATE OF CALIFORNIA
7/13/22

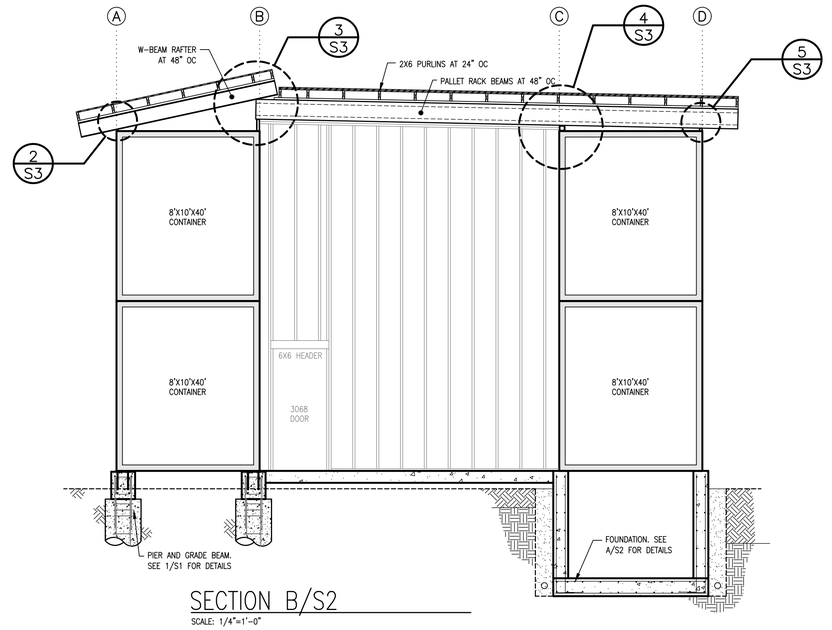
JOB NO.:	20-78
DATE:	7/13/22
DRAWN BY:	ACR/JT
SCALE:	AS NOTED

SHEET
S1



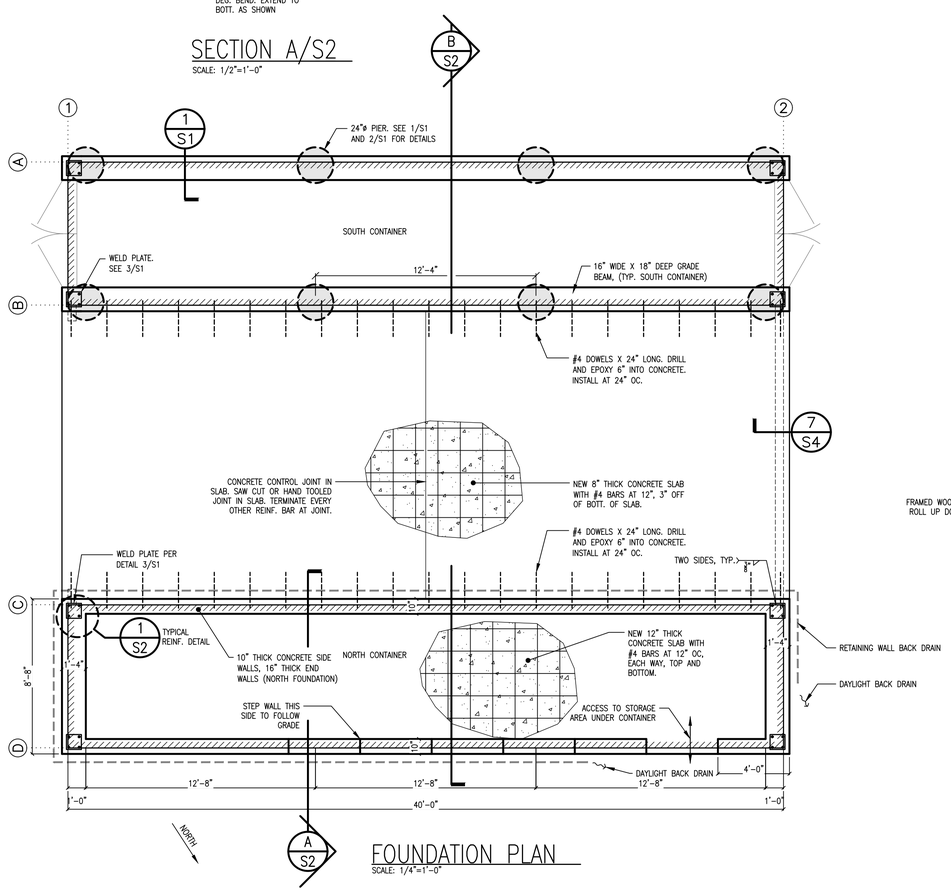
SECTION A/S2

SCALE: 1/2"=1'-0"



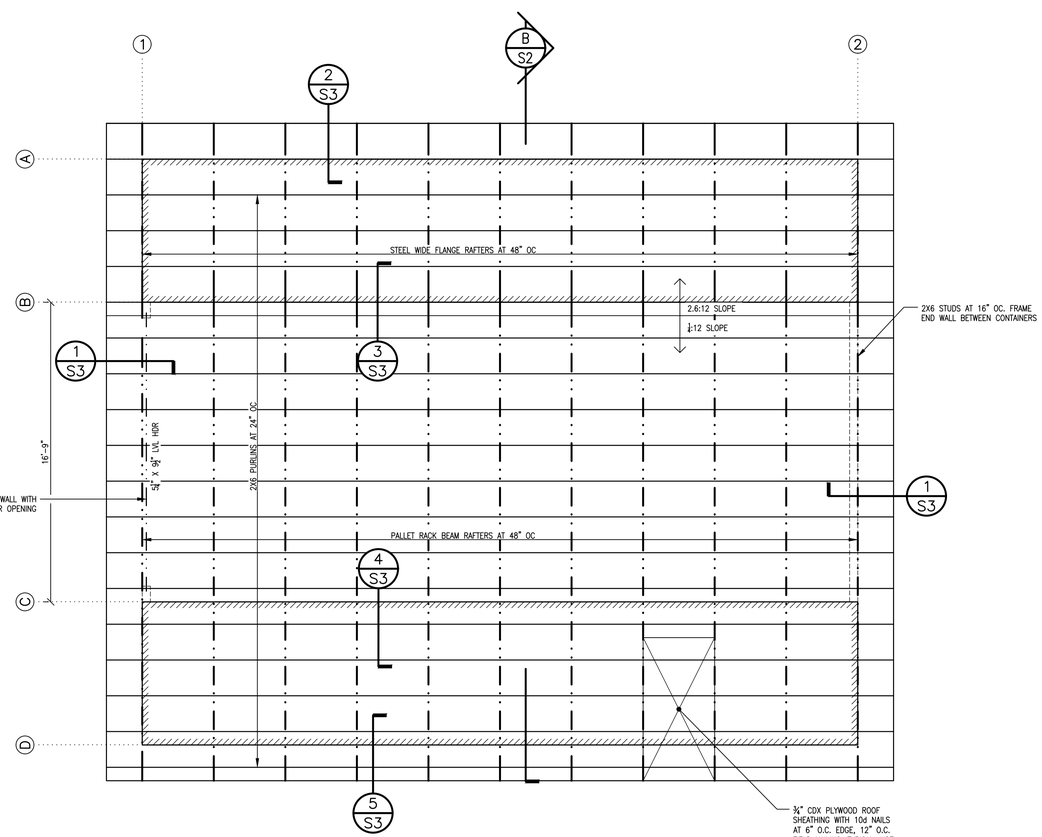
SECTION B/S2

SCALE: 1/4"=1'-0"



FOUNDATION PLAN

SCALE: 1/4"=1'-0"



ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

REVISION	DESCRIPTION	DATE
	RELEASED FOR CONCEPTUAL DESIGN ONLY	2/8/21
	RELEASED FOR PERMIT SUBMITTAL ONLY	7/13/22

FOUNDATION PLAN, ROOF FRAMING PLAN, AND SECTIONS

MARKEGARD
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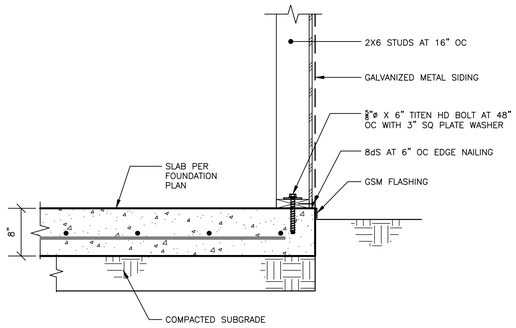
7/13/2022

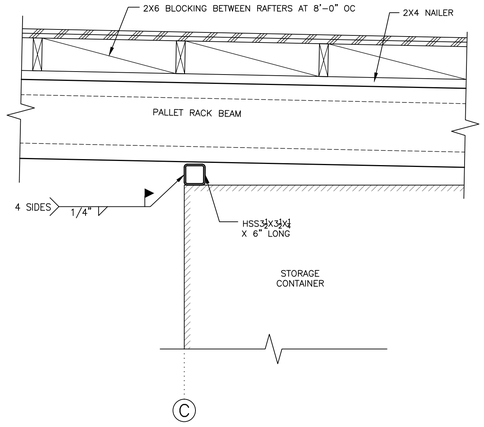
JOB NO.:	20-78
DATE:	7/13/22
DRAWN BY:	ACR/JT
SCALE:	AS NOTED

SHEET

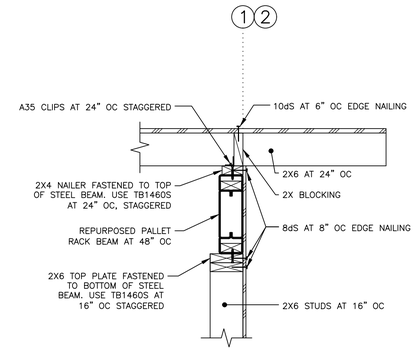
S2



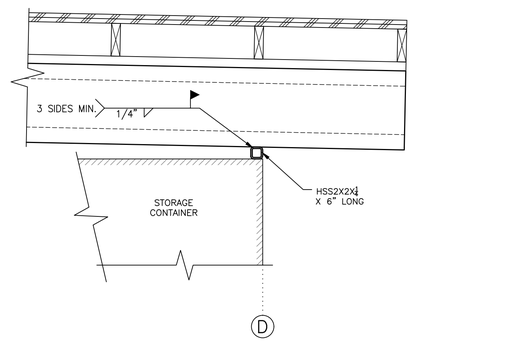
7 / S3	TYP. END WALL FRAMING



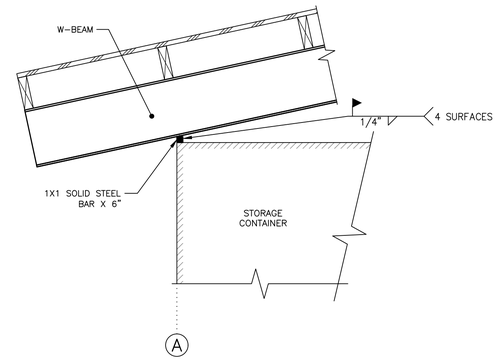
4 / S3	PALLET BEAM CONNECTION AT NORTH INTERIOR



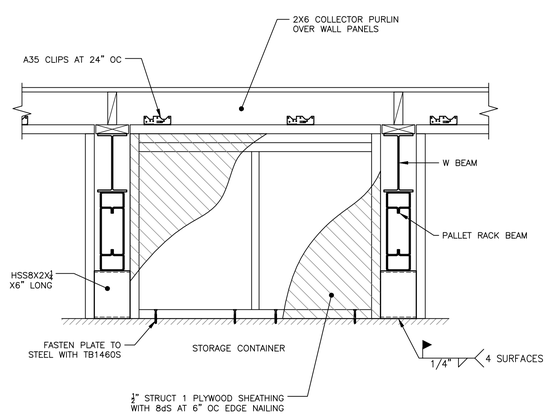
1 / S3	WOOD FRAMED WALL LINES ① & ②



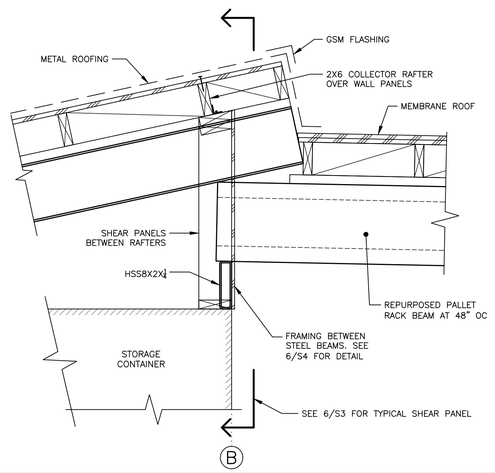
5 / S3	PALLET BEAM CONNECTION AT NORTH END



2 / S3	STEEL BEAM CONNECTION AT SOUTH END



6 / S3	PANELING AT BEAM CONNECTION



3 / S3	STEEL BEAM & PALLET RACK CONNECTION

REVISION	DESCRIPTION	DATE
	RELEASED FOR CONCEPTUAL DESIGN ONLY.	2/8/21
	RELEASED FOR PERMIT APPLICATION ONLY.	7/13/22

DETAILS

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7/13/22

JOB NO.:	20-78
DATE:	7/13/22
DRAWN BY:	ACR/JT
SCALE:	AS NOTED

SHEET

S3

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

GEOTECHNICAL INVESTIGATION
DESIGN PHASE

FOR
AGRICULTURAL CONSTRUCTION
350 MADERA LANE
SAN GREGORIO, SAN MATEO COUNTY, CALIFORNIA

PREPARED FOR
ERIK MARKEGARD
PROJECT NO. 22-228-SM

PREPARED BY

BUTANO GEOTECHNICAL ENGINEERING, INC.
SEPTEMBER 2022

BUTANO GEOTECHNICAL ENGINEERING, INC.
231 GREEN VALLEY ROAD, SUITE E, FREEDOM, CALIFORNIA 95019
PHONE: 831.724.2612
WWW.BUTANOGEOTECH.COM

September 23, 2022
Project No. 22-228-SM

Erik Markegard
350 Madera Lane
San Gregorio, CA 94074

SUBJECT: **GEOTECHNICAL INVESTIGATION - DESIGN PHASE**
Agricultural Construction
350 Madera Lane
San Gregorio, San Mateo, California

Dear Mr. Markegard:

In accordance with your authorization, we have completed a geotechnical investigation for the subject project. This report summarizes the findings, conclusions, and recommendations from our field exploration and engineering analysis. It is a pleasure being associated with you on this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

BUTANO GEOTECHNICAL ENGINEERING, INC.

Greg Bloom, PE, GE
Principal Engineer

Appendices: 1. Appendix A Figures and Standard Details
2. Appendix B Field Exploration Program

Distribution: (4) Addressee

1.0 INTRODUCTION

This report presents the results of our geotechnical investigation for the agricultural construction at 350 Madera Lane in San Gregorio, San Mateo County, California.

The purpose of our investigation is to provide preliminary geotechnical design parameters and recommendations for the proposed construction. Conclusions and recommendations related to site grading, drainage, slab-on-grades, retaining walls (basement) and foundations are presented herein.

This work includes site reconnaissance, subsurface exploration, soil sampling, laboratory testing, engineering analysis, and preparation of this report. The scope of services for this investigation is outlined in our agreement as revised dated September 6, 2022.

The recommendations contained in this report are subject to the limitations presented in Section 8.0 of this report. The Association of Engineering Firms Practicing the Geosciences has produced a pamphlet for your information titled *Important Information About Your Geotechnical Report*. This pamphlet has been included with the copies of your report.

2.0 PROJECT DESCRIPTION

Based on our discussions with the client, the project consists of evaluating the newly constructed shipping container structure. The system consists of an at-grade two-story section adjacent to the pond and a basement with two above grade stories on the northeast side. The two structures are tied together with a roof and slab-on-grade between them.

3.0 FIELD EXPLORATION AND LABORATORY TESTING PROGRAMS

Our field exploration program included advancing a test pit to a depth of 3 feet with a mini excavator on September 16, 2022. Details of the field exploration program, including the Test Pit Logs and the Key to the Logs, are presented in Appendix B, Figures B-3 and B-4. Our firm also observed the sidewalls of the pond adjacent to the southwest side of the building.

4.0 SITE DESCRIPTION

4.1 Location

The project site is located north of Highway 84 at 350 Madera Lane in San Gregorio, San Mateo County, California. The site location is shown on the Site Location Plan, Appendix B, Figure B-1.

4.2 Surface Conditions

The shipping container structure is located north of La Honda Road (Highway 84) and west of Madera Lane on a relatively level knoll upslope of Highway 84. This area has been improved with agricultural storage sheds, buildings and a pond.

Recently a shipping container structure has been constructed between the pond and the driveway. There are moderate slopes to the north and west of the shipping container. The pond is located close to the south side of the structure and has near vertical side slopes. The area to the east of the structure is relatively flat.

The vegetation at the site is minimal and consists of bushes and grass.

4.3 Subsurface Conditions

The parcel is geologically mapped as being underlain by older flood plain deposits. Our geotechnical exploration did not encounter any flood plain deposits.

The test pit encountered approximately 1 foot of dark brown silty sand with some gravel (soil development) overlying a yellowish brown fine grained sandstone. The sandstone is cemented and dense. We interpret this material to be part of the Tunitas sandstone member.

The sandstone can also be seen on the sidewalls of the pond.

Groundwater was not encountered within the test pit. The pond (which is filled with runoff collected from the adjacent structures impervious surfaces) likely influences the depth to groundwater.

Complete soil profiles are presented in the Test Pit Log, Appendix B, Figure B-4. The test pit location is shown on the Test Pit Site Plan, Figure B-2.

5.0 GEOTECHNICAL HAZARDS

5.1 General

In our opinion the geotechnical hazards that could potentially affect the proposed project are:

- Intense seismic shaking
- Collateral seismic hazards

5.1.1 Intense Seismic Shaking

The hazard of intense seismic shaking is present throughout central California. Intense seismic shaking may occur at the site during the design lifetime of the proposed structure from an earthquake along one of the regions many faults. Generally, the intensity of shaking will increase the closer the site is to the epicenter of an earthquake; however, seismic shaking is a complex phenomenon and may be modified by local topography and soil conditions. The transmission of earthquake vibrations from the ground into the structure may cause structural damage.

The County of San Mateo has adopted the seismic provisions set forth in the 2019 California Building Code to address seismic shaking. The seismic provisions in the 2019 CBC are minimum load requirements for the seismic design for the proposed structure. The provisions set forth in the 2019 CBC will not prevent structural and nonstructural damage from direct fault ground surface rupture, coseismic ground cracking, liquefaction and lateral spreading, seismically induced differential compaction, seismically induced landsliding, or seismically induced inundation.

Table 1 has been constructed based on the 2019 CBC requirements for the seismic design of the proposed structure. The Site Class has been determined based on our field investigation and laboratory testing.

Table 1. Seismic Design Parameters

S_S	S_1	Site Class	F_a	F_v	S_{DS}	S_{D1}	F_{PGA}	PGA_M	Risk Category	Seismic Design Category
2.074	0.814	C	1.2	1.4	1.659	0.76	1.2	1.1	II	E

Design Coordinates - (Lat: 37.3188622, Lng: -122.3358945)

5.1.2 Collateral Seismic Hazards

In addition to intense seismic shaking, other seismic hazards that may have an adverse effect to the site and/or the structure are fault ground surface rupture, coseismic ground cracking, seismically induced liquefaction and lateral spreading, seismically induced differential compaction, seismically induced landsliding, and seismically induced inundation (tsunami and seiche). It is our opinion that the potential for collateral seismic hazards to affect the site and to damage the proposed structure is low.

6.0 DISCUSSIONS AND CONCLUSIONS

The existing structure is founded on in-situ sandstone which has a very low potential for expansion.

We have been presented the following plan set as part of our analysis:

Andrew Radovan, 350 Madera Lane, Sheets S1, S2 and S3, dated 7-13-22, Job No. 20-78

The plans show that the southern container is supported by drilled piers that are to be a minimum of 5 feet deep below the grade beam and embedded into the underlying bedrock a minimum of 18 inches.

The northern container includes a below grade basement with the foundation embedded into the sandstone and supported by a mat slab foundation. The basement walls are to be fully drained.

7.0 RECOMMENDATIONS

7.1 General

Based on the results of our field investigation and engineering analysis it is our opinion that from the geotechnical standpoint, the subject site is suitable for the existing construction.

7.2 Site Grading

7.2.1 Site Clearing

The site should be cleared of non-engineered fill, remaining root masses, loose soil, organics, and debris within the project limits.

7.2.2 Preparation of On-Site Soils

Areas to receive fill (subgrade) should be scarified, cleared of organics, moisture conditioned to 0 to 2 percent over optimum moisture, and compacted to a minimum of 90 percent relative compaction. The compacted subgrade should extend 2 feet laterally of any proposed improvements.

All fill should be compacted to a minimum of 90 percent relative compaction based on the optimum moisture and density in accordance with ASTM D1557. See Paved Areas for additional requirements.

Engineered fill should be well mixed and homogenous, moisture conditioned to 0 to 2 percent over optimum moisture, placed in relatively thin lifts, and compacted using heavy vibratory equipment.

Site Grading-General

The on-site soil may be re-used as engineered once the sandstone is broken down to clasts smaller than 2 ½ inches in diameter.

Imported fill material should be approved by a representative of Butano Geotechnical Engineering, Inc. prior to importing.

Imported fill should be primarily granular with **no material greater than 2½ inches in diameter** and no more than 20 percent of the material passing the #200 sieve. The fines fraction of fill should not consist of expansive

material. The Geotechnical Engineer should be notified not less than 5 working days in advance of placing any fill or base course material proposed for import. Each proposed source of import material should be sampled, tested, and approved by the Geotechnical Engineer prior to delivery of any soils imported for use on the site.

Any surface or subsurface obstruction, or questionable material encountered during grading, should be brought immediately to the attention of the Geotechnical Engineer for proper processing as required.

Paved Areas

The paved areas should be prepared as above and the upper 6 inches of subgrade and all aggregate baserock in paved areas should be compacted to a minimum of **95 percent** relative compaction. The subgrade compaction should extend a minimum of 2 feet laterally of all paved areas.

7.2.3 Cut and Fill Slopes

No significant unretained cuts or fills are anticipated for this project. The basement will require temporary cuts which should be shored.

7.2.4 Excavating Conditions

The on-site soil may be excavated with standard earthwork equipment. The underlying sandstone may require rock teeth and/or jacking to excavate and drill.

7.2.5 Surface Drainage

Positive drainage should be maintained away from the structures at a minimum gradient of 2 percent for 10 feet. If this is not feasible swales may be constructed to control drainage. Collected drainage should be released at approved locations as indicated by the project civil engineer or designer.

7.2.6 Utility Trenches

Utility trenches should be backfilled based on the County of San Mateo standard details. At a minimum this should consist of 4 inches of bedding sand below the utility and 8 inches of bedding sand above the utility.

Backfill of all exterior and interior trenches should be placed in thin lifts not to exceed 8 inches and mechanically compacted to achieve a relative compaction of not less than 95 percent in paved areas and 90 percent in other areas per ASTM D1557. Care should be taken not to damage utility lines.

The on-site native soils may be utilized for trench backfill above the bedding sand. If sand or granular material is used for trench backfill, a 3 feet concrete plug should be placed in each trench where it passes under the exterior footings.

Utility trenches that are parallel to the sides of a building should be placed so that they do not extend below a line sloping down and away at an inclination of 2:1 (V:H) from the bottom outside edge of all footings.

Trenches should be capped with 1 1/2 feet of relatively impermeable material. Import material must be approved by the Geotechnical Engineer prior to its use.

