

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

DATE: November 10, 2025

TO: Agricultural Advisory Committee

FROM: Olivia Boo, Planning Staff, 650/363-1818

SUBJECT: Consideration of a Coastal Development Permit (CDP), Planned Agriculture District Permit (PAD), and Lot Line Adjustment (LLA), pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations and Sections 7124 of the County Subdivision Regulations, to adjust a segment of a shared property boundary between two neighboring developed parcels, located at 5321 and 4931 Pescadero Creek Road in the unincorporated Pescadero area of San Mateo County. The project is located in the Pescadero Road County Scenic Corridor. The CDP is appealable to the California Coastal Commission.

County File Number: PLN2023-00084 (Cash)

PROPOSAL

The applicant is seeking a Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit, and Lot Line Adjustment (LLA), to adjust a segment of a shared property line between two legal parcels. The LLA would result in the transfer of 3.45 acres of land from 4931 Pescadero Creek Rd., identified as "Parcel B" for the purposes of this project., APN 087-110-030, to 5321 Pescadero Creek Rd., identified as "Parcel A", APN 088-120-190, by adjusting a common property line that runs between the two properties. The lot line adjustment is requested to rectify the location of an existing agricultural building that is owned by Parcel A, and to locate this agricultural building within Parcel A's property boundaries. The agriculture building currently sits on Parcel B. No physical development is proposed.

The lot line adjustment requires the issuance of a Coastal Development Permit based on the California Coastal Commission's determination that a lot line adjustment meets the definition of development per the Local Coastal Program.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

1. Will the development have any negative effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?
2. What position do you recommend that Planning staff take with respect to the application for this project?

BACKGROUND

Report Prepared By: Olivia Boo, Project Planner, oboo@smcgov.org

Applicant: Joseph McEvoy

Owners:

Parcel A: Joseph Cash McEvoy, Stephen J. Cash, and Leona M. Cash

Parcel B: Michael Cicornio, Ronald Cicornio, and Rosanna Cicornio

APN, Location, Parcel Size:

Parcel ID	APN	Location	Existing Parcel Size	Proposed Parcel Size
A	088-120-190	5321 Pescadero Creek Road	20.01 acres	23.45 acres
B	087-110-030	4931 Pescadero Creek Road	79.98 acres	76.52 acres

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: N/A

Existing Land Use: 5321 Pescadero Creek Road is developed with a single-family residence, detached garage, pond, a workshop, two sheds, an agriculture building. 4931 Pescadero Creek Road is developed with a single-family residence.

Water Supply: Existing domestic well

Sewage Disposal: Existing septic system and leach field

Flood Zone: Zone X (area of minimal flood hazard); Community Panel Number 06081C0390E, effective October 16, 2012.

Environmental Evaluation: The project is categorically exempt from the California Environmental Quality Act, pursuant to Section 15305, Class 5, consisting of minor

alterations in land use, including but not limited to minor lot line adjustments that do not result in the creation of any new parcel.

Setting: The parcel is developed with, a detached garage, a residence, a pond, a workshop, two sheds, and an agriculture workshop. The subject parcel is covered with vegetation and trees. The front of the receiving property, fronting on Pescadero Creek Road, is relatively flat and screened from public views. The land has an upward slope, towards the rear of the parcel. Both parcels are located on the north side of Pescadero Creek Road, each having frontage on the Pescadero Creek Road right-of-way.

Will the project be visible from a public road?

No, the project is a lot line adjustment; no new development is proposed, thus there will be no visual impacts from Pescadero Creek Road.

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

No habitat or vegetation will be removed from the properties.

Is there prime soil on the project site?

According to the San Mateo County Geographic Information System (GIS), the parcel does not have prime soils.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Staff has reviewed the project and found it to be in compliance with the policies of the