Trenches must be shored as required by the local regulatory agency, the State of California Division of Industrial Safety Construction Safety Orders, and Federal OSHA requirements.

7.3 Foundations

7.3.1 Conventional Shallow Foundations

General

Conventional shallow foundations may be used bearing on in-situ sandstone (basement foundation) per section 7.2.2.

Footing excavations must be checked by the Geotechnical Engineer before steel is placed and concrete is poured.

Footing Dimensions

Footing widths should be based on the allowable bearing value but not less than 15 inches. The minimum recommended depth of embedment is 12 inches into in-situ sandstone. Embedment depths should not be allowed to be affected adversely, such as through erosion, softening, digging, etc.

Should local building codes require deeper embedment of the footings or wider footings, the local codes must apply.

Bearing Capacity

The allowable bearing capacity used should not exceed 8,000 psf for footings bearing in-situ sandstone at the basement grade. The allowable bearing capacity may be increased by one-third in the case of short duration loads, such as those induced by wind or seismic forces. In the event that footings are founded in structural fill consisting of imported materials, the allowable bearing capacities will depend on the type of these materials and should be re-evaluated.

Lateral Resistance

Friction coefficient - 0.40, between the sandstone and rough concrete. A passive resistance of 450 pcf may be assumed. Where both friction and the passive resistance are utilized for sliding resistance, either of the values indicated should be reduced by one-third.

7.3.2 Drilled Pier Foundations (southern container)

Drilled piers may be used to support the container adjacent to the pond

The drilled, cast-in-place concrete shafts, should have a minimum embedment depth of 5 feet below the bottom of the grade beam and be embedded a minimum of 12 inches into the underlying sandstone. The minimum recommended shaft diameter is 18 inches. Shafts should be spaced no closer than 2 ½ diameters, with a minimum of 3 diameters, center to center.

An allowable bearing capacity of 10,000 psf may be assumed for shafts that bear on sandstone with a 1/3 increase for short term loading. An allowable passive resistance of 400 psf over 2 pier diameters may be assumed within the sandstone bedrock. **Passive resistance should be ignored until there is a minimum of 6 feet of cover measured horizontally to daylight.**

The drilled excavations for the cast-in-place concrete shafts should be clean, dry and free of debris of loose soil. The drilled excavations should not deviate more than 1 percent from vertical.

For drilled, cast-in-place concrete shafts, with depths in excess of 8 feet, concrete should be placed via a tremie. The end of the tube must remain embedded a minimum of 4 feet into the concrete at all times.

All shaft construction must be observed and approved by the Geotechnical Engineer. Any shafts constructed without the full knowledge and continuous observation of Butano Geotechnical Engineering, Inc. will render the recommendations of this report invalid.

7.3.3 Concrete Slabs-on-Grade

General

We recommend that first floor concrete slabs-on-grade be founded on the in-situ sandstone or engineered fill per section 7.2.2. Basement grade slabs-on-grade may be founded on in-situ sandstone.

The subgrade for slab-on-grades should be kept moist prior to pouring concrete.

The subgrade should be proof-rolled just prior to construction to provide a firm, relatively unyielding surface, especially if the surface has been loosened by the passage of construction traffic.

Capillary Break and Vapor Barrier (ground floor)

The following paragraph outlines the minimum capillary break and vapor barrier that shall be utilized for interior slab-on-grades, or slab-on-grades where moisture sensitive floor coverings are anticipated.

The vapor barrier shall consist of a waterproof membrane (Stegowrap 15 Mil or equivalent) placed directly below the floor slab and in direct contact with the concrete. Sheet overlap for the vapor barrier shall be a minimum of 6 inches. A 4-inch minimum layer of ¾ inch drainrock shall be placed below the waterproof membrane to act as a capillary break. Care must be taken to not rip the vapor barrier. A 6-inch layer of compacted Class II Baserock may be employed to prevent rips or tears in the vapor barrier if desired, and to keep the subgrade from becoming saturated prior to pouring concrete.

If the manufacturer's recommendations or the project requirements for the capillary break and vapor barrier are more stringent than the minimums outlined above, the designer should follow those recommendations and requirements. Recommendations by the manufacturer may include but is not limited to specifications for; concrete mix design, puncture resistance of vapor barrier, permeance of vapor barrier, soil flatness, capillary break section, structural section, and testing recommendations.

7.3.3 Settlements

Total and differential settlements beneath the new foundation elements are expected to be within tolerable limits. Vertical movements are not expected to exceed 1 inch. Differential movements are expected to be within the normal range (½ inch) for the anticipated loads.

7.4 Retaining Structures (basement)

The basement retaining walls may be supported by conventional shallow foundations or mat slabs per section 7.3.1.

7.4.1 Lateral Earth Pressures

The lateral earth pressures presented in Table 2 are recommended for the design of retaining structures retaining the on-site sandstone. Should the slope behind the retaining walls be other than level, supplemental design criteria will be provided for the active earth or at-rest pressures for the particular slope angle.

Table 2. Lateral Earth Pressures

Soil Profile	Soil Pressure (psf/ft)	
	Active	At-rest
Level	20	30

Pressure due to any surcharge loads from adjacent footings, traffic, etc., should be analyzed separately. Pressures due to these loading can be supplied upon receipt of the appropriate plans and loads. Refer to Appendix A, Figure A-1-Surcharge Pressure Diagram.

An earthquake load (ultimate) may be considered for retaining walls as follows:

For unrestrained walls over 6 feet, as measured from the base of the footing, a seismic load of $10H^2$ may be applied at a height of 0.6H from the base of the wall.

No evaluation of seismic earth pressure is needed for restrained walls under 12 feet in height, as measured from the base of the footing, provided a minimum static factor of safety of 1.5 is achieved. For rigidly restrained walls over 12 feet a seismic load of $15H^2$ should be added to the active earth pressure and applied at a height of 0.3H from the base of the wall. The greater of the seismic loading and at rest loading conditions should be used for design. The recommendations for restrained retaining walls are based on the SEAOC 2010 Conventions Proceedings: *Seismic Earth Pressures on Deep Building Basements*, Lew, Sitar.

A factor of safety of 1.1 is considered appropriate with respect to earthquake loading.

7.4.2 Backfill

Backfill should be placed under engineering control. Backfill should be compacted per Subsection 7.2.2, however, precautions should be taken to ensure that heavy compaction equipment is not used immediately adjacent to walls, so as to prevent undue pressures against, and movement of, the walls. Refer to Appendix A, Figure A-2.

The backfill should be capped with at least 12 inches of relatively impermeable material.

7.4.3 Backfill Drainage

As previously stated, the basement should be designed for a static groundwater table of 5 feet from existing grade and therefore no drainage system is anticipated for the walls. Instead, the basement should be waterproofed.

7.5 Plan Review

The recommendations presented in this report are based on preliminary design information for the proposed project and on the findings of our geotechnical investigation. When completed, the Grading Plans, Foundation Plans and design loads should be reviewed by Butano Geotechnical Engineering, Inc. prior to submitting the plans and contract bidding. Additional field exploration and laboratory testing may be required upon review of the final project design plans.

7.6 Observation and Testing

Field observation and testing should be provided by a representative of Butano Geotechnical Engineering, Inc. to enable them to form an opinion regarding the adequacy of the site preparation, the adequacy of fill materials, and the extent to which the earthwork is performed in accordance with the geotechnical conditions present, the requirements of the regulating agencies, the project specifications, and the recommendations presented in this report.

Butano Geotechnical Engineering, Inc. should be notified **at least 5 working days** prior to any site clearing or other earthwork operations on the subject project in order to observe the stripping and disposal of unsuitable materials and to ensure coordination with the grading contractor. During this period, a preconstruction meeting should be held on the site to discuss project specifications, observation and testing requirements and responsibilities, and scheduling.

8.0 LIMITATIONS

The recommendations contained in this report are based on our field explorations, laboratory testing, and our understanding of the proposed construction. The subsurface data used in the preparation of this report was obtained from the borings drilled during our field investigation. Variation in soil, geologic, and groundwater conditions can vary significantly between sample locations. As in most projects, conditions revealed during construction excavation may be at variance with preliminary findings. If this occurs, the changed conditions must be evaluated by the Project Geotechnical Engineer, and revised recommendations be provided as required. In addition, if the scope of the proposed construction changes from the described in this report, our firm should also be notified.

Our investigation was performed in accordance with the usual and current standards of the profession, as they relate to this and similar localities. No other warranty, expressed or implied, is provided as to the conclusions and professional advice presented in this report.

This report is issued with the understanding that it is the responsibility of the Owner, or of his Representative, to ensure that the information and recommendations contained herein are brought to the attention of the Engineer for the project and incorporated into the plans, and that it is ensured that the Contractor and Subcontractors implement such recommendations in the field. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk.

This firm does not practice or consult in the field of safety engineering. We do not direct the Contractor's operations, and we are not responsible for other than our own personnel on the site; therefore, the safety of others is the responsibility of the Contractor. The Contractor should notify the Owner if he considers any of the recommended actions presented herein to be unsafe.

The findings of this report are considered valid as of the present date. However, changes in the conditions of a site can occur with the passage of time, whether they are due to natural events or to human activities on this or adjacent sites. In addition, changes in applicable or appropriate codes and standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, this report may become invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and revision as changed conditions are identified.

The scope of our services mutually agreed upon did not include any environmental assessment or study for the presence of hazardous to toxic materials in the soil, surface water, or air, on or below or around the site. Butano Geotechnical Engineering, Inc. is not a mold prevention consultant; none of our services performed in connection with the proposed project are for the purpose of mold prevention. Proper implementation of the recommendations conveyed in our reports will not itself be sufficient to prevent mold from growing in or on the structures involved.

REFERENCES

ASTM International (2015). *Annual Book of ASTM Standards, Section Four, Construction*. Volume 4.08, Soil and Rock (I): D 430 - D 5611.

ASTM International (2016). *Annual Book of ASTM Standards, Section Four, Construction*. Volume 4.09, Soil and Rock (II): D 5714 - Latest.

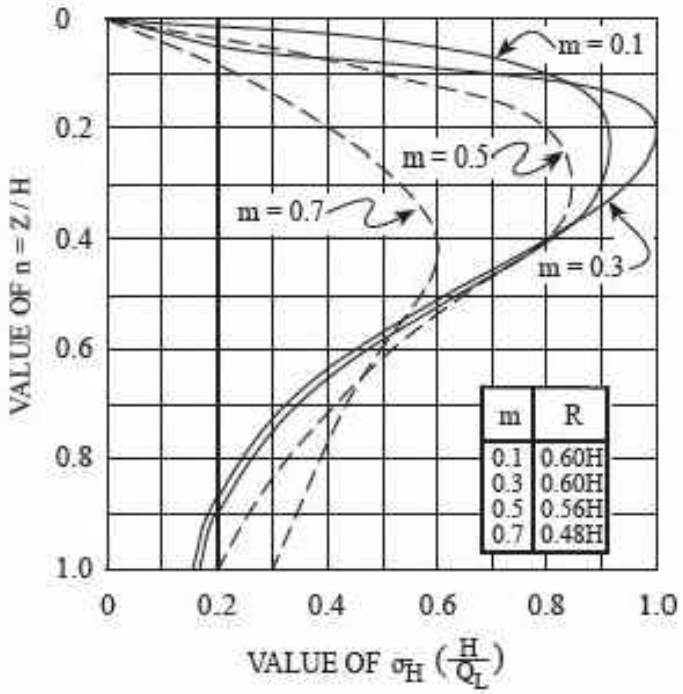
Brabb, E.E., 1980, Preliminary geologic map of the La Honda and San Gregorio quadrangles, San Mateo County, California, U.S. Geological Survey, Open-File Report OF-80-245, 1:24,000.

California Building Code (2019).

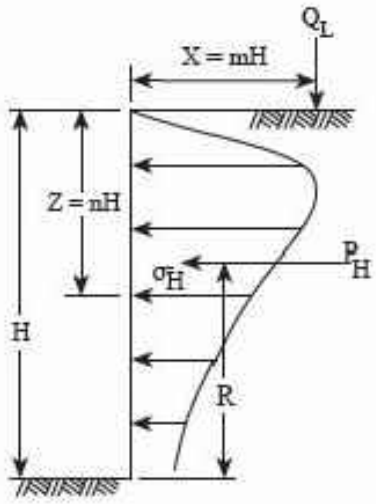
APPENDIX A

FIGURES AND STANDARD DETAILS

LINE LOAD



m	R
0.1	0.60H
0.3	0.60H
0.5	0.56H
0.7	0.48H



FOR m ≦ 0.4:

$$\sigma_H \left(\frac{H}{Q_L}\right) = \frac{0.20\,n}{(0.16+n^2)^2}$$

$$P_H = 0.55\,Q_L$$

FOR m > 0.4:

$$\sigma_H \left(\frac{H}{Q_L}\right) = \frac{1.28\,m^2 n}{(m^2+n^2)^2}$$

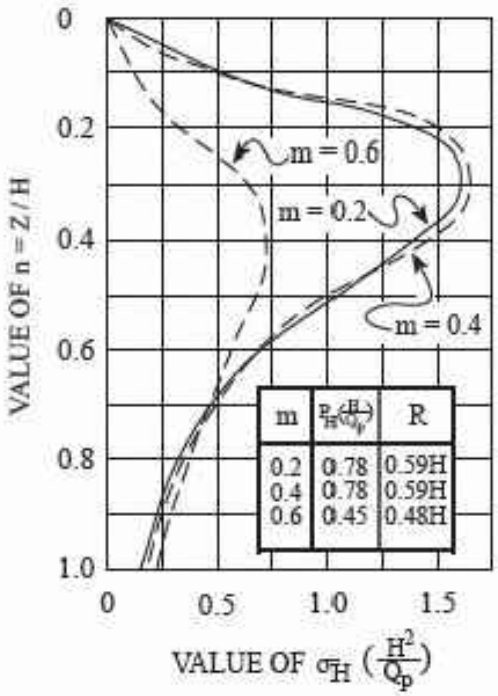
RESULTANT $P_H = \frac{0.64\,Q_L}{(m^2+1)}$

PRESSURES FROM LINE LOAD Q_L

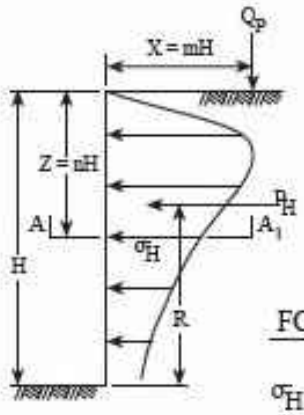
(BOISSINESQ EQUATION MODIFIED BY EXPERMENT)

REFERENCE: Design Manual
NAVFAC DM-7.02
Figure 11
Page 7.2-74

POINT LOAD



m	$\frac{P_H}{Q_p}\left(\frac{H}{Q_p}\right)$	R
0.2	0.78	0.59H
0.4	0.78	0.59H
0.6	0.45	0.48H



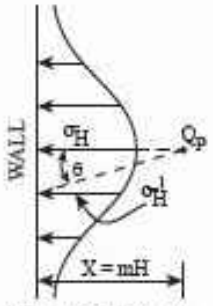
FOR m ≦ 0.4:

$$\sigma_H \left(\frac{H^2}{Q_p}\right) = \frac{0.28\,n^2}{(0.16+n^2)^3}$$

FOR m > 0.4:

$$\sigma_H \left(\frac{H^2}{Q_p}\right) = \frac{1.77\,m^2 n^2}{(m^2+n^2)^3}$$

$$\sigma_H^1 = \sigma_H \cos^2(1.1\,\theta)$$

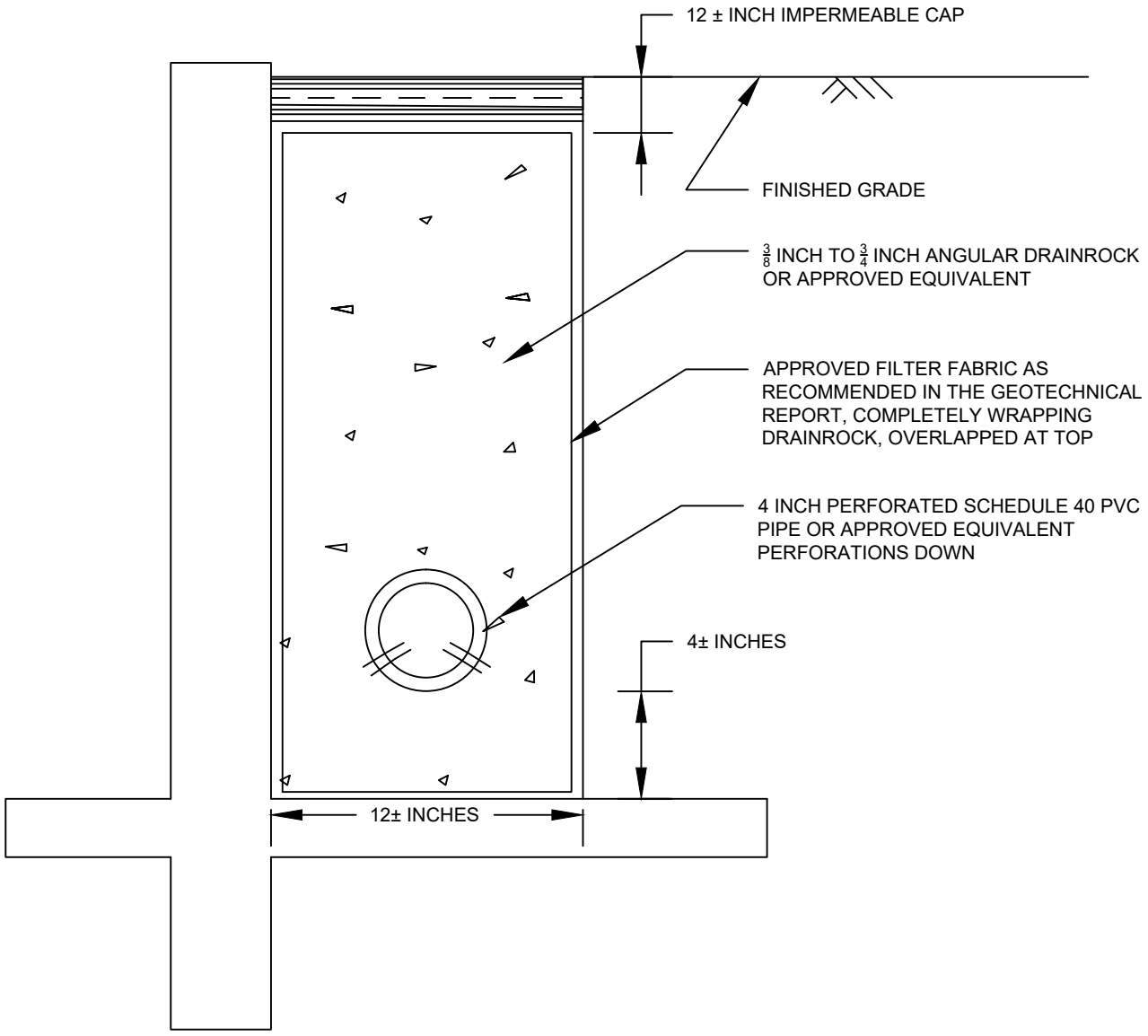


SECTION A-A_1

PRESSURES FROM POINT LOAD Q_P

(BOISSINESQ EQUATION MODIFIED BY EXPERMENT)

BUTANO GEOTECHNICAL ENGINEERING, INC.	**SURCHARGE PRESSURE DIAGRAM**	FIGURE A-1



NOTES:

1. DRAWING IS NOT TO SCALE.
2. 2±% GRADIENT TO PIPE AND TRENCH BOTTOM CONNECTED TO A CLOSED CONDUIT THAT DISCHARGES TO AN APPROVED LOCATION.

N.T.S.

BUTANO GEOTECHNICAL ENGINEERING, INC.	**TYPICAL RETAINING WALL BACKDRAIN DETAIL**	FIGURE A-2

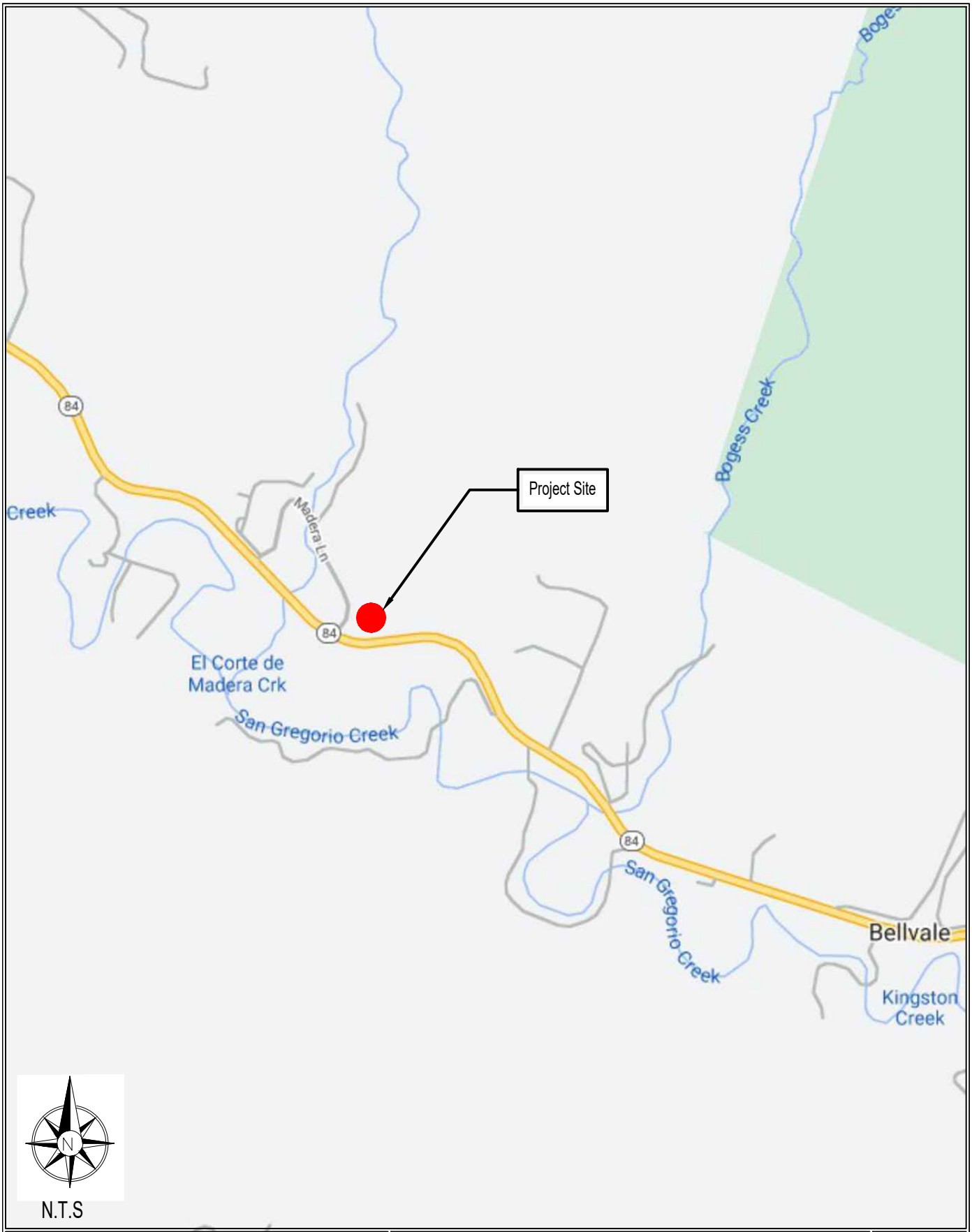
APPENDIX B

FIELD EXPLORATION PROGRAM

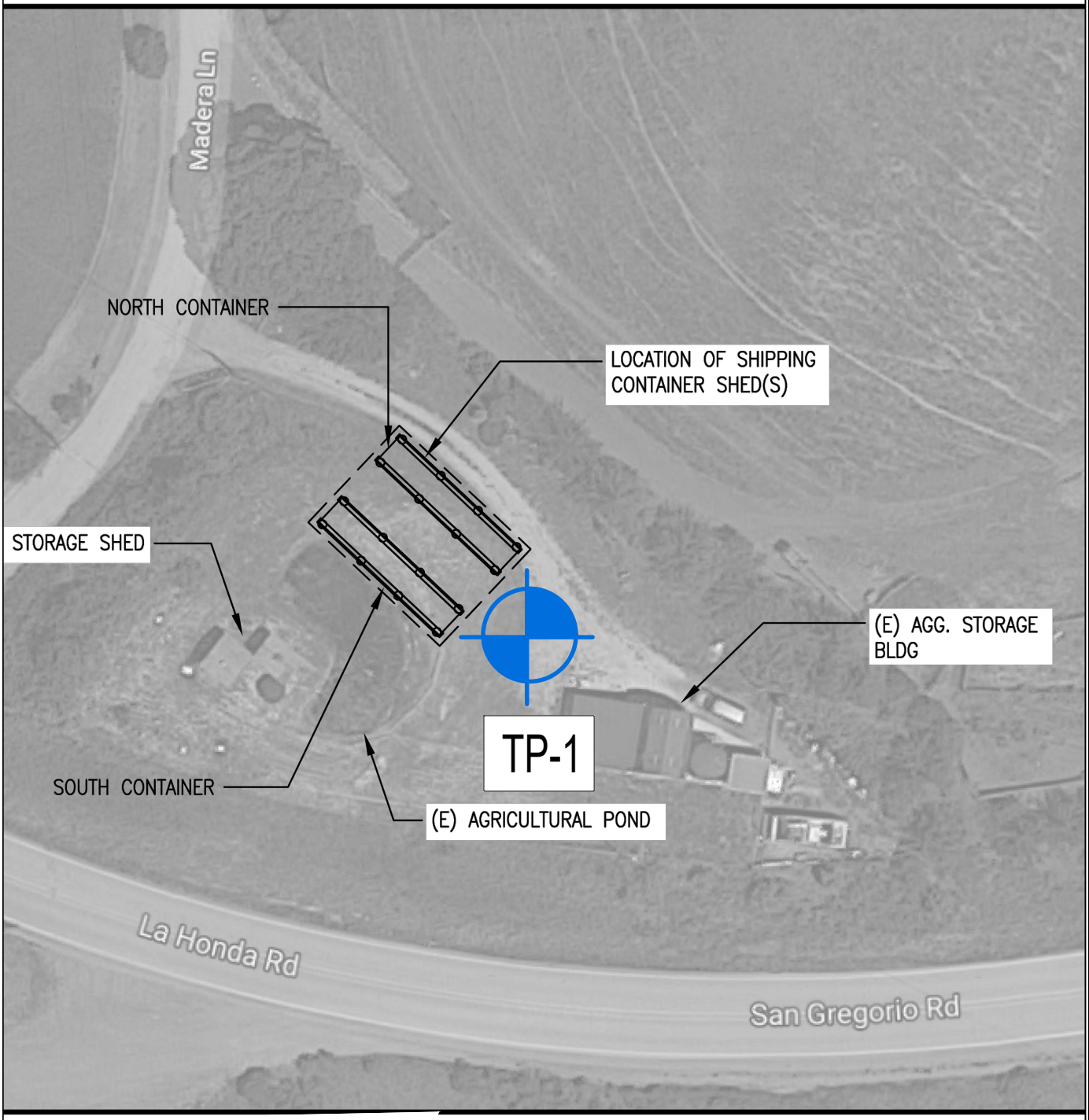
FIELD EXPLORATION PROCEDURES

Subsurface conditions were explored by advancing one test pit with a mini excavator. The Key to The Logs and the Test Pit Log are included in Appendix B, Figures B-3 and B-4. The approximate location of the test pit is shown on the Boring Site Plan, Figure B-2. The test pit was located in the field by tape measurements from known landmarks. Their locations as shown are therefore within the accuracy of such measurement.

The soils encountered in the borings were continuously logged in the field by a representative of Butano Geotechnical Engineering, Inc. Bulk and relatively undisturbed soil samples for identification and laboratory testing were obtained in the field. These soils were classified based on field observations and laboratory tests. The classifications are accordance with the Unified Soil Classification System (USCS: Figure 3).



BUTANO	**SITE LOCATION PLAN**	FIGURE
GEOTECHNICAL ENGINEERING, INC.	350 Madera Lane	B-1



B-X Exploratory boring
Scale: 1" = 10'

N

Plan by Andrew Radovan
Civil Engineering Inc.

BUTANO	**TEST PIT SITE PLAN**	FIGURE
GEOTECHNICAL ENGINEERING, INC.	350 Madera Lane	B-2

Important Information about Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechncial Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE
THE BEST PEOPLE ON EARTH

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

IIGER06085.0MRP

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D


MAX. GR
TARE
PAYLOAD
CU. CAP


SONOMA COUNTY MEAT COMPANY


MOL

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: January 13, 2025

TO: Agricultural Advisory Committee

FROM: Sonal Aggarwal, Project Planner, Saggarwal@smcgov.org

SUBJECT: After-the-Fact Planned Agricultural District (PAD) Permit to legalize an existing 2,299 sq. ft., three-story cargo container storage building that was built without permits along with legalization of a pond and a 5,000-gallon plastic water tank on a legal 25,253 sq. ft. parcel located at 350 Madera Lane in the unincorporated San Gregorio area of San Mateo County; no trees were removed and approximately 98 cu. yd. of grading was required for the pond. The property is located in the La Honda Road County Scenic Corridor.

County File Number: PLN2023-00112 (Markegard)

PROPOSAL

The proposed project is an after-the-fact Planned Agricultural District (PAD) Permit to legalize a 2,299 sq. ft., three-story cargo container structure that was built without permits and associated with VIO2022-00089. The basement of the building would be used for storing agricultural supplies, tools, and equipment (346.69 sq. ft.). The first floor is used for storing frozen packed and labeled beef, lamb, pork, and chicken associated with the property owner's offsite cattle ranch operation, hay storage, tool, and maintenance shop (1,312.32 sq. ft.), while the second floor will be used for packing, storing, and shipping of agricultural products (herbs, honey, meat rubs) (640 sq. ft.). The existing second-story of the building currently contains an illegally constructed bedroom, bathroom, and kitchen which is required to be removed prior to the building final inspection of this project. The proposal also includes the legalization of a 5,000-gallon plastic water tank, and an existing pond that was built by the owner without permits. This pond is proposed to be used for watering on-site herbs and vegetable gardens. A new bee yard is also proposed on the side and front. The project involved no tree removal and approximately 98 cu. yd of grading, which was required to build the pond. The site is located in La Honda Road County Scenic Corridor. The project qualifies for a Coastal Development Exemption for agriculturally related development.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

1. Will the proposal have a negative effect on surrounding agricultural uses? If yes, can any conditions of approval be recommended to minimize the impact?

2. Will the project have any negative view impacts from La Honda Road or Madera Lane?

3. What position do you recommend the Planning staff take with respect to this project application?

BACKGROUND

Report Prepared By: Sonal Aggarwal, Project Planner, Saggarwal@smcgov.org

Applicant/Owner: Erik Markegard

Location: 350 Madera Lane, San Gregorio, unincorporated San Mateo County

APN: 081-320-030

Parcel Size: 25,253 sq. ft. (0.58 acres)

Parcel Legality: The parcel's legality was established through a Certificate of Compliance (CoC) Type-A Application, COC 75-0001 HIST.

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: Not contracted

Existing Land Use: Open space, Agriculture

Water Supply: There is one non-potable well present at the site. There is also one 10,000-gallon permitted plastic water tank and another 5,000-gallon water tank which is proposed to be legalized under this permit.

Sewage Disposal: There is no sewage disposal facility at the site.

Flood Zone: Flood Zone X (area of minimal flood hazard), FEMA Panel No. 06081C0380E; effective October 16, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration is required for this project due to its location in the La Honda Road County Scenic Corridor. Staff will prepare and circulate this report for public comments before taking the project to the Planning Commission for decision.

Setting: The project site is a triangular-shaped 25,253 sq. ft. lot at the northeast intersection of Madera Lane and La Honda Road. It is surrounded by other agricultural lots on the left and rear sides of the site. Aside from the improvements that are proposed for legalization and described above, the site contains an existing barn (PLN2004-00647), one non-potable well, two water tanks (PLN2004-00647), one pump house (PLN2011-00192) and a shed (PLN2010-00117). The parcel is relatively flat and is elevated above Madera Lane and La Honda Road.

Chronology:

Date		Action
June 22, 2022	-	Complaint filed for ongoing construction without permits.
June 29, 2022	-	Code Compliance Division conducted a site visit to verify on-site conditions.
July 11, 2022	-	Notice of Violation, VIO2022-00089, sent to applicant and extension granted until September 21, 2022.
September 1, 2022	-	The property owner requested an extension. Extension granted until October 21, 2022.
September 7, 2022	-	Environmental Health conducted a site visit to verify noise level of freezer storage mechanical equipment and verified the noise levels between 42 dBA to 47 dBA (Noise Ordinance requirement is 55 dBA daytime, and 50 dBA nighttime). Staff also confirmed that no one was living onsite.
December 3, 2022	-	Second complaint received for operational living quarter.
December 16, 2022	-	Code Compliance staff conducted site visit to verify that no one was living onsite.
March 31, 2023	-	Subject planning application filed to address violation, Planning case PLN2023-00112.

May 23, 2023 - Application deemed incomplete by Planning; reviewing agencies still pending.

June 9, 2023 - Coastside Fire approved the project with conditions.

August 25, 2023 - Environmental Health completed its review and provided comments.

February 1, 2024 - Planning staff met with the applicant to discuss incomplete items.

October 2, 2024 - Resubmittal filed by applicant.

November 22, 2024 - Planning staff conducted a site visit.

December 5, 2024 - Application deemed incomplete, and comments on resubmittal sent to the applicant.

January 13, 2025 - Agricultural Advisory Committee (AAC) meeting.

Will the project be visible from a public road?

Yes, the project is visible from La Honda Road and Madera Lane. The property is relatively flat and elevated above the La Honda Road and Madera Lane roadway elevations. The cargo container structure is approximately 31 feet-2 inches tall and is approximately 100 feet away from La Honda Road. To mitigate the visible impacts, the applicant will be required to plant more screening trees near the southern property line facing La Honda Road. The applicant agrees to comply with this condition.

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

The applicant has confirmed that no trees were removed during the construction of the storage building. The site is mostly flat without much vegetation. Staff has asked the applicant to prepare and submit a Biological Report for any potential impacts to the habitat.

Is there prime soil on the project site?

The site doesn't contain prime soils.

DISCUSSION

A. KEY ISSUES

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

1. Conformance with the General Plan:

Staff has reviewed the project and found it to be in conformance with the applicable General Plan policies as follows:

a. Visual Qualities

Policy 4.15 (*Appearance of New Development*) and Policy 4.22 (*Scenic Corridors*) seek to regulate development to promote good design, site relationships, and to protect and enhance the visual quality of development within designated scenic corridors.

The project site is within the La Honda Road County Scenic Corridor. The proposed container storage building is located on a narrow triangular lot of 25,253 square feet. There is only one existing barn, one pump house, one non-potable well, one shed, and a water tank present at the site. The existing barn is also visible from La Honda Road. However, staff would require mitigation measures such as tree plantings towards La Honda Road to minimize public view impacts. The container storage building will have gray siding with green roofing to match the existing barn.

b. Rural Lands

Policy 9.23 (*Land Use Compatibility in Rural Lands*) and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) encourage compatibility of land uses in order to promote the health, safety, and economy of rural lands, seek to maintain the scenic and harmonious nature of rural lands, and seek to: (1) promote land use compatibility by encouraging the location of new residential development immediately adjacent to existing developed areas, and (2) cluster development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural, and other resources.

The project parcel has a land use designation of "Agriculture" and is dominated by open rural land. There are no prime soils on this parcel, and no residence is proposed. The existing unpermitted unit on the second floor will be removed, and the applicant will be required to obtain all necessary permits before the issuance of the building permit. A condition of approval would be included for tree plantings towards La Honda Road to mitigate any view impacts. The pond and cargo container structure are clustered at the site. The pond will be used for agricultural purposes (i.e., watering on-site herbs and vegetable gardens).

2. Compliance with Local Coastal Program (LCP) Policies:

a. Locating and Planning New Development

Policy 1.8 *(Land Uses and Development Densities in Rural Areas)* states that new development in rural areas shall not: (1) have significant adverse impacts, either individually or cumulatively on coastal resources, or (2) diminish the ability to keep all prime agricultural land and other lands suitable for agriculture in agricultural production.

The project is not anticipated to have any adverse impact either individually or cumulatively on coastal resources. As the site does not contain any prime soil and all proposed farming will be conducted in raised garden beds, the proposed project will not diminish the ability of land for future agricultural production.

b. Agriculture

The County's Zoning Ordinance is the adopted implementation plan for the Local Coastal Program. Therefore, see staff's discussion in Section A.3.b. (Conformance with the Criteria for the Issuance of a PAD Permit) below for project compliance with applicable LCP Agricultural Policies.

3. Compliance with Planned Agricultural District (PAD) Regulations:

a. Conformity with the PAD Development Standards

As shown in the table below, the proposed storage building complies with Sections 6358 and 6359 of the San Mateo County Zoning Regulations, which regulates the height and required setbacks of structures.

	PAD Development Standards	Proposed
Minimum Lot Size	N/A	25,253 sq. ft. (0.58 Acres)
Minimum Front Setback	30 feet	44 feet-1 ¼ inches
Minimum Side Setbacks	20 feet	69 feet – 8 ½ inches (right) 27 feet-4 ½ inches (left)
Minimum Rear Setbacks	20 feet	163 feet- 5 ¼ inches
Maximum Building Height	36 feet	31 feet- 1 inches

b. Conformance with the Criteria for the Issuance of a PAD Permit

In order to approve and issue a PAD permit, the project must comply with the substantive criteria for the issuance of a PAD permit, as outlined in Section 6355 of the Zoning Regulations. As proposed, the project complies with the following applicable policies.

(1) General Criteria

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

The project site has no prime soil. The applicant has also proposed raised garden beds, which would be supplied by non-potable water from the pond and run-off from the barn and container storage building. As the building will be used to store agricultural and farm produce, hay, and poultry, and stored meat products are distributed from this facility, the building is classified as supportive of Agriculture. However, a PAD Permit is required as the project falls under Section 6353.B.12 as "Facilities for the processing, storing, packaging, and shipping of agricultural products."

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

The proposed pond, water tank and storage building are clustered at the site.

(c) *Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.*

The project has been reviewed under and found to comply with the Development Review Criteria in Chapter 20A.2 of the County Zoning Regulations. Specifically, the project complies with the Site Design, Primary Agricultural Resource Criteria, and Primary Natural Vegetative Area Criteria, as no significant trees were removed during construction, the development is clustered, and the proposed use is compatible with agriculture.

(2) Water Supply Criteria

(a) *The existing availability of water shall be demonstrated for all non-agricultural uses. Each existing parcel developed with non-agricultural uses shall demonstrate a safe and adequate well water source located on that parcel.*

The project site contains one non-potable well that is used only for agricultural purposes. The applicant would be required to obtain all necessary permits from Environmental Health Services for this well and install signs at the site that the well water cannot be used for drinking water.

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

The proposed approximately 885 sq. ft. pond will serve as an additional agricultural water supply for proposed onsite herb and vegetable gardening. The pond is supplied by water runoff from the container storage building and barn. Furthermore, staff does not anticipate that the project will have any potential impacts to sensitive habitats protection in the area.

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

Conversion of lands suitable for agriculture and other lands is permitted in the PAD when the following can be demonstrated:

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

While the proposed improvements are already built, they are located on the site in the most suitable location when considering scenic corridor policies and policies encouraging the clustering of development. Furthermore, the site maintains ample space in the front and side setbacks for agriculture. The project site has no prime soil; therefore, the site can still be used for small farming activities, such as proposed, or other compatible uses listed under Zoning Regulations Section 6352.B. (Permitted Uses on Land Suitable for Agriculture and Other Lands).

(b) *Continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.*

The subject parcel is not large enough to support a commercial grazing and/or cattle-raising operation. Though surrounding parcels do contain active agriculture (i.e., crops) and/or grasslands suitable for grazing they are held under separate ownership. There are no plans to combine and lease the land for either cattle rearing/grazing and/or for a commercial agriculture operation. Furthermore, the applicant intends to utilize undeveloped areas of the property for growing herbs and vegetables and keeping bees.

(c) *Clearly defined buffer areas are developed between agricultural and non-agricultural uses.*

This site is relatively small in size as compared to other neighboring agricultural properties. The as-built setbacks comply with zoning standards and staff believes they are sufficient to provide clearly defined buffer between any agricultural and non-agricultural uses in the area.

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

The project parcel is located between two parcels practicing active agriculture towards the west and east of the site. The parcel to the north and northeast is a larger 624.21-acre parcel known as “Redgate Ranch”, while the parcel to the west contains residential use associated with an onsite agricultural operation. La Honda Road runs at the south of the parcel and segregates the parcel from other agricultural parcels. The productivity of these adjacent agricultural lands is not expected to be impacted by the proposed project.

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

There are two water tanks at this site, a 5,000-gallon tank (to be legalized) and an existing 10,000-gallon water tank that was legally added with the existing barn under PLN2004-00279. These tanks are currently filled by runoff from the barn and will be available to the Fire Department in case of any emergencies.

A septic tank is not proposed or required as no living units are being approved on the site. The existing well will be maintained as an agricultural use well only. The existing unpermitted bedroom, kitchen and bath on the second floor will be removed and converted into packing and shipping of agricultural products. All other utilities such as an emergency generator that supplies power to the ground floor meat freezer units in case of an emergency is required to meet the County’s Noise decibel limit, which is 55 dBA during daytime and 40 dBA during nighttime.

ATTACHMENTS

A. Vicinity Map
B. Project Plans
C. Geotechnical Investigation Design Phase, prepared by Butano Geotechnical Engineering, Inc., dated September 2022
D. Site visit pictures from November 22, 2024

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

From:	Erik Markegard
To:	Sonal Aggarwal
Cc:	Summer Burlison; Eleonor Hilario
Subject:	Re: VIO2023-00089/PLN2023-00112, 350 Madera Lane - Resubmittal still not received - 9/17/24
Date:	Tuesday, September 17, 2024 6:10:41 PM

Classification: Public

Hello Erik,
I have been advised from the operations standpoint, that pond is not an issue for our facilities, and we see no need for the land owner to do anything.

Thank you and Stay Safe,

Kevin Wun (He/Him/His) – Land Agent
Pacific Gas and Electric Company
300 Lakeside Dr
Oakland, CA 94612

Click here to access PG&E Greenbook Click here to access PG&E Greenbook
Click here to Submit an Application
Click here Building & Renovation (pge.com) to apply for new service.

Erik Markegard
Markegard Family Grass-Fed LLC
http://www.markegardfamily.com
650 245 4557

> On Sep 17, 2024, at 6:04 PM, Erik Markegard <erik@markegardfamily.com> wrote:
>
> Sonal,
>
> I am so so sorry, right after our meeting I started getting my ducks in a row, including getting a letter from PG&E about them being fine with the pond. Then I had a major crisis in my family and I completely dropped the ball. I do feel guilty every time I drive by Madera, so I will get the ball rolling again ASAP.

Sorry

Erik Markegard
Markegard Family Grass-Fed LLC
http://www.markegardfamily.com
650 245 4557

> On Sep 17, 2024, at 2:53 PM, Sonal Aggarwal <saggarwal@smcgov.org> wrote:
>
> Hi Erik,
>
> It's been a long time since we heard back from you. Just want to check how things are moving along. We are in September now, and the last I heard from you was April 23rd.
>
> Please submit your plans/proposal to us by October 1st 2024 to move your application along.
>
> Regards,
> **Sonal Aggarwal** (she/her)*
> Planner III
>
> **County of San Mateo**
> Planning and Building Department
> 455 County Center, 2nd Floor
> Redwood City, CA 94063
> 650-363-1860
> Saggarwal@smcgov.org
> www.smcgov.org/planning
>
> ***Here is why I include my pronouns:** It's important to get pronouns correct to support belonging and respect in the workplace for everyone, inclusive of our LGBTQ+ communities. Pronouns are words used to refer to people and are often gendered (such as, she/her and he/him versus they/them). We cannot assume we can tell the correct pronoun for a person. An easy way to normalize the use of self-identified pronouns is to include them in your email signature and share them when introducing yourself in meetings. When we normalize the inclusion of pronouns, it will be more affirming for transgender, nonbinary, and gender diverse people to share theirs. **Will you join me, in solidarity, to include your pronouns in your email signature?** For more details on pronouns and how you can be in solidarity with gender diverse and transgender individuals visit: **https://www.mypronouns.org/**

Please take a short survey to let us know how we're doing!

From: Sonal Aggarwal
Sent: Friday, March 29, 2024 1:41 PM
To: Erik Markegard <erik@markegardfamily.com>
Cc: Summer Burlison <sburlison@smcgov.org>
Subject: PLN2023-00112, 350 Madera Lane - Next Steps and Process for this Permit - March 29, 2024.

Hello Erik,

After meeting with the management it was decided that the freezer can be classified as "supportive of Ag" and can utilize the 30 feet front setback. We will still classify the stacked shipping containers as "*Facilities for processing, storing, packaging and shipping of agricultural products*" under Section 6353 B. 12., which would require a PAD Permit. However, since the containers are supportive of Agricultural use, and comply with the Categorical Exemption F. 1., we will process this as a CDX instead of a CDP. You will still need to go to the Planning Commission hearing for your PAD Permit. Before the project goes to the Planning Commission, all departments should have signed off. Once all departments have signed off, I'll work on the Mitigated Negative Declaration (MND) and take the project to the Planning Commission once the notice period of the MND is over. Once all of this is done, then you can submit your plans to the Building Department for your Building Permit.

To move forward, you will have to address all previously made comments. Demonstrate that the pond is used for aquaculture or agricultural activities, or **remove the pond** (either through a revised scope of work or as a condition of approval).

Thanks, and let me know if you have any questions about the information shared above.

Please re-submit your full proposal along with a detailed proposal for the pond by **April 22nd**. Let me know if you will need more time for re-submission.

Thanks!

Regards,
Sonal Aggarwal

From: Erik Markegard <erik@markegardfamily.com>
Sent: Thursday, February 1, 2024 5:07 PM
To: Sonal Aggarwal <saggarwal@smcgov.org>; Summer Burlison

<sburlison@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: Re: Storing Frozen, packaged meat is not considered Agriculture according to the San Mateo County planning department.

Can you please explain to us why the planning department doesn't consider a freezer storing our meat an agricultural building. I am going to pass on your response to a group of people. Because when I'm reaching out for assistance, everyone's response is, how can you not consider it agriculture. So I need it in writing so I can forward it to everyone.

Thank You

Erik Markegard
Markegard Family Grass-Fed LLC

http://www.markegardfamily.com
650 245 4557

> On Feb 1, 2024, at 4:07 PM, Erik Markegard <erik@markegardfamily.com> wrote:
>
> Sonal and Summer,
>
> Thank you both for meeting me today. on the way back over to the coast I made some phone calls. I called Kathy Webster with Left Coast Grass Fed and TomKat Ranch. I also have a call into our Ag Ombudsman Eliza Milio. Kathy is making some calls and reaching out to some people that can give us some advice on how to convince your department that a handful of us Local Meat Producers storing our own meat should absolutely fall under an agricultural building. We direct market all of our meat. We do not wholesale. I am a rancher and I manage own or lease over 15,000 acres in San Mateo, Sonoma, and Marin counties. Including eleven properties in this county. We raise all of our own livestock. Cattle, Sheep, Pigs, and Chickens. Everything we raise we haul to a USDA kill plant, then a USDA certified delivery is made to a local USDA Certified butcher called Sonoma Meats. Then we pick up our packaged USDA certified meat and we deliver it to our customers in the San Francisco Bay

area. There are only a handful of us in San Mateo County Still trying to scratch out a living in agriculture so please find a way to help the Markegard Family legalize this agricultural barn to store meat and hay. The foundation would be impossible to move back to meet a 50 foot setback. And even if I could, it would block the driveway that accesses the property. But I am totally willing to do realistic things to help in legalizing this building. I have no problem moving the portable generator that does not meet the 50 foot setback. I am totally willing to plant any kind of trees or hedgerow along Highway 84 so the building is not visible from the turnout across the highway from the property.

I will let you know as soon as Kathy and Eliza get back to me with some advice.

Erik Markegard
Markegard Family Grass-Fed LLC

http://www.markegardfamily.com
650 245 4557

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** After-the-Fact PAD and CDX to legalize a cargo container storage building

2. **County File Number:** PLN2023-00112

3. **Lead Agency Name and Address:** San Mateo County, 455 County Center, 2nd Floor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Sonal Aggarwal, Project Planner, 650-363-1860

5. **Project Location:** 350 Madera Lane, San Gregorio, Unincorporated County of San Mateo

6. **Assessor's Parcel Number and Size of Parcel:** 081-320-030, 25,253 sq. ft. (0.58 Acres)

7. **Project Sponsor's Name and Address:** Erik Markegard, 20080 Cabrillo Highway, Half Moon Bay, CA 94019, erik@markegardfamily.com

8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A

9. **General Plan Designation:** Agriculture

10. **Zoning:** PAD/CD (Planned Agricultural District/Coastal Development District)

11. **Description of the Project:** The proposed project is an after-the-fact Planned Agricultural District (PAD) Permit to legalize a cargo container storage building used to support off-site agricultural operations, that was built without permits and associated with VIO2022-00089. As currently built, the building is three stories on the northside (basement, first and second floor) and two stories on the southside (first and second floor). The second story of the building is proposed to be removed and relocated to a different site/location, making this building single-story facing La Honda Road.

    The basement of the building would be used for storing agricultural supplies, tools, and equipment (346.69 sq. ft.). The first floor is used for storing frozen packed and labeled beef, lamb, pork, and chicken associated with the property owner's offsite cattle ranch operation, hay storage, tool, and maintenance shop (1,312.32 sq. ft.). The existing second-story containers contain an illegally constructed bedroom, bathroom, and kitchen which would be removed prior to the building final inspection of this project. The proposal also includes the legalization of a 5,000-gallon plastic water tank located in the front of this building, and an existing pond towards the south that was built by the owner. This pond is located 2 feet 6 inches south of the building and is proposed for watering on-site herbs and vegetable gardens. A new bee yard is also proposed. The project involved no tree removal and approximately 98 cu. yd of grading, which was required to build the pond. The site is located in La Honda Road County Scenic

Corridor. The project qualifies for a Coastal Development Exemption as this building and pond are related to agricultural development.

12. **Surrounding Land Uses and Setting:** The project site is a triangular-shaped 25,253 sq. ft. lot at the northeast intersection of Madera Lane and La Honda Road. It is surrounded by other agricultural lots on the left and rear sides of the site. Aside from the improvements that are proposed for legalization and described above, the site contains an existing barn (PLN2004-00647), one non-potable agricultural well, two water tanks (PLN2004-00647), one pump house (PLN2011-00192) and a shed (PLN2010-00117). The parcel is relatively flat and is elevated above Madera Lane and La Honda Road.

13. **Other Public Agencies Whose Approval is Required:** N/A

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:**

    The Tamien Nation has requested consultation pursuant to Public Resources Code Section 21080.3.1. In addition, Planning staff has consulted with the following eight tribes, as identified by the Native American Heritage Commission (NAHC): Amanh Mutsun Tribal Band; Amah Mutsun Tribal Band of Mission San Juan Bautista; Costanoan Rumsen Carmel Tribe; Indian Canyon Mutsun Band of Costanoan; Muwekma Ohlone Indian Tribe of the SF Bay Area; Tamien Nation; The Ohlone Indian Tribe; and Wuksache Indian Tribe/Eshom Valley Band. On August 19, 2025, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comments. Only Tamien Nation requested for formal consultation on September 5, 2025. However, the consultation request was later canceled by Tamien Nation stating they had no comments on this project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Significant Unless Mitigated” as indicated by the checklist on the following pages.

x	Aesthetics		Energy		Public Services
x	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
	Air Quality		Hydrology/Water Quality		Transportation
x	Biological Resources	x	Land Use/Planning	x	Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
x	Cultural Resources	x	Noise		Wildfire
x	Geology/Soils		Population/Housing	x	Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1.	**AESTHETICS**. Except as provided in Public Resources Code Section 21099, would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?		x		

Discussion: The project site is located in La Honda Road County Scenic Corridor. The project involves the legalization of a 2-story stacked cargo container building that was constructed without permits. As currently built, the building is three stories towards the north (basement, first and second floor) and two stories towards the south (first and second floor). The site is already developed with an agricultural barn and a 10,000-gallon water tank, which are visible from La Honda Road.

The proposal also includes the legalization of a 5,000-gallon plastic water tank (located towards the west) and an existing pond (located towards the south) of this building, which are not visible from La Honda Road. The project involved no tree removal and approximately 98 cu. yd of grading, which was required to build the pond.

As shown in photos included in Attachment F, the 2nd story and roof of the container storage building is visible from the La Honda Scenic Corridor, with the 1st story being minimally visible when intervening vegetation along the road shoulder is cut. The applicant has agreed to remove the second story containers to make this building into a single-story building facing La Honda Road. This would help mitigate view impacts from the adjacent roads and neighboring properties, as the single story building would blend in with the existing barn and views of other agricultural structures along La Honda Road. The applicant has also agreed to plant additional trees along La Honda Road and paint the roof green to blend with the surrounding, and match with the color pallet of the existing barn. Given these measures, any potential view impacts can be mitigated to less than significant impacts.

Mitigation Measures 1: The applicant shall remove the second story of the containers which shall be moved to a different site/location.

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.

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.

Source: Plans and site visit, conducted November 22, 2024.

1.b.	Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			x	

Discussion: There are no historic resources, trees, or rock outcroppings that would be impacted. Any potential impact on the scenic resources would be mitigated through implementing mitigation measures 1 to 3 above. **Source:** Plans and site visit, conducted November 22, 2024.					
1.c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			x	
Discussion: The site is located in a non-urbanized area of San Gregorio and surrounded by rural properties. The project site is not located on a ridgeline. However, the site is at a higher slope than the adjacent roads, Madera Lane and La Honda Road. While the building is visible from both these roads, the applicant has agreed to implement Mitigation Measures 1 to 3 above, such as removing the second story and planting additional trees facing La Honda Road, to mitigate view impacts. With these measures, any potential view impacts would be mitigated to a less than significant impact. **Source:** Plans and site visit, conducted November 22, 2024.					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				x
Discussion: The project does not involve any new light sources at this time, but the project will be undergoing building code compliance review during the building permit process. A mitigation measure has been added to limit the exterior lighting fixtures to the minimum required by the building code and require such fixtures to be warm-toned and downward-directed, to minimize dark sky light pollution onto La Honda Road. **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. **Source:** Plans and site visit, conducted November 22, 2024.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?		x		
Discussion: The project site is located in La Honda Road County Scenic corridor. **Source:** San Mateo County GIS Map Viewer (Accessed August 2025).					

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				x
Discussion: The project is not located within the Design Review District. **Source:** Project Location, San Mateo County Zoning Regulations.					
1.g.	Visually intrude into an area having natural scenic qualities?				
Discussion: See staff's responses in Sections 1.a – 1.d. above. **Source:** See sources in Sections 1.a. – 1.d.					

2.	**AGRICULTURAL AND FOREST RESOURCES**. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			x	
Discussion: The site is located in the Coastal Zone. It is zoned as PAD/CD (Planned Agricultural District/Coastal Development District) and is located in the categorical agricultural exclusion zone of the Coastal Zone. There is no prime soil on this site, but does contain land suitable for agriculture. The site is small for a commercially viable agricultural operation and already developed with an existing barn and accessory structures; therefore, the site is appropriate for the proposed accessory to agriculture uses, with some limited undeveloped areas that can still be used for small-scale farming activities. While the container building (1,390 sq. ft. footprint) permanently converts the soil such that it can no longer be farmed, other uses such as the pond, vegetable planter beds and water tanks would not convert the soil permanently, where these uses could be removed and farmed in the future. The container building would continue to be supportive of any future agricultural use of the property. Therefore, project impacts to the agricultural land would be less than significant.					

Source: Project Description, Project Plans, County of San Mateo GIS, and San Mateo County Zoning Regulations (Accessed August 2025), San Mateo County Local Coastal Program Policies.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			x	
Discussion: There is no easement on this site, and the site is not a Williamson Act contracted site. Hence, any impact created with this project would be less than significant. **Source:** San Mateo County Zoning Regulations, Memorandum for Eliza Milio, Agricultural Ombudsman regarding agricultural production, processing, and storage on multiple parcels, dated March 6, 2024.					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				x
Discussion: This project would not involve changes in the existing environment that could result in conversion of forested to non-forested use. There is no change in the proposed use of this land, and it would stay as an agricultural property. Hence, there would be no impact. **Source:** Project Plans and Project location.					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				x
Discussion: While the project is located within the Coastal Zone the project does not support soils identified as Class I, II or III rated good or very good for artichokes or brussels sprouts. **Source:** Project Plans and San Mateo County GIS Maps.					
2.e.	Results in damage to soil capability or loss of agricultural land?			x	
Discussion: Yes, see discussion in Section 2.a. **Source:** Project Location, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program, U.S. Department of Agriculture-Natural Resources Conservation Service's Web Soil Survey.					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland				x

	Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				

Discussion: The site is zoned as PAD/CD (Planned Agricultural District/Coastal Development District). PAD zoning allows facilities for processing, storing, packaging and shipping of agricultural products subject to acquiring a PAD Permit and complying with Development Review Criteria, Chapter 20.A.2 of the San Mateo County Zoning Regulations. The project was referred to the Resource Conservation District (RCD) during the review process, who confirmed that packing, shipping and storing of agricultural products such as frozen meat, hay, herbs, honey and meat rubs is an agricultural accessory activity (See Appendix C). Therefore, the proposed use of storage building is compatible with the existing zoning of the site and there is no need for rezoning or change of land use. Hence, there is no impact.

Source: Project plans and description, County of San Mateo Zoning Ordinance.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?			X	

Discussion: The Bay Area 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the current regulating air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and the climate.

During the construction of this container storage building, the project did not conflict with or obstruct the implementation of the BAAQMD's 2017 Clean Air Plan. During project implementation, air emissions generated from site grading, equipment, and work vehicles; however, any such grading-related emissions were temporary and localized.

The BAAQMD has established thresholds of significance for construction emissions and operational emissions. As defined in the BAAQMD's 2017 CEQA Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These standard control measures have been included in Mitigation Measure 5 below for any future construction associated with permitting and completing this project:

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).

Source: Project Plans, Bay Area Air Quality Management District.

3.b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			X	

Discussion: As of December 2012, San Mateo County is a non-attainment area for PM-2.5. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attains the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BMQMD submits a "re-designation request" and a "maintenance plan" to EPA and the proposed redesignation is approved by the Environmental Protection Agency. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduces the potential effects to a less than significant impact. Implementation of Mitigation Measure **5** in Section 3.a. would minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

Source: Project Plans, Bay Area Air Quality Management District.

3.c.	Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?			X	
Discussion: Any pollutant emissions generated from the proposed project would primarily be temporary in nature. The project site is in a rural agricultural land with few sensitive receptors (i.e., rural residential homes) located around the site. The implementation of Mitigation Measure 5 above would also help in minimizing any potentially significant exposure to nearby sensitive receptors to a less than significant level. **Source:** Project Plans, Bay Area Air Quality Management District.					
3.d.	Results in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
Discussion: The proposed project did not create any objectionable odors during construction. **Source:** Project Plans, Bay Area Air Quality Management District.					

4.	**BIOLOGICAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?			X	

Discussion: San Gregorio Creek is located approximately 817 feet south of the property and El Corte Madera Creek approximately 550 feet west of the project site. The existing pond on the property was created by the owner, involving minor grading. It does not meet the County Local Coast Program's definition of wetland or riparian corridor as it is man-made and has standing water during normal rainfall years (see policies below, underline added for emphasis).

LCP Policy 7.17 (Definition of Wetland) Define wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Such wetlands can include mudflats (barren of vegetation), marshes, and swamps. Such wetlands can be either fresh or saltwater, along streams (riparian), in tidally influenced areas (near the ocean and usually below extreme high water of spring tides), marginal to lakes, ponds, and man-made impoundments. Wetlands do not include areas which in normal rainfall years are permanently submerged (streams, lakes, ponds and impoundments), nor marine or estuarine areas below extreme low water of spring

tides, nor vernally wet areas where the soil is not hydric. In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat.

No riparian or wetland setbacks are required for manmade impoundments. Hence, no setbacks are required between this agricultural pond and the building. Based on California Natural Diversity Database (CNDDB), there are no special status plant or animal species identified on this project site. No site-specific biological study was performed. Staff have added the following mitigation measures, which are standard protection measures to complete the next stages of this project (removing the second-story containers and moving the emergency generator elsewhere on the site).

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.

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 Community Development Director.

Source: Project Plans, Project Location, County GIS Maps, California Natural Diversity Database, Standard Biological Mitigation Measures.

4.b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?		X		

Discussion: The project involves legalization of a man-made pond that was created without permits. This pond is filled with rainwater collected from the roof top gutters of the container storage building and could attract California red-legged frogs and other protected species, which may be impacted when the water is drawn from the pond. This pond is located approximately 2 feet 6 inches from this building. The following mitigation measure is added to avoid any potential future impacts associated with project operations.

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. The applicant shall maintain exclusion fencing in working order for the life of the project.

Source: Project plan and description, San Mateo County GIS Maps and California Natural Diversity Database, Standard Biological Mitigation Measures.					
4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
Discussion: The existing pond on the property was created by the owner and does not meet the County Local Coast Program's definition of wetland as it is man-made and has standing water during normal rainfall years. **Source:** Project Plans, Project site visit, conducted November 22, 2024.					
4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
Discussion: Project impact is anticipated to be minimal but could impact migratory nesting birds due to removal of the roof of the container building. See discussion in 4. a. to c. above. **Source:** Project Plans, Project Location. County GIS Maps					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Tree Protection Ordinances)?			X	
Discussion: No trees were removed for the construction of this storage building and pond and the project does not conflict with the Tree Protection Ordinance. **Source:** Project plans and proposal.					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
Discussion: The site is not located in an area with an adopted Habitat Conservation Plan or Natural Conservation Community Plan, other approved regional or state habitat conservation plan **Source:** Project Plans, Project Location, County GIS Maps, San Mateo County General Plan, adopted 1986, California Natural Communities Conservation Plan Map, Accessed August 28, 2025.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X

Discussion: The project site is not located within 200 feet of a marine or wildlife reserve.

Source: Project Plans, Project Location, County GIS Maps, National Wildlife Refuge System Locator.

4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X

Discussion: No oak woodlands or other timber woodlands were affected during the construction of the storage building and pond.

Source: Project Plans, Project Location and Project Proposal.

5. CULTURAL RESOURCES. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		

Discussion: A project referral was sent to California Historical Resources Information System 12 (CHRIS), File No: NWIC 24-0802. The CHRIS response noted Study #5481 (Edwards 1983), including parts of the proposed project area in their maps. However, the report is unclear as to whether the researchers surveyed the proposed project area and whether the project area has the possibility of containing unrecorded archaeological sites. CHRIS recommended that a study by a qualified professional archaeologist is recommended prior to commencement of project activities. Therefore, Mitigation Measures 10 has been added to address this recommendation. CHRIS also recommended that the local Native American tribe(s) be contacted regarding traditional, cultural and religious heritage values that might be present on the site. Staff contacted the Native American Heritage Commission (NAHC) to complete a sacred lands request and obtain a list of the local Native American tribe(s). The NAHC provided a response noting that the results were negative. The NAHC also provided a list of eight (8) Native American tribes that may have knowledge of the site. Staff contacted these tribes on August 19, 2025, and received no comments. However, in the event cultural resources are encountered Mitigation Measure 10 has been added for any pending work yet to be completed.

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 archaeologists 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.

Source: Project Location; California Historical Resource Information System (File No.: 24-0802); State of California Native American Heritage Commission.

5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		

Discussion: See discussion under 5.b, above.

Source: Project Location; California Historical Resources Information System (File No. 24-0802); State of California Native American Heritage Commission.

5.c.	Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion: Per the applicant, no identified human remains found within the project area during the construction of the pond and storage building. Staff have included Mitigation Measure 11 below for any remaining work yet to be completed.

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.

Source: Project Location; California Historical Resource Information System (File No.: 24-0802); State of California Native American Heritage Commission.

6.	**ENERGY**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X

Discussion: The project does not involve development which would consume or result in wasteful, inefficient, or unnecessary consumption of energy resources.

Source: Project Proposal, Project Plans

6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X

Discussion: The project does not involve elements which would conflict or obstruct a state or local plan for renewable energy or energy efficiency.

Source: Project Proposal, Project Plans

7. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:		X		
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				

Discussion: The project site is located in San Gregorio, California. While there is a mapped landslide that touches the neighborhood parcel, no mapped geologic hazards appear on the property as per the County Geologist's review. Per the Geotechnical Investigation prepared by Butano Geotechnical Engineering Inc., September 2022, the project has the potential to be affected by intensive seismic shaking and collateral seismic hazards. However, the hazard of intense seismic shaking is present throughout central California. The County of San Mateo has adopted the seismic provisions set forth in the 2022 California Building Code to address seismic shaking. The seismic provisions in the 2022 CBC are minimum load requirements for the seismic design of any structure. The provisions set forth in the 2022 CBC will not prevent structural and nonstructural damage from direct fault ground surface rupture, coseismic ground cracking, liquefaction and lateral spreading, seismic induced differential compaction, seismically induced landsliding, or seismically induced inundation. Given that the building has been constructed already, the Project Geotechnical Engineer will need to provide verification that the geotechnical elements of the building were constructed properly. This includes the construction of foundation elements as well as all completed site grading (such as backfill behind the retaining wall and around the pool). The applicant shall submit a revised Geotechnical Report at the building permit stage. The following mitigation measure has been added to satisfy this requirement before the issuance of a building permit.

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.

Source: San Mateo County Geotechnical Review Letter by Quinn Todzo, dated February 6, 2025, and Geotechnical Investigation Design Phase Report prepared by Butano Geotechnical Engineering, dated September 2022.

ii. Strong seismic ground shaking?		X		

Discussion: See discussion under 7.a.i. above.

Source: San Mateo County Geotechnical Review Letter by Quinn Todzo, dated February 6, 2025, and Geotechnical Investigation Design Phase Report prepared by Butano Geotechnical Engineering, dated September 2022.

iii. Seismic-related ground failure, including liquefaction and differential settling?		X		
Discussion: See discussion under 7.a.i. above. **Source:** San Mateo County Geotechnical Review Letter by Quinn Todzo, dated February 6, 2025, and Geotechnical Investigation Design Phase Report prepared by Butano Geotechnical Engineering, dated September 2022.				
iv. Landslides?		X		
Discussion: See discussion under 7.a.i. above. **Source:** San Mateo County Geotechnical Review Letter by Quinn Todzo, dated February 6, 2025, and Geotechnical Investigation Design Phase Report prepared by Butano Geotechnical Engineering, dated September 2022.				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*			X	
Discussion: The project site is not located on a coastal bluff **Source:** San Mateo County GIS Maps.				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
Discussion: The project involves approximately 85 cu. yd. of grading and no tree removal. The following mitigation measures could ensure that no further loss of topsoil or erosion occurs for completing the next stages of the project, such as removing the second story and placing it on or off-site. **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 (5) 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 (2) 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 ft., 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 ft. 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.

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.

Source: Project Plans, Project Location, County GIS Maps, Geotechnical Investigation Design Phase Report prepared by Butano Geotechnical Engineering, dated September 2022.

7.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?		X		

Discussion: See discussion under 7.a. and b. above.

Source: Project Plans, Project Location, County GIS Maps, Geotechnical Investigation Design Phase Report prepared by Butano Geotechnical Engineering, dated September 2022.

7.d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?		X		

Discussion: Per the Geotechnical Report submitted by Butano Geotechnical Engineering, dated September 2022, the building was built on in-situ sandstone which has a low potential for expansion. The report states that the southern container is supported by drilled piers that are 5 feet deep below the grade beam and embedded into the underlying bedrock of a minimum 18 inches. The northern container includes a below grade basement with the foundation embedded into the sandstone and supported by a mat slab foundation. The basement walls should be fully drained. Per the Project Geotechnical Engineer, the site is suitable for the existing building.

Source: Project Plans, Project Location, County GIS Maps, Geotechnical Investigation Design Phase Report prepared by Butano Geotechnical Engineering, dated September 2022.

7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?		X		

Discussion: There is no septic or other wastewater disposal system proposed. In permitting the container building, the County requires, in addition to other required modifications, that the applicant to remove the existing bathrooms and kitchen located in second story containers and in the shed next to the barn, as well as associated containment and/or treatment facilities, before the final Planning inspection of the building permit. Any future sewage disposal system will need a separate permit from the County's Environmental Health Services Department.

Mitigation Measure 14: At the time of building permit application, the applicant shall demonstrate removal of existing bathrooms and kitchen located in second story containers, and in the shed next to the barn, as well as associated containment and/or treatment facilities. The applicant shall complete the work prior to the Planning Final Inspection of the Building Permit.

Source: Project Plans and Project Proposal

7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: Based on the project parcel's existing surrounding environment and topography, it is not likely that the project parcel would host any paleontological resource or site, or unique geologic feature. The applicant has also confirmed that no paleontological resource was found during the construction of the pond and storage building.

Source: Project Plans and Project Proposal.

8.	**CLIMATE CHANGE**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***

8.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			x	

Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Project-related grading and construction of the proposed residence will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Although the project scope for the project is not likely to generate significant amounts of greenhouse gases, the mitigation measure provided in Section 3.a would ensure that any impacts are less than significant. Construction of the proposed storage building and pond included approximately 85 cu. yd. of grading. There is insufficient evidence to suggest that this activity will exceed the screening threshold for GHG emission established by the Bay Area Air Quality Management District. The District's CEQA Threshold of Significance Guidance states that any stationary source that generates more than 10,000 Metric Tons of GHG emissions per year is considered a significant impact. The average U.S. Household is estimated to generate 7.5 tons of GHG emissions per year. To ensure new development projects are compliant with the County's Energy Efficiency Climate Action Plan (EECAP), the County provides the EECAP Development Checklist. The applicant-completed will be required to incorporate several EECAP measures, including use of "cool" exterior surfaces, providing trash, recycling and composting collection enclosures, compliance of construction equipment with BAAQMD guidance for idling. The project would be required to comply with the California Green Building Standards Code (CALGreen). While the above described measures would reduce GHG emissions associated with project construction and operation, the BAAQMD encourages lead agencies to incorporate Best Management Practices (BMPs) to reduce GHG emissions during construction, 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 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. These Best Management Practices have been included in Mitigation Measure 16 below in order to further reduce project related GHG emissions. Compliance with and/or consideration of EECAP and BAAQMD measures is required in order to reduce project related GHG emissions.

Compliance with and/or consideration of EECAP and BAAQMD measures is required in order to reduce project related GHG emissions.

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 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures should be shown on building plans.

Source: BAAQMD CEQA Thresholds of Significance Guidelines, 2017, CCFPD Fact Sheet.

8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the				X

	purpose of reducing the emissions of greenhouse gases?				
Discussion: As discussed above, the BAAQMD has determined that a project that generates GHG emissions above the 1,100 metric ton threshold would be in violation of the District's Clean Air Plan. The proposed use is allowed on PAD Zoning district through a PAD Permit. Therefore, the project does not conflict with any applicable plan, policy or resolution. **Source:** BAAQMD CEQA Thresholds of Significance Guidelines, 2017, Bay Area Clean Air Plan, Project Plans.					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release signifi-cant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion: The project parcel and surrounding area is not considered as a forest land. Therefore, the project has no impact. **Source:** Project Plans, Project Location and County GIS Maps.					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The project site is not located on a costal bluff. **Source:** Project Plans, Project Location and County GIS Maps.					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: See discussion under 8.d. above. **Source:** Project Plans, Project Location and County GIS Maps.					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is not located in an anticipated 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA). The project parcel is located in FEMA Flood Zone X, which is considered a minimal flood hazard (Panel No.06081C0380E, effective October 16, 2012). FEMA Flood Zone X areas have a 0.2 percent annual chance of flooding, with areas with one percent annual chance of flooding with average depths of less than 1-foot. Therefore, the proposed project poses no impact. **Source:** Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0380E, effective October 16, 2012.					

8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project site is not located in an anticipated 100-year flood hazard area as mapped by FEMA. Therefore, the proposed project poses no impact. **Source:** Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0380E, effective October 16, 2012.					

9.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: The proposed project does not involve the routine use, transport, or disposal of hazardous materials. The project involves deep freezer for storing packaged meats and workshop. The employees of the applicant would come a couple of times during the week to pick up the packaged meats and ship them to the other sites in the County. **Source:** Project Proposal.					
9.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: No hazardous materials would be emitted from this building, hence there would be no impact. **Source:** Project Plans and Project Proposal.					
9.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: The project site is not located within one-quarter mile of an existing or proposed school. The emission or handling of hazardous materials, substances, or waste is not proposed with this project.					

Source: Project Plans and Project Proposal.					
9.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and therefore would not result in the creation of a significant hazard to the public or the environment. **Source:** Project Location.					
9.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
Discussion: The project site is not within 2 miles of a public airport or land use airport. **Source:** Project Location.					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project site is accessible through Madera Lane and La Honda Road. There is no evidence that the project would interfere with any emergency response plan. Therefore, the project has no impact. **Source:** Project Plans, Project Location, and County GIS Maps.					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		X		
Discussion: The project site is located within a Very High Fire Risk State Responsibility Area. The project will be required to meet the fire safety standards and show compliance with the California Building Code. The project site contains two plastic water tanks, 5,000 gallons and 10,000 gallons. Per Coastside Fire Protection District, the applicant will need to dedicate the existing 5,000-gallon water tank and dedicate a fire hydrant for fire safety. As the project plans lack information about any existing fire hydrant, the following mitigation measures were added to show compliance with the fire safety standards. **Mitigation Measure 16:** The plans submitted for the building permit shall show any existing fire hydrants in and around the site.					

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.

Source: San Mateo County Fire Department's Review Letter, dated June 9, 2023, Project Plans, County GIS Maps.

9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

Discussion: The project site is not located within such an area.

Source: County GIS Maps.

9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X

Discussion: See discussion in 8.f. and 9. h. above.

Source: Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0380E, effective October 16, 2012.

9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

Discussion: As discussed in Section 8.f, 9.h. and i. above, the project site and immediately adjacent parcels are located in Flood Zone X, an area of minimal flood hazard. There is no leeve or dam in the near vicinity of the site, hence, the proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

Source: Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.

9.k.	Inundation by seiche, tsunami, or mudflow?				X

Discussion: The project site is not located within a San Mateo County General Plan mapped tsunami and seiche inundation area.

Source: Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X

Discussion: The project site is located with the San Gregorio Watershed and is not located next to a creek. San Gregorio Creek is located approximately 520 feet northwest of the project site. The site contains a man-made pond that was created by the owner by grading less than 150 cu. yd. every year (threshold for not requiring a Grading Permit). Rainwater is harvested from roof top gutters and collected in the pond and into a 5,000-gallon plastic storage tank. The site also contains a well to be legalized as an Agricultural well and a pump house. As the well is non-conforming, and it can be continued to be used for agricultural purposes after acquiring the necessary permits from the San Mateo County Environmental Health Services. Staff reached out to the San Gregorio Water (Stetson Engineers) on January 14, 2025, to inquire about any potential water permits to harvest rainwater. Per the response received from Stetson Engineers, dated January 16, 2025, the owner of 350 Madera Lane does not need a water right for the rainwater capture system, and water rights are only required if water is diverted from a stream or a channel. Furthermore, if a well is pumping percolating groundwater, a water right is not required. Therefore, the project would have no impact on any existing watershed or water system of this region. See Appendix E for more details. The following mitigation measure is added to avoid any future deterioration of the pond and for legalizing the existing well.

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.

Source: Email communication with Julian Fulwiler from Stetson Engineers, San Gregorio Water Master, dated January 16, 2025, Plan check review comments of the Environmental Health, January 14, 2025.

10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X

Discussion: See discussion in 10. a. above.

Source: Email communication with Julian Fulwiler from Stetson Engineers, San Gregorio Water Master, dated January 16, 2025.				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;			X	
Discussion: The project would be required to show compliance with the County's Drainage Manual at the building permit stage. The mitigation measures listed under Mitigation Measures 12 to 13 would reduce the impact to a less than significant impact. **Source: Project** plans, Project Location.				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
Discussion: see discussion in 10.b. ii. above. **Source:** Project Plans, Project Location.				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
Discussion: Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Permit is mandatory and would prevent the creation of Significant additional sources of polluted runoff. **Source:** Project Plans, Project Location.				
iv. Impede or redirect flood flows?			X	
Discussion: See discussion in 10. a. above **Source:** Project Plans, Project Location.				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
Discussion: The project site is not located in tsunami or seiche zones. See discussion in 10. a. b. c. above.				

Source: Project Plans, Project Location.				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
Discussion: The Sustainable Groundwater Management Act (SGMA) of 2015 requires local regions to create groundwater sustainability agencies (GSA's) and to adopt groundwater management plans for identified medium and high priority groundwater basins. San Mateo County has nine identified water basins. These basins have been identified as low priority, and are not subject to the SGMA, and there is no current groundwater management agency or plan that oversees these basins. Also, see discussion in Section 10.b. **Source:** Project Plans, San Mateo County Office of Sustainability, Groundwater Website https://www.smcsustainability.org/energy-water/groundwater/.				
10.f. Significantly degrade surface or ground water quality?			X	
Discussion: See discussions under 10.a. to e. above. **Source:** Project Plans, Project Location.				
10.g. Result in increased impervious surfaces and associated increased runoff?				
Discussion: The proposed project would increase impervious surfaces. Pursuant to the discussion in Section 10.a, the post-development runoff would be greater than the pre-development runoff. With implementation of Mitigation Measures 12 to 13, the proposed project impact would be less-than-significant. **Source:** Project Plans, Project Location.				

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Physically divide an established community?				X
Discussion: The project does not involve dividing an established community. It involves legalizing an agricultural pond and a container storage building. **Source:** Project Location, Project Plans.				

11.b.	Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: The proposed project does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project use is consistent with the applicable Zoning Regulations and General Plan Policies. **Source:** Project Plans; Project Location; San Mateo County Zoning Regulations; San Mateo County General Plan.					
11.c.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?		X		
Discussion: The site is already developed with a barn and a water tank. With the construction of this storage building the site would still be used for agricultural purposes. No newly expanded public utilities are required for this project. The site currently has an illegally constructed bathroom in the shed next to the barn, which it is proposed to be removed with this application. The site has no portable water or sanitation facilities; hence no person is allowed to stay overnight. Any future water or septic system would require obtaining permits from San Mateo County Environmental Health Services. Any potential impacts created would be mitigated by Mitigation Measure 18 above. **Source:** Project Plans, Project Proposal.					

12.	**MINERAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a.	Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: The project site is not located in an area known for mineral resources nor does the project involve mineral extraction. **Source:** Project Location; San Mateo County General Plan; San Mateo County GIS Resource Map.					
12.b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local				X

	general plan, specific plan or other land use plan?				
Discussion: See discussion under 12.a., above. **Source:** Project Location; San Mateo County General Plan; San Mateo County GIS Resource Map.					

13.	**NOISE**. Would the project result in:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a.	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
Discussion: There is a mechanical equipment associated with the freezer unit located on the north side of this building. San Mateo County Environmental Health Services has conducted two site visits to confirm the noise level of this mechanical equipment and verified the noise levels between 42 dBA to 47 dBA (Noise Ordinance requirement is 55 dBA daytime, and 50 dBA nighttime). There is another emergency generator that is located in the front setback. The following mitigation measures can help reduce any potential noise impacts to a less than significant impact. **Mitigation Measure 19:** Install a screening wall in front of the freezer unit to mitigate any potential noise impacts and keep the noise under 55 dBA (daytime) to 50 dBA (nighttime) at all times. **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). **Source:** Project Plans, Site visit, San Mateo County Municipal Ordinance				
13.b.	Generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: The storage building is already constructed. Minor ground vibration or ground-borne noise created from the site would be typical to construction of any new building . **Source:** Project Plans.					
13.c.	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people				X

	residing or working in the project area to excessive noise levels?				
Discussion: The project parcel is not located within the vicinity of a private airstrip or an airport land use plan. **Source:** Project Location.					

14.	**POPULATION AND HOUSING**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a.	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: No roads or infrastructure extension is required for this project. Hence, there will be no impact. **Source:** Project Plans, Project Location.					
14.b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project involves legalizing an already constructed cargo container building and an agricultural pond that were constructed without permits. The site does not contain potable water or sanitation facilities. Hence, no housing can be developed at this site until it provides the required services. The site consists of an illegally constructed second-story living unit and a full bathroom located in the shed next to the barn that will be required to be removed as per Mitigation Measure 14 above. No replacement housing would be necessitated as these units were not permitted. **Source:** Project Plans, Project Location, Site inspection.					

15.	**PUBLIC SERVICES**. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***

15.a.	Fire protection?		X		
15.b.	Police protection?				X
15.c.	Schools?				X
15.d.	Parks?				X
15.e.	Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: See discussion under 9.g. above.

Source: San Mateo County Fire Department's Review Letter, dated June 9, 2023, Project Plans, County GIS Maps.

16. RECREATION. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a.	Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

Discussion: The proposed project includes legalizing an already built cargo container storage building, containing no dwelling units, which would not increase the use of existing neighborhood or regional parks or other recreational facilities.

Source: Project Plans, Project Proposal.

16.b.	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: See discussion under 16.a. above. The project does not include recreational facilities or require the construction or expansion of recreational facilities.

Source: Project Plans, Project Proposal.

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X
Discussion: The project would not conflict with any program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities and parking **Source:** Project Plan, Project Proposal.				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*? *Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*				X
Discussion: The project involves legalizing an already built container storage building, water tank and a pond. The site is accessible via La Honda Road and Madera Lane, which are public roads. The project does not involve altering any roadway and the development is limited to the project site. *Project operation-related traffic impacts* The owner and his workers make periodic trips to the site, mainly to access the freezer unit to drop off or pick up products. There is no retail use proposed or allowed. These trips would result in minimal to no impacts to area traffic. *Construction-related traffic impacts* The total grading required to complete this work was around 98 cu. yd. Most of the work is already completed with the exception of removing the second-story containers and moving it on-or-off-site. Any potential work required to be completed for this project like removing the second story, installing the screening walls in front of the generator, and installing roof could be completed in a couple of weeks to days. The proposed project (removing the second story, installing the screening walls in front of the generator, and installing roof) is not of a scope/scale that would exceed a threshold of significance and/or result in significant impacts. **Source:** Project Plans, Project Location.				
17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X

Discussion: The project site is currently developed, and the project does not involve an increase in density, the introduction of new uses, or changes to the existing access roads which would result in increased hazards. **Source:** Project Plans, Project Location.				
17.d. Result in inadequate emergency access?				X
Discussion: The project does not include any changes to the existing driveway that serves the site. The site is easily accessible from La Honda Road and Madera Lane. Hence, there would be no impact on the emergency access to the site. **Source:** Project Plans.				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				
Discussion: The project site is not listed or is eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) **Source:** Project Location.				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significantly pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1.				X

	(In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)				

Discussion: Staff sent out certified mails to eight tribes provided by Native American Heritage Commission (NAHC) and heard back from Tamien Nation who asked for a formal consultation under AB52. However, no comments were provided by Tamien Nation and the meeting was canceled on the scheduled date.

Source: Project Plans.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	

Discussion: The project site does not have access to potable drinking water or sanitation facilities. The bathrooms that were illegally constructed would be removed through Mitigation Measure 14 above. The portion of the container storage building that would remain at the site would only contain a workshop/maintenance shop, deep freezer unit and hay storage. There is an existing non-conforming well on site that would be only allowed to be used for agricultural purposes. Any future development proposals would be subject to meeting Environmental Health's health and safety standards.

Source: Project Plans, Project Proposal.

19.b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	

Discussion: See discussion under 19.a. above.

Source: Project Plans, Project Proposal.

19.c. Result in a determination by the waste-water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
Discussion: See discussion under 19.a. above. **Source:** Project Plans, Project Proposal.				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
Discussion: See discussion under 19.a. above. **Source:** Project Plans, Project Proposal.				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?			X	
Discussion: See discussion under 19.a. above. **Source:** Project Plans, Project Proposal.				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?		X		
Discussion: The project is located with a state responsibility area identified as high fire severity zone. Mitigation Measures 16 and 17 listed above under 9.g. above would help reduce any significant wildfire hazard to less than significant impact. The project would not impair any adopted emergency response plan or evaluation plan. **Source:** Project Location, Project Plans, County GIS Maps.				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to,			X	

	pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
Discussion: As discussed above, the site is already developed with a barn and is surrounded by low density residential and agricultural uses. The proposed project will be required to incorporate fire resistant materials, installation of fire sprinkler system, and the creation of defensible space around the developed areas as part of project construction. In the event there was a wildfire in the area the occupants would be likely be exposed to pollutant concentrations and/or uncontrolled spread as would the other surrounding development. However, the incorporation of the fire reduction methods described would aid in minimizing impacts. **Source:** Project Location, Project Plans.					
20.c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
Discussion: The project includes legalization of a 5,000-gallon fire suppression water storage tank. There is another 10,000-gallon water tank available at the site. See discussions under 9.g. above. **Source:** Project Location, Project Plans.					
20.d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	
Discussion: While downslope landslides associated with post-fire instability are a possibility, the proposed project does not exacerbate this situation. As noted previously the majority of the adjacent parcels are developed and the proposed addition of storage building on the subject parcel will not increase or create additional risks associated with landslides. **Source:** Project Location, Project Plans.					

21.	**MANDATORY FINDINGS OF SIGNIFICANCE**.				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
21.a.	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community,		X		

substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
Discussion: The project could have impacts on visual, cultural, geology and soils, noise, and other temporary impacts associated with a project construction. However, compliance with standard requirements of the California building and fire codes and mitigation measures included in this document will reduce those impacts to less than significant. **Source:** Subject Document.				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
Discussion: The project site is a developed parcel and introduction of this new container storage building would still keep the use to rural agricultural. Therefore, the project would not likely result in a cumulatively considerable impact when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. **Source:** Subject Document.				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
Discussion: See discussion of 21.a. and 21.b. **Source:** Subject Document.				

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		x	
Caltrans		x	
City		x	

AGENCY	YES	NO	TYPE OF APPROVAL
California Coastal Commission (CCC)		x	No separate permit needed; CCC approval only needed if project is appealed.
California Department of Food and Agriculture		x	
County Airport Land Use Commission (ALUC)		x	
Other: _____			
National Marine Fisheries Service		x	
Regional Water Quality Control Board		x	
San Francisco Bay Conservation and Development Commission (BCDC)		x	
Sewer/Water District:		x	
State Department of Fish and Wildlife		x	
State Department of Public Health		x	
State Water Resources Control Board		x	
U.S. Army Corps of Engineers (CE)		x	
U.S. Environmental Protection Agency (EPA)		x	
U.S. Fish and Wildlife Service		x	

MITIGATION MEASURES		
	Yes	No
Mitigation measures have been proposed in the project application.	X	
Other mitigation measures are needed.		X

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

Mitigation Measures 1: The applicant shall remove the second story of the containers which shall be moved to a different site/location.

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.

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.

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.

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).

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.

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 Community Development Director.

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.

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.

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.

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.

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 (5) 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 (2) 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 ft., 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 ft. 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.

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.

Mitigation Measure 14: At the time of building permit application, the applicant shall demonstrate removal of existing bathrooms and kitchen located in second story containers, and in the shed next to the barn, as well as associated containment and/or treatment facilities. The applicant shall complete the work prior to the Planning Final Inspection of the Building Permit.

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 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures should be shown on building plans.

Mitigation Measure 16: The plans submitted for the building permit shall show any existing fire hydrants in and around the site.

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.

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.

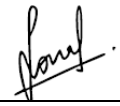
Mitigation Measure 19: Install a screening wall in front of the freezer unit to mitigate any potential noise impacts and keep the noise under 55 dBA (daytime) to 50 dBA (nighttime) at all times.

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).

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.
X	I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



(Signature)

10/15/25 — Project Planner

Date — (Title)

ATTACHMENTS:

A. Vicinity Map
B. Project Plans
C. Memorandum regarding Agricultural Production, Processing, and Storage on Multiple Parcels from Resource Conservation District (RCD) dated March 6, 2024.
D. Affidavit of No Archeological Resources Found by the applicant, dated September 27, 2024
E. Response Letter from San Gregorio Water Master (Stetson Engineers).
F. Photos of project taken from La Honda Road, site visit conducted on November 22, 2024

San Mateo County

PLN2023-00112, 350 Madera Lane

0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 9,028

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

SITE DATA:

APN: 081-320-030
LOT SIZE: 25,253 SF (0.580 AC)
ZONING: PAD/CD
OCCUPANCY GROUP:
TYPE OF CONSTRUCTION: TYPE I

PRE:
PLN:
BLD:

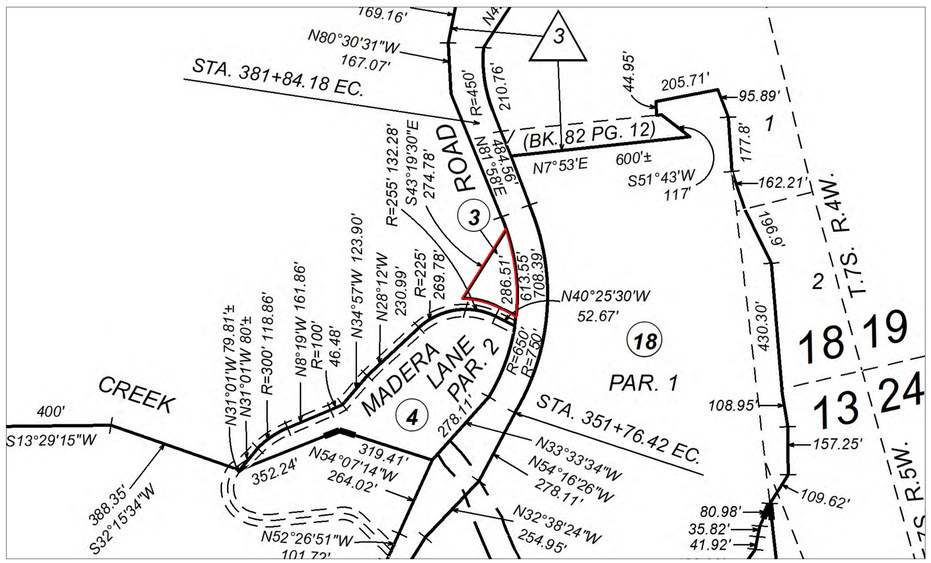
APPLICABLE CODES:

SAN MATEO COUNTY ZONING & BUILDING ORDINANCES

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

Sheet List - CD

Sheet Number	Sheet Name	Rev
A100	Cover Sheet	
A101	BMP	
CE1	Survey	
A102	Site Plan	
C1	Drainage Plan	
A103	Floor & Roof Plan	
A104	Elevations	
A105	Electrical Plan	



REVISIONS

PREMIER DRAFTING
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Owner Information
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erik@markegardfamily.com

350 Madera Ln
San Gregorio

Cover Sheet

Drawn by	JM
Designed By:	Colton Palmer
Date	9/30/24
Sheet:	A100
Scale	

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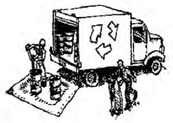
SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☒ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☒ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☒ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☒ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☒ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.).
- ☒ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☒ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☒ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ☒ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☒ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☒ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☒ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- ☒ Schedule grading and excavation work during dry weather.
- ☒ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☒ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ☒ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ☒ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☒ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☒ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ☒ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

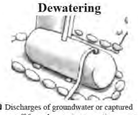
- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ☒ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal

Painting Cleanup and Removal

- ☒ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☒ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Requirements for Architectural Copper

Protect water quality during installation, cleaning, treating, and washing!

Copper from Buildings May Harm Aquatic Life

Copper can harm aquatic life in San Francisco Bay. Water that comes into contact with architectural copper may contribute to impacts, especially during installation, cleaning, treating, or washing. Patination solutions that are used to obtain the desired shade of green or brown typically contain acids. After treatment, when the copper is rinsed to remove these acids, the rinse water is a source of pollutants. Municipalities prohibit discharges to the storm drain of water used in the installation, cleaning, treating and washing of architectural copper.

Building with copper flashing, gutter and drainpipe.

Use Best Management Practices (BMPs)

The following Best Management Practices (BMPs) must be implemented to prevent prohibited discharges to storm drains.

During Installation

- If possible, purchase copper materials that have been pre-patinated at the factory.
- If patination is done on-site, implement one or more of the following BMPs:
  - Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  - Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  - Collect the rinse water in a tank and haul off-site for proper disposal.
- Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

Storm drain inlet is blocked to prevent prohibited discharge. The water must be pumped and disposed of properly.

During Maintenance

Implement the following BMPs during routine maintenance activities, such as power washing the roof, re-patination or re-application of impervious coating:

- Block storm drain inlets as needed to prevent runoff from entering storm drains.
- Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Protect the Bay/Ocean and yourself!

If you are responsible for a discharge to the storm drain of non-stormwater generated by installing, cleaning, treating or washing copper architectural features, you are in violation of the municipal stormwater ordinance and may be subject to a fine.

Photo credit: Don Edwards National Wildlife Sanctuary

Contact Information

The San Mateo Countywide Water Pollution Prevention Program lists municipal stormwater contacts at www.flowstobay.org (click on "Business", then "New Development", then "local permitting agency").

FINAL February 29, 2012

REVISIONS

PREMIER DRAFTING
116 N Cabrillo Hwy Half Moon Bay - (650)-454-6393

Owner Information
Erik Markegard
(650)245-4557
erik@markegardfamily.com

350 Madera Ln
San Gregorio

BMP

Drawn by CJP

Designed By: Colton Palmer

Date 9/30/24

Sheet: A101

Scale

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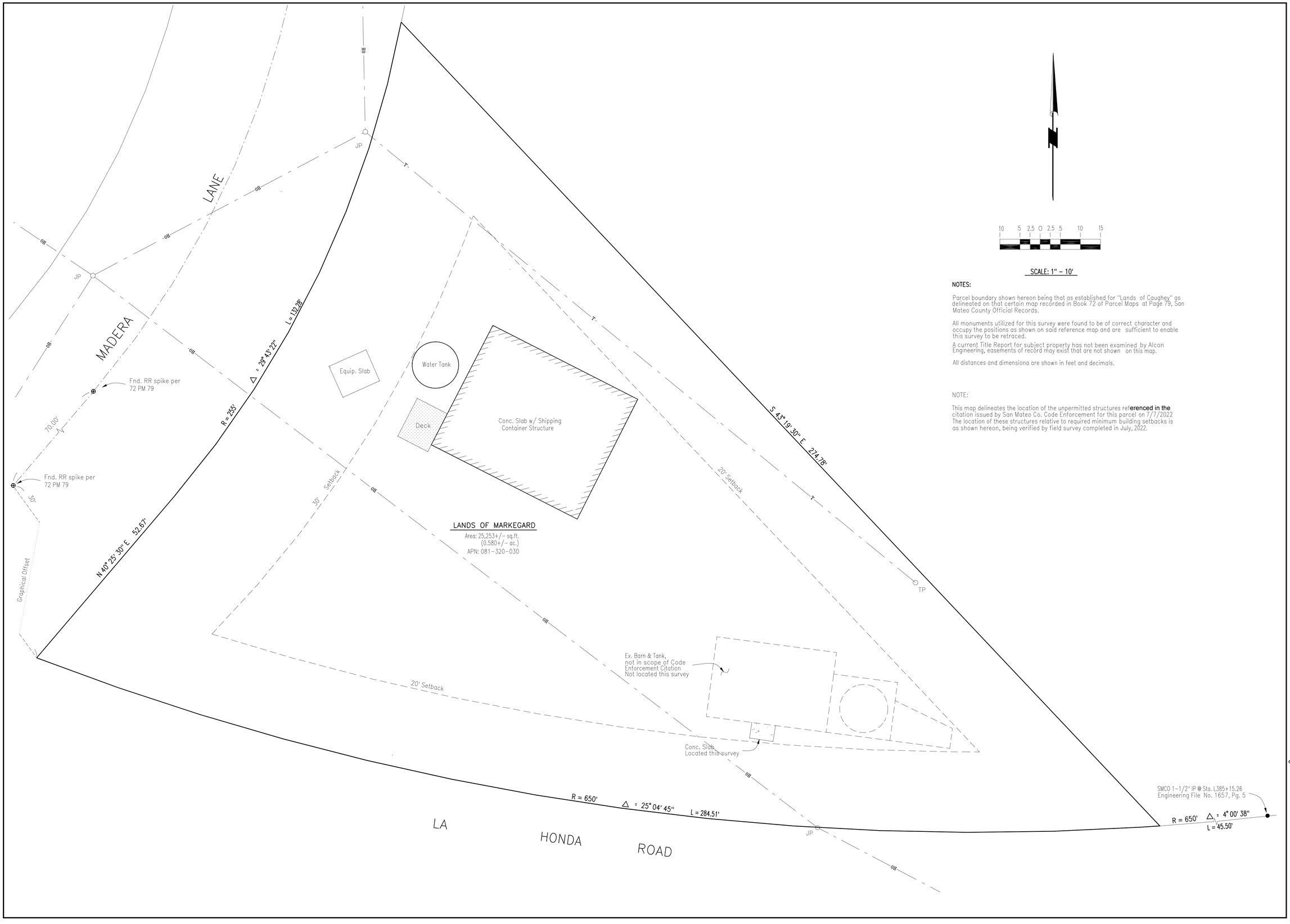


10 5 2.5 0 2.5 5 10 15

SCALE: 1" = 10'

NOTES:

Parcel boundary shown hereon being that as established for "Lands of Caughey" as delineated on that certain map recorded in Book 72 of Parcel Maps at Page 79, San Mateo County Official Records.

All monuments utilized for this survey were found to be of correct character and occupy the positions as shown on said reference map and are sufficient to enable this survey to be retraced.

A current Title Report for subject property has not been examined by Alcon Engineering, easements of record may exist that are not shown on this map.

All distances and dimensions are shown in feet and decimals.

NOTE:

This map delineates the location of the unpermitted structures referenced in the citation issued by San Mateo Co. Code Enforcement for this parcel on 7/7/2022 The location of these structures relative to required minimum building setbacks is as shown hereon, being verified by field survey completed in July, 2022.

REVISIONS	
1	
2	
3	
4	
5	
6	

Alcon Engineering
2285 La Loma Dr. Los Altos 94022
(650) 308-3328

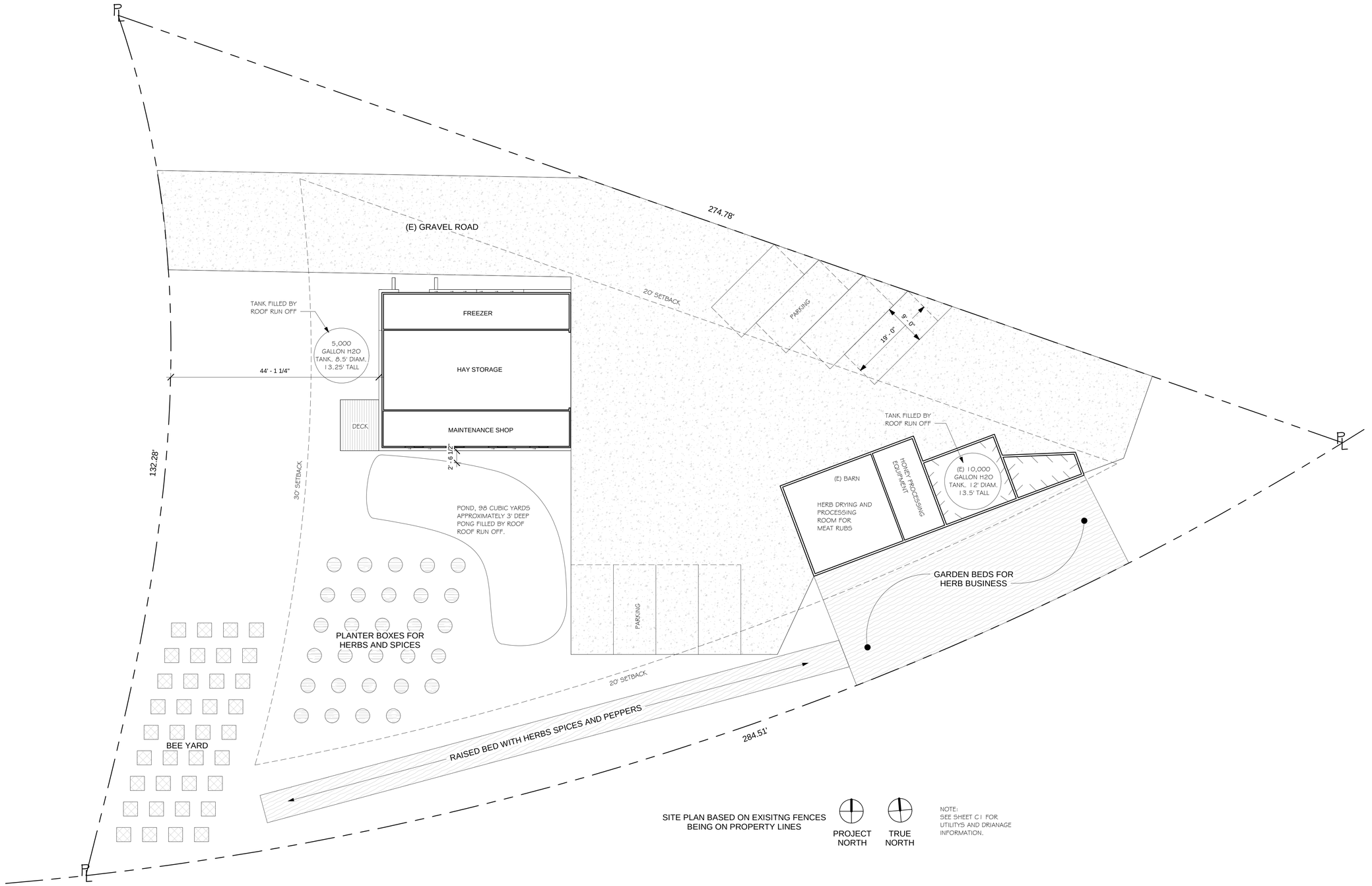
LAND OF MARKEGARD
350 MADERA LANE
SAN GREGORIO, CALIFORNIA
APN: 081-320-030

STRUCTURE LOCATION SURVEY
CODE ENFORCEMENT CITATION

LICENSED LAND SURVEYOR
STEVE DEVICH
L.S. 9298
EXP 9/30/22
STATE OF CALIFORNIA

DATE	8/12/22
SCALE	AS NOTED
JOB #	2999.122
FILE	
DRAWN BY :	SD

SHEET CE1
OF 1 SHEETS



SITE PLAN BASED ON EXISITNG FENCES BEING ON PROPERTY LINES

PROJECT NORTH

TRUE NORTH

NOTE:
SEE SHEET C1 FOR UTILITYS AND DRIANAGE INFORMATION.

1 Site
1" = 10'-0"

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350 Madera Ln
San Gregorio

Site Plan

Drawn by	JM
Designed By:	Colton Palmer
Date	9/30/24
Sheet:	A102
Scale	1" = 10'-0"

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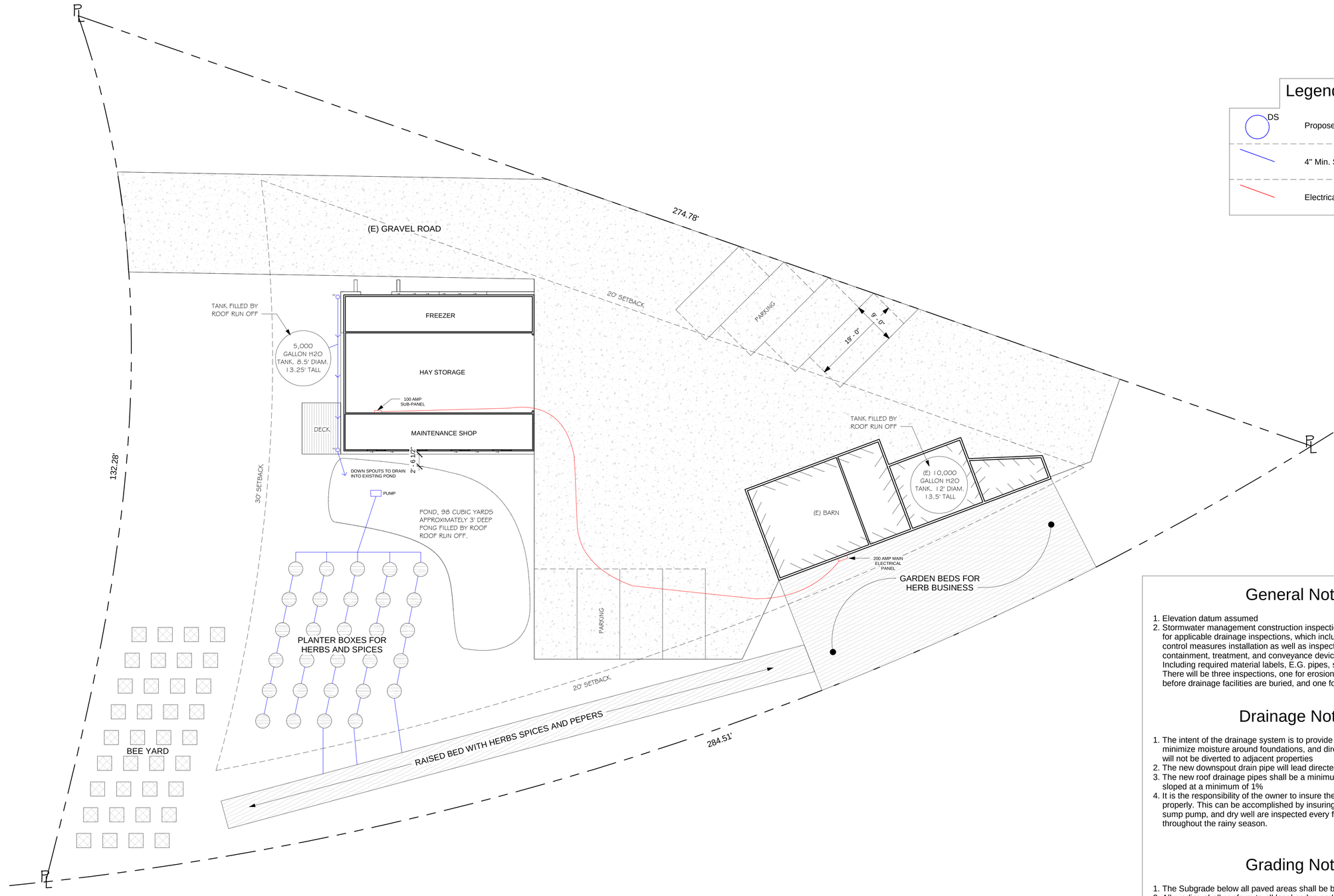

3 Drainage
1" = 10'-0"

Legend

- DS — Proposed Downspouts
- 4" Min. Solid Drain Pipe
- Electrical

General Notes:

1. Elevation datum assumed
2. Stormwater management construction inspections shall be scheduled for applicable drainage inspections, which include site clearance and erosion control measures installation as well as inspection of major drainage containment, treatment, and conveyance devices before being buried. Including required material labels, E.G. pipes, sub-grade materials, ETC. There will be three inspections, one for erosion control installation, one before drainage facilities are buried, and one for final walk around

Drainage Notes:

1. The intent of the drainage system is to provide a safe location for roof runoff, minimize moisture around foundations, and direct slopes so that Stormwater will not be diverted to adjacent properties
2. The new downspout drain pipe will lead directed to the existing pond.
3. The new roof drainage pipes shall be a minimum of 4" in diameter, solid pipes sloped at a minimum of 1%
4. It is the responsibility of the owner to insure the drainage system is working properly. This can be accomplished by insuring all gutters , down spout lines, sump pump, and dry well are inspected every fall and periodically throughout the rainy season.

Grading Notes:

1. The Subgrade below all paved areas shall be baserock compacted to 95%
2. All grading shall conform to all local codes and ordinances
3. All trenches under proposed paved or concrete areas shall be backfilled to Subgrade elevation with compacted approved granular materials. Trenches in proposed landscape areas shall be within one foot of finished grade, then filled with hand tamped soils.

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San Gregorio

Drainage Plan

Drawn by	JM
Designed By:	Colton Palmer
Date	9/30/24
Sheet:	C1
Scale	As indicated

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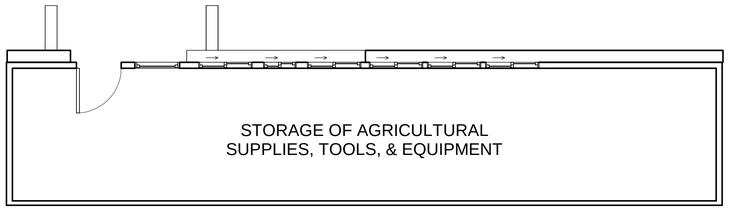
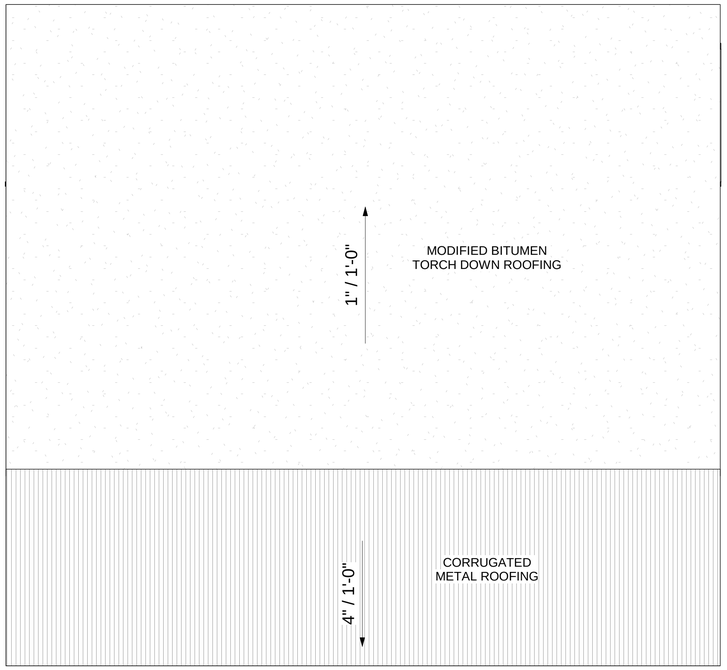
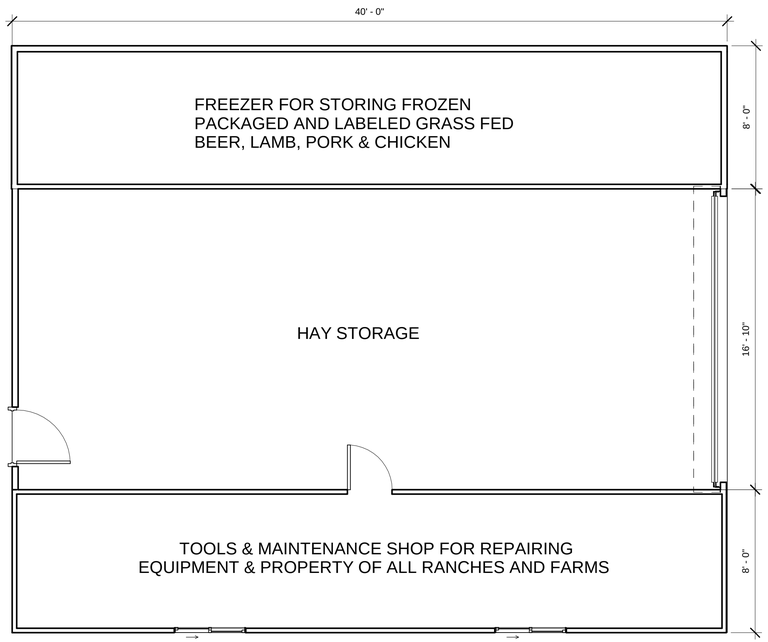


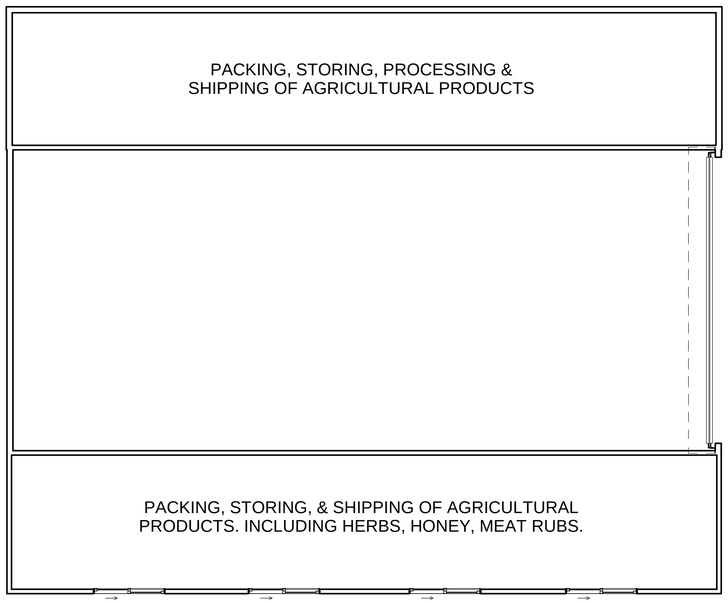
3 Basement
1/4" = 1'-0"



4 Roof
1/4" = 1'-0"



1 Level 1
1/4" = 1'-0"



2 Level 2
1/4" = 1'-0"

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San Gregorio

Floor & Roof Plan

Drawn by	JM
Designed By:	Colton Palmer
Date	9/30/24
Sheet:	A103
Scale	1/4" = 1'-0"

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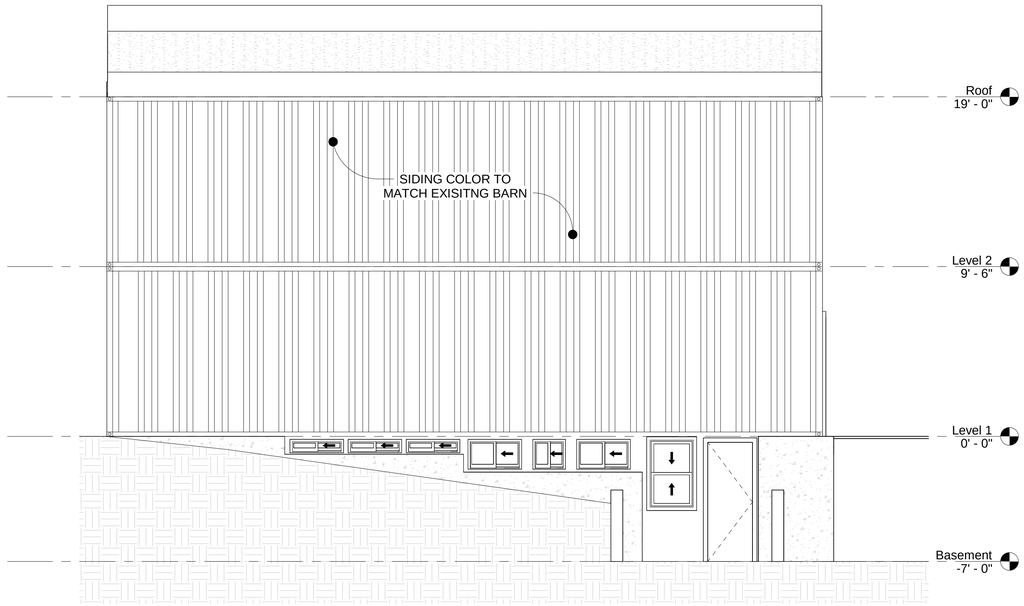
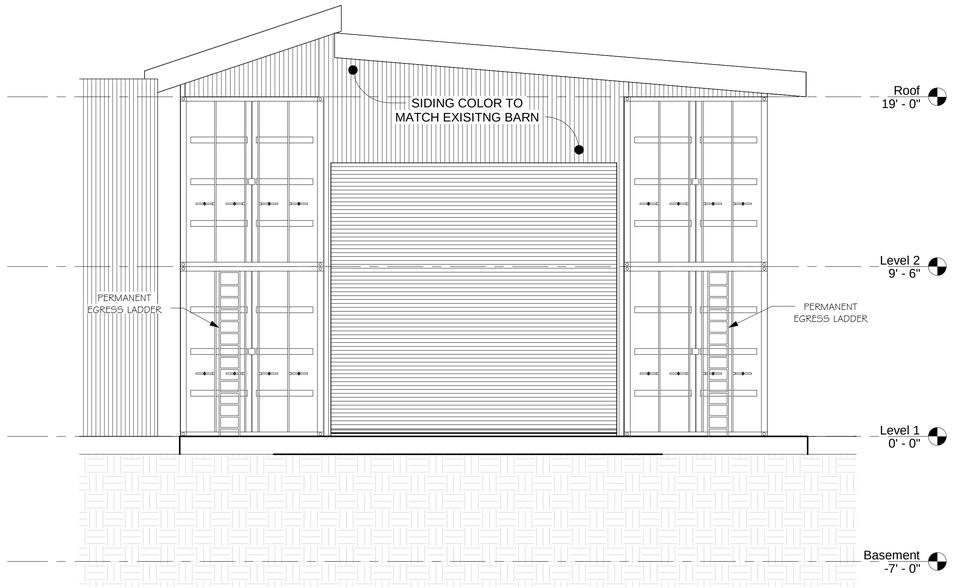
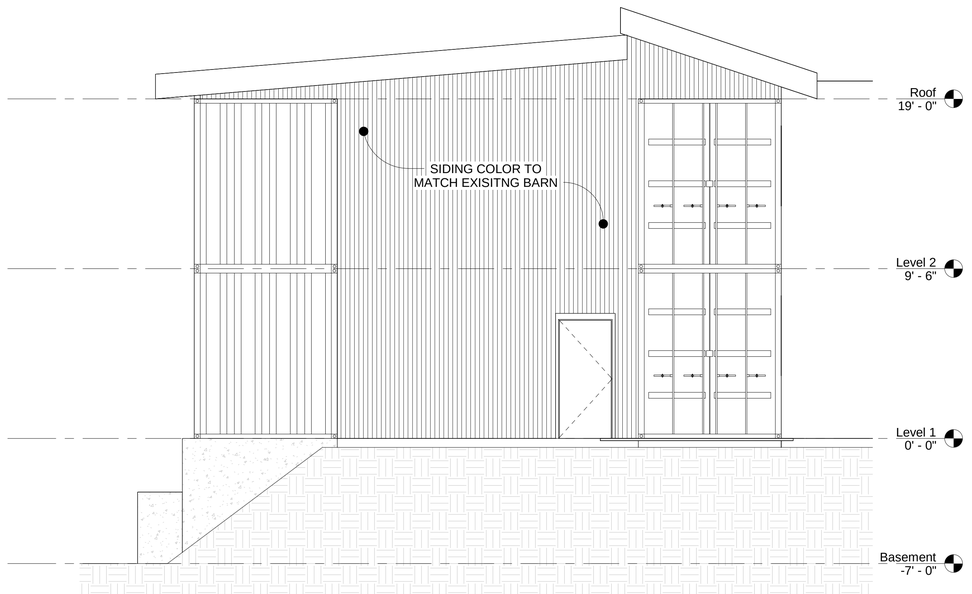


1 North
1/4" = 1'-0"



3 East
1/4" = 1'-0"

2 South
1/4" = 1'-0"



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

REVISIONS

PREMIER DRAFTING
116 N Cabrillo Hwy Half Moon Bay - (650)-454-6393

Owner Information

Erik Markegard
(650)245-4557
erik@markegardfamily.com

350 Madera Ln
San Gregorio

Elevations

Drawn by	JM
Designed By:	Colton Palmer
Date	9/30/24
Sheet:	A104
Scale	1/4" = 1'-0"

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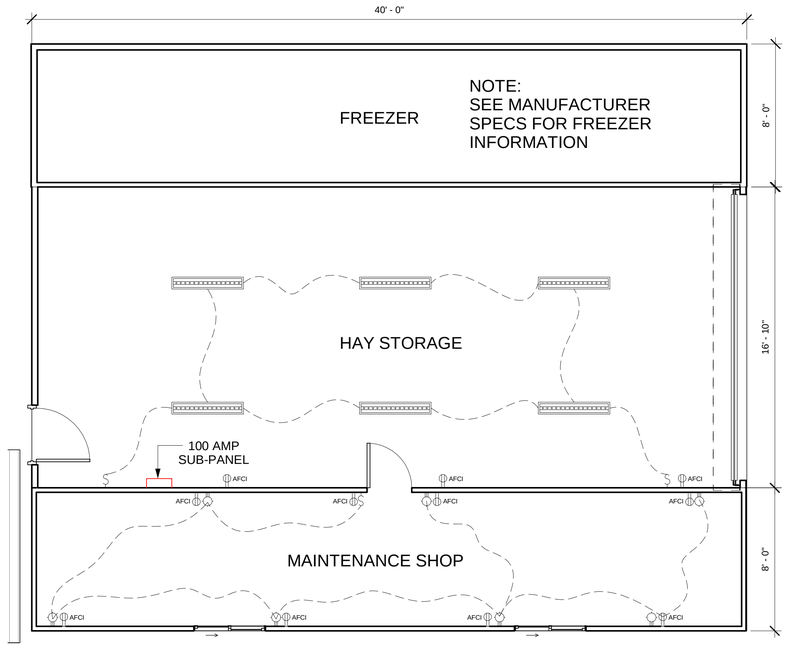

1 Level 1 Electrical Plan
1/4" = 1'-0"

AFCI — OUTLET - STOVE (BASED ON MFR SPEC)

AFCI — OUTLET - AFCI

GFCI — OUTLET - GFCI

WP-GFCI — OUTLET - WATER/WEATHER PROOF GFCI

D — OUTLET - DRYER

SD — SWITCH - DIMMER

3 — SWITCH - DIMMER THREE-WAY

S — SWITCH - SINGLE

O — SWITCH - OCCUPANCY

WALL MOUNTED LIGHT

4 FOOT SHOP LIGHT

ELECTRICAL NOTES:

1. ALL LIGHTING SHALL BE HIGH-EFFICACY (CEC 150(k)1)

2. ALL OUTDOOR LIGHTING SHALL BE HIGH-EFFICACY AND CONTROLLED BY MOTION SENSOR & PHOTOCONTROL OR OTHER APPROVED METHODS (CEC 150(k)3)

3. IN BATHROOMS, AT LEAST ONE LIGHT SHALL BE CONTROLLED BY A VACANCY SENSOR (CEC 150.0(k)2J)

4. 125-VOLT, 15 & 20 AMP RECEPTICAL OUTLETS SHALL BE LISTED TAMPER-RESISTANT (CEC 406.11)

5. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTOR (AFCI) PROTECTED (CEC 210.12(A))

6. A DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS (CEC 210.11(C)(3))

7. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS SHALL BE PROVIDED. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED (CEC 210.52(B)(2))

8. PROVIDE 220-VOLT, 30 AMP DEDICATED CIRCUIT FOR DRYER (CEC 220.54)

9. ALL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING,AND CONTROLLED BY A HUMIDISTAT CAPABLE OF BEING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. CGBC 4.506

10. KITCHEN EXHAUST SHALL BE A MINIMUM OF 100 CFM

11. KITCHEN HOOD EXHAUST FAN SHALL BE DUCTED OUTSIDE IN ACCORDANCE WITH ASHRAE STANDARD 62.2 TABLE 7.1

12. UFER GROUND OR OTHER APPROVED GROUND PER CEC 250

13. LISTED RACEWAY PROVIDED TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. RACEWAY SHALL BE MINIMUM TRADE SIZE 1 AND SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE PROPOSED EV CHARGER. CGBSC 4.106.4.1

REVISIONS

PREMIER DRAFTING
116 N Cabrillo Hwy Half Moon Bay - (650)-454-6393

Owner Information
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erik@markegardfamily.com

350 Madera Ln
San Gregorio

Electrical Plan

Drawn by	JM
Designed By:	Colton Palmer
Date	9/30/24
Sheet:	A105
Scale	1/4" = 1'-0"

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TECHNICAL SPECIFICATIONS:

GENERAL NOTES
1. ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN ON THE PLANS FOR SIMILAR CONSTRUCTION.
2. ALL DIMENSIONS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE ARCHITECTS PLANS AND NOTIFY THE ENGINEER IN THE EVENT OF A CONFLICT, PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED TO THE ENGINEER IN THE FORM OF A DETAILED SKETCH FOR REVIEW BEFORE AN APPROVAL WILL BE GIVEN, AND BEFORE PROCEEDING WITH THE WORK.
4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE CALIFORNIA BUILDING CODE, 2019 EDITION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE ENGINEER IN THE EVENT OF A CONFLICT.
6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SAN MATEO BUILDING DEPARTMENT PRIOR TO THE START OF WORK.
7. THE CONTRACTOR SHALL NOTIFY THE COUNTY BUILDING INSPECTOR AT LEAST 48 HOURS PRIOR TO POURING ANY CONCRETE.

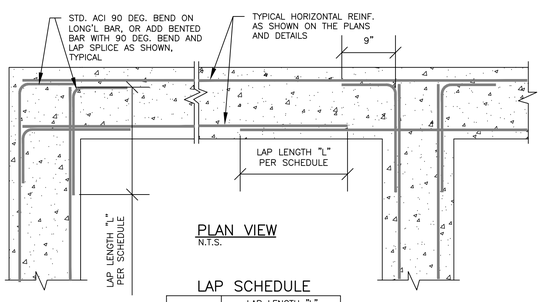
CONCRETE
1. ALL CONCRETE WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE ACI BUILDING CODE AND THE LATEST EDITION OF THE MANUALS OF CONCRETE PRACTICE.
2. THE CONCRETE FOR THE BUILDING FOUNDATIONS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI. THE USE OF ANY ADMIXTURE SHALL BE APPROVED BY THE ENGINEER.
3. THE MAXIMUM AGGREGATE SIZE SHALL BE 3/4" INCH FOR PUMP DELIVERED CONCRETE.
4. REINFORCEMENT, ANCHOR BOLTS, SLEEVES, AND OTHER SUCH ITEMS TO BE CAST MONOLITHICALLY IN CONCRETE SHALL BE SECURELY FASTENED AND IN PLACE PRIOR TO CALLING FOR INSPECTION.
5. RECYCLED FLY ASH MAY BE SUBSTITUTED FOR THE REQUIRED CEMENT CONTENT AT THE RATE OF 25% MAXIMUM.
6. CONCRETE FORM BOARDS SHALL BE REUSED OR RECYCLED.
7. SUBMIT MIX DESIGN AND CURING METHOD TO THE ENGINEER FOR REVIEW PRIOR TO PLACING CONCRETE.
8. VAPOR BARRIER UNDER BUILDING SLABS SHALL BE STEGOWRAP 15 MIL VAPOR BARRIER. OR APPROVED EQUIVALENT

REINFORCING STEEL
1. REINFORCING STEEL SHALL COMPLY WITH ASTM A615, GRADE 40 FOR #4 AND SMALLER BARS, GRADE 60 FOR #5 AND LARGER BARS. SPLICES SHALL BE STAGGERED WHERE POSSIBLE. SPLICE BARS 40 BAR DIAMETERS, MINIMUM.
2. SUPPORTING DEVICES FOR THE REINFORCEMENT SHALL BE SPACED SUFFICIENTLY TO PROPERLY SUPPORT THE REINFORCEMENT AND PREVENT EXCESSIVE DEFLECTION THAT MAY RESULT IN IMPROPER BAR PLACEMENT.
3. THE FOLLOWING MINIMUM BAR COVERS SHALL BE MAINTAINED:
   CONCRETE EXPOSED TO EARTH OR WEATHER: 1 ½ INCHES
   CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
4. ALL ANCHOR BOLTS SHALL BE 5/8" DIAMETER BY 12" LONG HOT DIPPED GALVANIZED "J" BOLTS WITH 3" SQUARE x 1/4" PLATE WASHERS. USE TWO BOLTS MINIMUM PER SILL PLATE MEMBER, 6" MINIMUM AND 12" MAXIMUM FROM EACH END.

FOUNDATION EXCAVATION NOTES
1. THE FOUNDATION ELEMENTS SHOWN HEREON WERE DESIGNED BASED ON ASSUMED VALUES BASED ON SITE OBSERVATIONS. VALUES SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL FOLLOW THE RECOMENDATIONS BY GEOTECHNICAL ENGINEER.
2. THE FOUNDATION DIMENSIONS SHOWN ON THESE PLANS SHOULD BE CONSIDERED MINIMUMS. ALL FOOTINGS SHALL BE EXCAVATED INTO AND BEAR ON NATIVE BEDROCK SHOWN HEREON. LOOSE NEAR SURFACE SOILS MAY REQUIRE FOOTINGS TO HAVE ADDITIONAL DEPTH.
3. NOTIFY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING IN THE EVENT THAT UNUSUAL SOIL CONDITIONS ARE ENCOUNTERED.
4. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED OFF SITE IN A LEGAL MANOR, OR INCORPORATED INTO OTHER ONSITE GRADING PROVIDED IT IS DONE SO BASED ON ACCEPTED STANDARDS TO PREVENT EROSION.
5. CONTRACTOR IS RESPONSIBLE FOR SHORING DESIGN AND INSTALLATION TO SUPPORT EXISTING STRUCTURE IN AREAS WHERE NEW FOOTING OR UTILITY EXCAVATIONS ARE ADJACENT TO EXISTING FOUNDATION ELEMENTS.

STRUCTURAL STEEL
1. ALL WORK DONE UNDER THIS SECTION SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SPECIFICATIONS AND THE CODE OF STANDARD PRACTICE, OR THE PWS SPECIFICATIONS FOR WELDING (AWS D1.1-75)
2. STRUCTURAL STEEL PLATES AND BARS SHALL CONFORM TO ASTM A36.
3. STRUCTURAL STEEL WIDE FLANGES SHAPES SHALL HAVE A MINIMUM YIELD OF 50 KSI.
4. STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE B.
5. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B.
6. ALL BOLTS SHALL BE ASTM A325 OR BETTER, UNLESS NOTED OTHERWISE.
7. ALL STEEL FASTENERS EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED.
8. ALL STRUCTURAL STEEL MEMBERS SHALL BE PAINTED WITH A SHOP PRIMER SUCH AS THAT BY TNEMEC BRAND OR EQUAL
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO FABRICATING THE STRUCTURAL STEEL MEMBERS. IN THE EVENT OF A DISCREPANNCY OR CONFLICT, NOTIFY THE ENGINEER PRIOR TO PROCEEDING.
10. ALL STRUCTURL STEEL WELDING AND HIGH STRENGTH BOLTING SHALL BE DONE SO WITH SPECIAL INSPECTION AS REQUIRED PER SECTION 1704 OF THE 2019 UBC.

CONTAINER SPECIFICATION BY OTHERS	
TYPE	FG-40H-00038
DATE MANUFACTURED	01/2020
MAX. OPERATING GROSS MASS	67,200 LBS
ALLOWABLE STACKING LOAD FOR 1.8G	423,280 LBS
TRANSVERSE RACKING TEST FORCE	150,000 NEWTONS



PLAN VIEW
N.T.S.

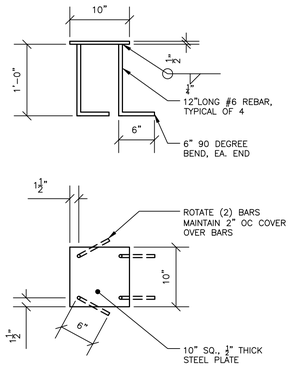
LAP SCHEDULE

BAR SIZE:	LAP LENGTH "L"	
	TOP BARS	OTHER BARS
#4	24"	16"
#5	30"	20"
#6	40"	28"

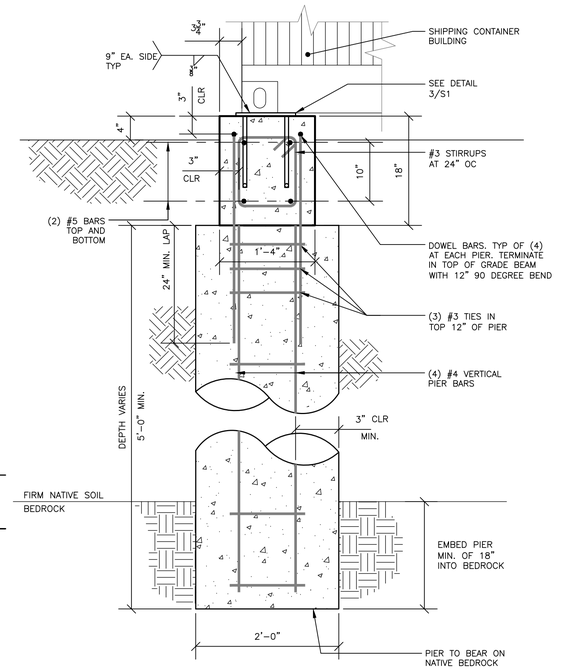
NOTE: LAP LENGTHS SHOWN ASSUME CLASS B SLICE CONDITIONS AND CAN BE USED AT ANY POINT ALONG A MEMBER.

NOTES:
"TOP BARS" OCCUR WHERE AT LEAST 12" OF CONCRETE IS TO BE PLACED BELOW THE REBAR IN QUESTION. OTHERWISE THE BARS ARE "OTHER BARS."
SPLICE ALL SLAB REINFORCING AS SHOWN ON THE "OTHER BAR" COLUMN.

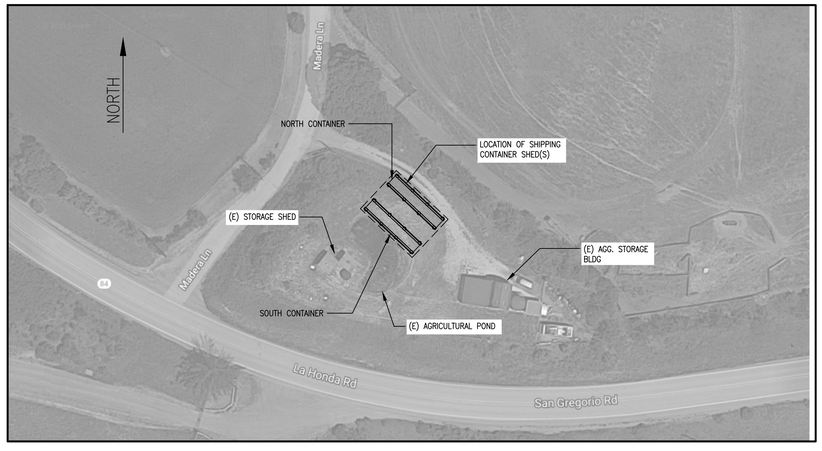
4 / S1 TYPICAL REINFORCEMENT DETAILS



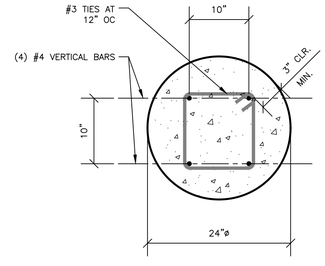
3 / S1 WELD PLATE DETAIL



1 / S1 TYPICAL GRADE BEAM REINFORCEMENT DETAILS
SOUTH CONTAINER



SITE PLAN: 350 MADERA LANE
SCALE: N.T.S.



TOP VIEW

2 / S1 TYPICAL PIER REINFORCEMENT DETAILS

REVISION	DESCRIPTION	DATE
	RELEASED FOR CONCEPTUAL DESIGN ONLY.	8/5/20
	RELEASED FOR PERMIT APPLICATION ONLY.	7/13/22

SITE PLAN, DETAILS AND SPECIFICATIONS

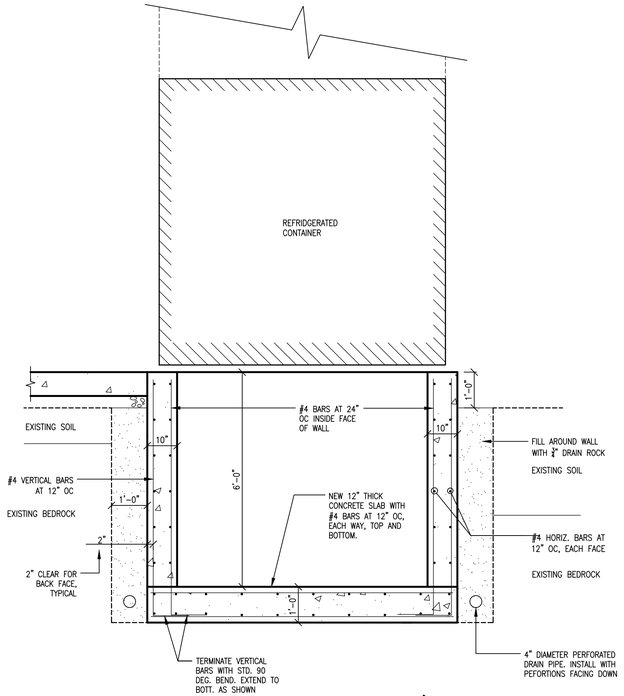
MARKEGARD
350 MADERA LANE
SAN GREGORIA, CA 94074

Professional Engineer C55138
Andrew Radovan
Civil Engineering Inc.
2815 Mission St. Santa Cruz, CA 95060
Phone: (831) 459-7296
E-mail: andrew@radovan.us

REGISTERED PROFESSIONAL ENGINEER ANDREW C. RADOVAN No. C 055138 CIVIL STATE OF CALIFORNIA
7/13/22

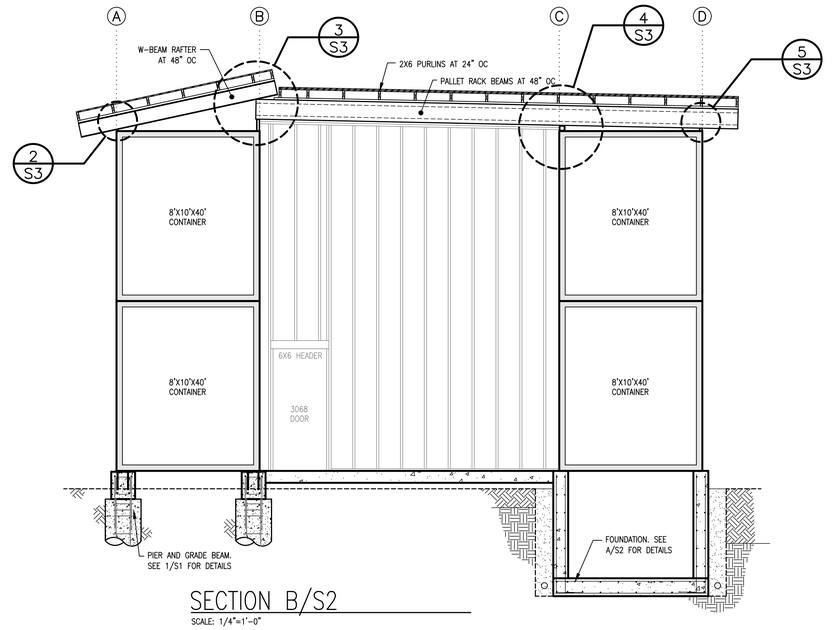
JOB NO.:	20-78
DATE:	7/13/22
DRAWN BY:	ACR/JT
SCALE:	AS NOTED

SHEET
S1



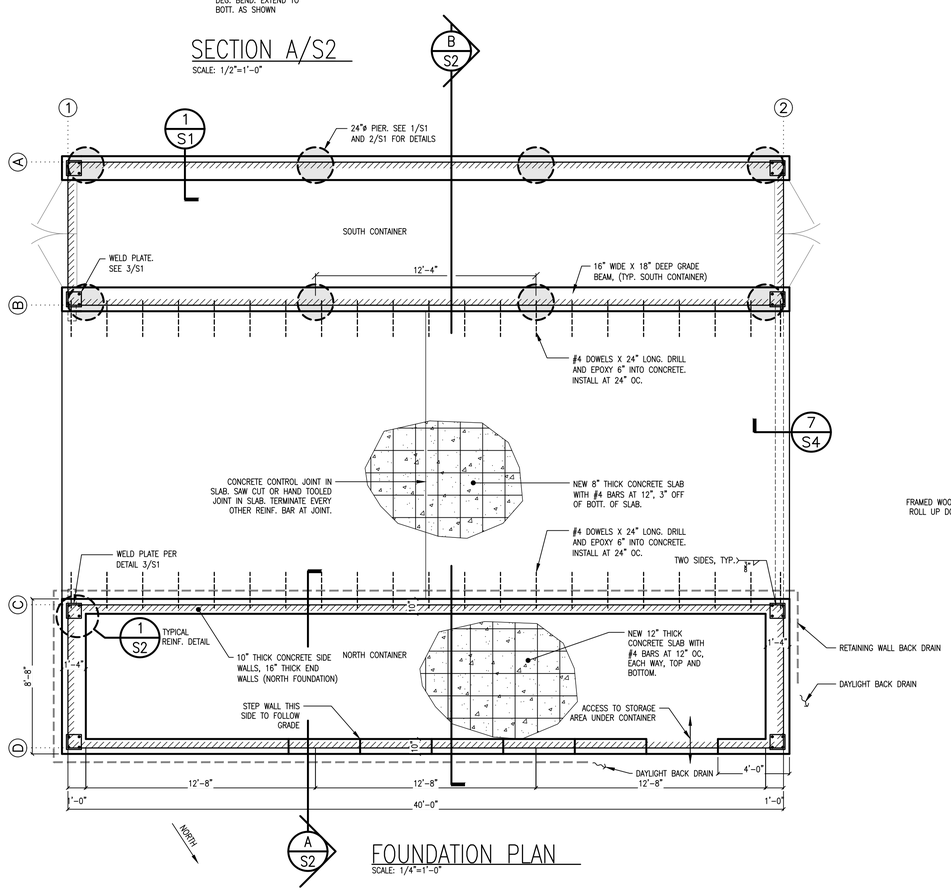
SECTION A/S2

SCALE: 1/2"=1'-0"



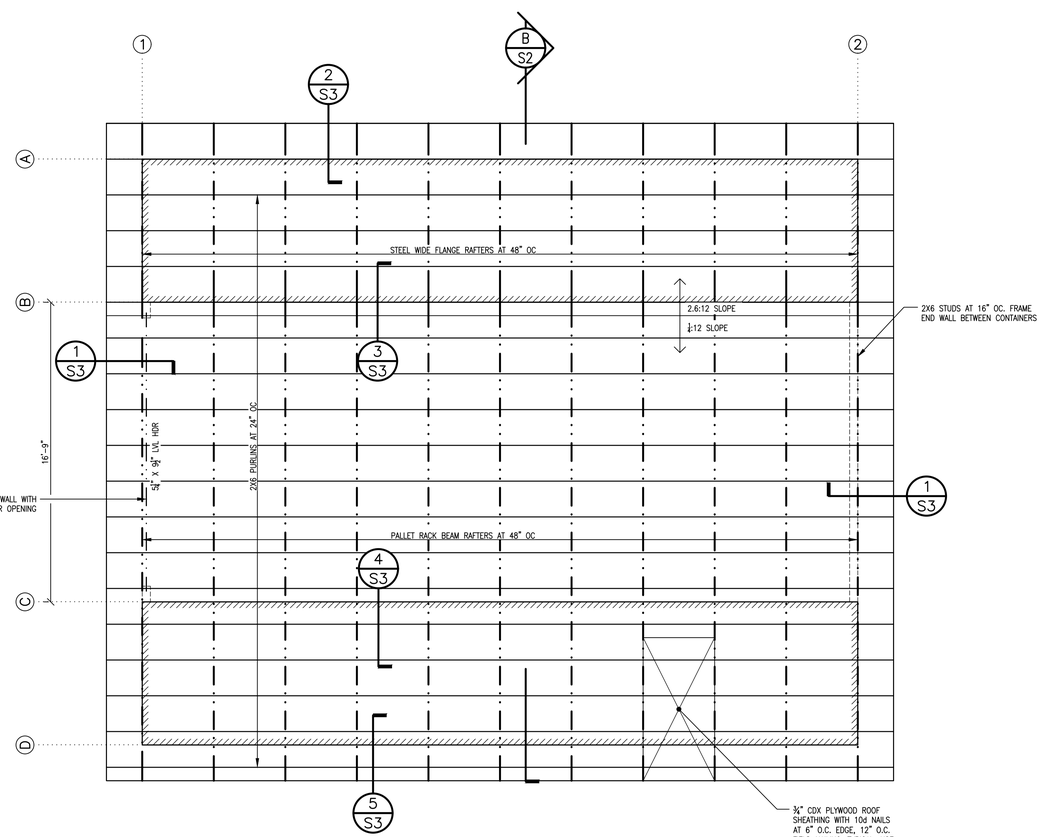
SECTION B/S2

SCALE: 1/4"=1'-0"



FOUNDATION PLAN

SCALE: 1/4"=1'-0"



ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

REVISION	DESCRIPTION	DATE
	RELEASED FOR CONCEPTUAL DESIGN ONLY	2/8/21
	RELEASED FOR PERMIT SUBMITTAL ONLY	7/13/22

FOUNDATION PLAN, ROOF FRAMING PLAN, AND SECTIONS

MARKEGARD
350 MADERA LANE
SAN GREGORIA, CA 94074

Professional Engineer C55138
Andrew Radovan
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2815 Mission St. Santa Cruz, CA 95060
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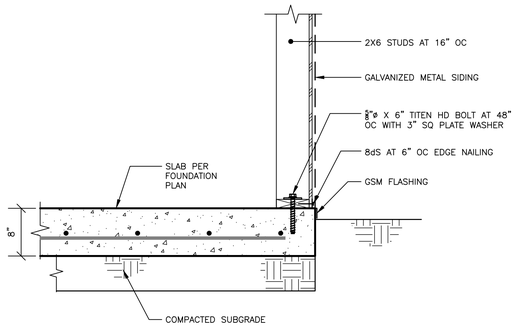
REGISTERED PROFESSIONAL ENGINEER ANDREW C. RADOVAN No. C 055138 CIVIL STATE OF CALIFORNIA

7/13/2022

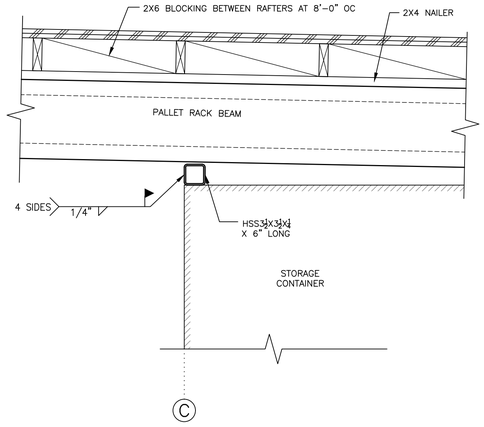
JOB NO.:	20-78
DATE:	7/13/22
DRAWN BY:	ACR/JT
SCALE:	AS NOTED

SHEET

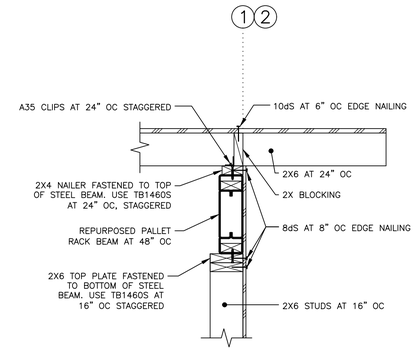
S2



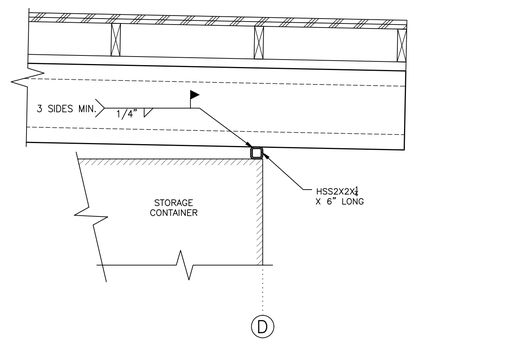
7 / S3	TYP. END WALL FRAMING



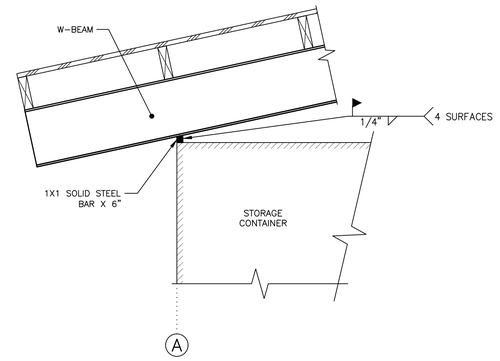
4 / S3	PALLET BEAM CONNECTION AT NORTH INTERIOR



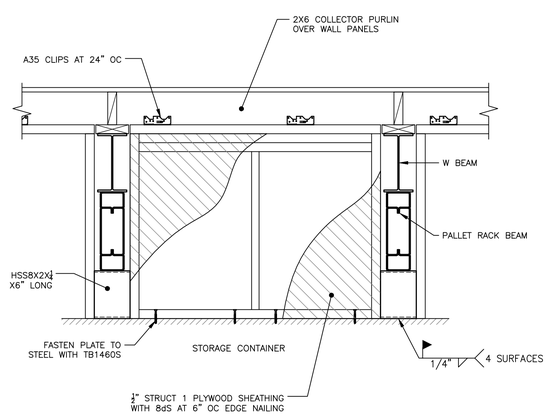
1 / S3	WOOD FRAMED WALL LINES ① & ②



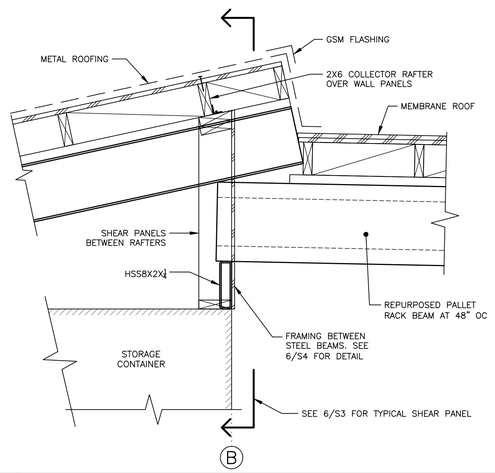
5 / S3	PALLET BEAM CONNECTION AT NORTH END



2 / S3	STEEL BEAM CONNECTION AT SOUTH END



6 / S3	PANELING AT BEAM CONNECTION



3 / S3	STEEL BEAM & PALLET RACK CONNECTION

REVISION	DESCRIPTION	DATE
	RELEASED FOR CONCEPTUAL DESIGN ONLY.	2/8/21
	RELEASED FOR PERMIT APPLICATION ONLY.	7/13/22

DETAILS

MARKEGARD
350 MADERA LANE
SAN GREGORIA, CA 94074

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REGISTERED PROFESSIONAL ENGINEER ANDREW C. RADOVAN No. C 055138 CIVIL STATE OF CALIFORNIA
7/13/22

JOB NO.:	20-78
DATE:	7/13/22
DRAWN BY:	ACR/JT
SCALE:	AS NOTED

SHEET

S3

MEMORANDUM

Date: March 6, 2024
To: Summer Burlison and Sonal Aggarwal, San Mateo County Planning Department
From: Eliza Milio, Agricultural Ombudsman
Re: Agricultural Production, Processing, and Storage on Multiple Parcels

County Planners Summer Burlison and Sonal Aggarwal met with Agricultural Ombudsman Eliza Milio regarding whether agricultural production must take place on the same site where agricultural products are processed and/or stored for the site to be designated as "Agriculture" as set forth in the Planned Agricultural District Regulations. The discussion centered on the fact that the PAD does not include language that directly addresses this issue. The Agricultural Ombudsman suggested that a requirement for on-site production may not have been the intention or the best interpretation of the PAD. This memo summarizes that discussion.

Very often, agricultural infrastructure (e.g. farm stands, storage, refrigeration, and processing) on a parcel is not directly related to production on that same parcel. For example:

- A single farm business may grow crops at multiple properties but only have processing infrastructure at one site.
- Many agricultural operations in the county are tenants, who are prohibited from building infrastructure on their landlords' properties, e.g. when the land is owned by a land trust or open space district and is subject to conservation easements or other restrictions on development. At other times, it is not feasible to build infrastructure due to the duration of leases or other lease terms.
- Production may rotate across different parcels of land for environmental benefits consistent with the County's Community Climate Action Plan. Associated infrastructure typically does not move to different properties alongside rotational grazing and/or rotational row crop production.

This interpretation is comparable to that of Marin County, which explicitly defines ag use as that produced on-site or elsewhere in the County. Marin County's Development Code describes "**Agricultural Accessory Activity (land use)**. This land use consists of accessory activities customarily incidental to agricultural operations, and which involve agricultural products produced only on-site or elsewhere in Marin County, including.." [list of various activities including drying, pre-cooling, packaging, or preparing products].

Gmail **Sunnie Bertolucci <sunnie650@gmail.com>**

Fwd: Affidavit of arch resources

John Dixon <jwdixon1948@gmail.com> Sat, Sep 28, 2024 at 12:28 PM
To: Sunnie Bertolucci <sunnie650@gmail.com>

---------- Forwarded message ---------
From: **Erik Markegard** <erik@markegardfamily.com>
Date: Fri, Sep 27, 2024 at 10:15 AM
Subject: Affidavit of arch resources
To: John Dixon <jwdixon1948@gmail.com>

To whom it may concern,

I Erik Markegard did all of the grading and excavation work at 350 Madera Ln. in San Gregorio both building the pond throughout a multi year period and the minimal grading and excavation needed for the foundation of the new agricultural building. I found no artifacts of any kind during the grading and excavation. The soil type is solid sandstone.

Erik Markegard
Markegard Family Grass-Fed LLC
http://www.markegardfamily.com
650 245 4557

From: Julian Fulwiler
To: Sonal Aggarwal
Cc: Allan Richards; Camille Leung; Summer Burlison
Subject: Re: Question for San Gregorio Watershed Water Right - 350 Madera Lane (PLN2023-00112)
Date: Tuesday, February 18, 2025 1:40:49 PM
Attachments: image001.png

Hi Sonal,
I'm not familiar with any previous water right applications for rainwater harvesting within San Gregorio. Also, the watermaster (Stetson) for the San Gregorio Creek Stream System does not issue water rights or permits. The 1993 Decree identifies the adjudicated water rights within the basin. New applications for unappropriated water (e.g. winter diversions and storage) must be filed with the SWRCB.

Based on Water Code Section 10570-10574 (Rainwater Capture Act of 2012) and SWRCB guidance, it is my understanding that the proposed project at 350 Madera Ln does not require a water right for rainwater harvesting from the structure roof.

Julian

Julian Fulwiler, P.E.
Stetson Engineers Inc.
San Gregorio Watermaster
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San Rafael, CA 94901
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julianf@stetsonengineers.com
www.sangregoriowatermaster.com

From: Sonal Aggarwal <saggarwal@smcgov.org>
Sent: Wednesday, February 12, 2025 2:39 PM
To: Julian Fulwiler <JulianF@stetsonengineers.com>
Cc: Allan Richards <allanr@stetsonengineers.com>; Camille Leung <cleung@smcgov.org>; Summer Burlison <sburlison@smcgov.org>
Subject: RE: Question for San Gregorio Watershed Water Right - 350 Madera Lane (PLN2023-00112)

Hello Julian,

Thanks for answering my previous questions. It was told to us today by the AAC Committee Member Crystal Chaix that certain property owners were asked to obtain Water Rights from the San Gregorio Water Master and denied permits for harvesting rainwater. Is this true?
Also, can you please review the attached plan and let me know if this project will require a Water

Permit for harvesting rainwater and collecting it in the existing pond? I forgot to include the plans last time, hence, sending them again here for your reference.

Thanks!

Regards,

Sonal Aggarwal (she/her)
Planner III

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
www.smcgov.org/planning

From: Julian Fulwiler <JulianF@stetsonengineers.com>
Sent: Thursday, January 16, 2025 3:25 PM
To: Sonal Aggarwal <saggarwal@smcgov.org>
Cc: Allan Richards <allanr@stetsonengineers.com>; Camille Leung <cleung@smcgov.org>; Summer Burlison <sburlison@smcgov.org>
Subject: Re: Question for San Gregorio Watershed Water Right - 350 Madera Lane (PLN2023-00112)

Sonal,
The San Gregorio Creek Adjudication only addressed surface water rights and did not address rights to percolating groundwater. So, if the well is pumping percolating groundwater a water right is not required. If the well is pumping from a subterranean stream flowing through a known and definite channel, it would be considered part of the surface water system and require a water right. I'm not an attorney, but my understanding under California law is that groundwater is presumed to be "percolating groundwater" unless a determination is made that the source is a subterranean stream.

Julian

From: Sonal Aggarwal <saggarwal@smcgov.org>
Sent: Thursday, January 16, 2025 2:49 PM
To: Julian Fulwiler <JulianF@stetsonengineers.com>
Cc: Allan Richards <allanr@stetsonengineers.com>; Camille Leung <cleung@smcgov.org>; Summer Burlison <sburlison@smcgov.org>
Subject: RE: Question for San Gregorio Watershed Water Right - 350 Madera Lane (PLN2023-00112)

Hi Julian,

Thanks for your reply. So, if I understood correctly the existing well on this property would have also not needed a permit since it is not diverting water from any surface water system.

Thanks again.

Regards,

Sonal Aggarwal (she/her)
Planner III

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
www.smcgov.org/planning

From: Julian Fulwiler <JulianF@stetsonengineers.com>
Sent: Thursday, January 16, 2025 2:37 PM
To: Sonal Aggarwal <saggarwal@smcgov.org>
Cc: Allan Richards <allanr@stetsonengineers.com>; Camille Leung <cleung@smcgov.org>; Summer Burlison <sburlison@smcgov.org>
Subject: Re: Question for San Gregorio Watershed Water Right - 350 Madera Lane (PLN2023-00112)

Hi Sonal,
California Water Code section 10574, part of the Rainwater Capture Act of 2012, allows rainwater harvesting from rooftops without a water right permit. Therefore, my understanding is that the parcel owner at 350 Madera Lane does not need a water right for the rainwater capture system as long as no other sources of runoff (i.e. from a stream channel) are being diverted or impounded.

The San Gregorio Creek System is an adjudicated system and existing water rights are identified in the 1993 Decree (No. 355792). Anybody diverting water from the surface water system is required to have a water right.

Julian

Julian Fulwiler, P.E.
Stetson Engineers Inc.
San Gregorio Watermaster
2171 E. Francisco Blvd, Suite K
San Rafael, CA 94901
Ph: (415) 457-0701 x 35

julianf@stetsonengineers.com
www.sangregoriowatermaster.com

From: Allan Richards <allanr@stetsonengineers.com>
Sent: Wednesday, January 15, 2025 7:49 AM
To: 'saggarwal@smcgov.org' <saggarwal@smcgov.org>; 'cleung@smcgov.org' <cleung@smcgov.org>; Julian Fulwiler <JulianF@stetsonengineers.com>; 'sburlison@smcgov.org' <sburlison@smcgov.org>
Subject: FW: Question for San Gregorio Watershed Water Right - 350 Madera Lane (PLN2023-00112)

Good morning, Sonal.
I am forwarding your email questions and attachments to Julian Fulwiler here, as he would be the best person to help with your questions.
Thank you.
Allan

From: Sonal Aggarwal <saggarwal@smcgov.org>
Sent: Tuesday, January 14, 2025 1:40 PM
To: Allan Richards <allanr@stetsonengineers.com>; Dean Curtis <deanc@stetsonengineers.com>
Cc: Camille Leung <cleung@smcgov.org>; Summer Burlison <sburlison@smcgov.org>
Subject: Question for San Gregorio Watershed Water Right - 350 Madera Lane (PLN2023-00112)

Hello Allan,

I'm writing to inquire about the water rights for a property in San Gregorio – **350 Madera Lane, San Gregorio, Unincorporated County of San Mateo**. The County is currently processing a Planned Agricultural District (PAD) Permit for a storage building that collects water from the rooftop gutters and transfers it into a man-made pond and plastic tanks at the site. This site also already contains an agricultural well. I'm attaching the picture of the well, pond, and plans for your reference.

Please let us know if this property requires water right from San Gregorio Watermaster to fill the man-made pond and plastic water tanks using rainwater from the rooftop gutters. Also, can you please also clarify which all properties should apply for water rights from the San Gregorio Creek Watershed Watermaster?

Any information that you can provide will be greatly appreciated. Thanks for your time and response in advance.

Regards,

Sonal Aggarwal (she/her)
Planner III

County of San Mateo
Planning & Building Department

nd

455 County Center 2 Floor
Redwood City, CA 94063
www.smcgov.org/planning

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

From: Erik Markegard
To: Sonal Aggarwal
Cc: Summer Burlison; Eleonor Hilario
Subject: Re: VIO2023-00089/PLN2023-00112, 350 Madera Lane - Resubmittal still not received - 9/17/24
Date: Tuesday, September 17, 2024 6:10:41 PM

Classification: Public

Hello Erik,
I have been advised from the operations standpoint, that pond is not an issue for our facilities, and we see no need for the land owner to do anything.

Thank you and Stay Safe,

Kevin Wun (He/Him/His) – Land Agent
Pacific Gas and Electric Company
300 Lakeside Dr
Oakland, CA 94612

Click here to access PG&E Greenbook Click here to access PG&E Greenbook
Click here to Submit an Application
Click here Building & Renovation (pge.com) to apply for new service.

Erik Markegard
Markegard Family Grass-Fed LLC
http://www.markegardfamily.com
650 245 4557

> On Sep 17, 2024, at 6:04 PM, Erik Markegard <erik@markegardfamily.com> wrote:
>
> Sonal,
>
> I am so so sorry, right after our meeting I started getting my ducks in a row, including getting a letter from PG&E about them being fine with the pond. Then I had a major crisis in my family and I completely dropped the ball. I do feel guilty every time I drive by Madera, so I will get the ball rolling again ASAP.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT I

SR0037652

Noise reading for refrigeration container unit located at:
350 Madera Ln, San Gregorio, CA 94074

This noise reading was done at the request of SMC Code enf as part of a larger issue with the property and construction.
The findings of this department are that the refrigeration unit at 350 Madera Ln, **does not violate** the San Mateo County Noise Ordinance § Chapter 4.88-Noise Control.

Readings:

All noise readings were done **September 7, 2022 between 10:15 and 10:25am.**
Sunny and warm, clear skies with minimal wind.
Ambient noise 42.3 dB
Noise reading at approximately 12 feet from the unit running in standby mode-47.6 dB
Noise reading at initial startup, approximately 12 feet from unit-70 dB.
Start up lasts for ~1 second.
Noise reading after initial start up and in cooling phase, approximately 12 feet from unit 65-66 dB.
The above readings are to gather a base line and do not have any bearing on the complaint of noise at 290 Madera Lane, San Gregorio.
Noise readings at the closet point of 290 Madera Ln, facing unit approximately 15 feet off of the closet corner of the home-47db.
Noise reading on the outside deck of home, facing unit, approximately 10 feet from stucco siding-45-46 dB.
All noises were drowned out by passing vehicles on San Gregorio Rd.
Exterior noise standards for reference:
4.88.330 - Exterior noise standards.

NOISE LEVEL STANDARDS, dBA			
Category	Cumulative Number of Minutes in any one hour time period	Daytime 7 A.M.—10 P.M.	Nighttime 10 P.M.—7 A.M.
1	30	55	50
2	15	60	55
3	5	65	60
4	1	70	65
5	0	75	70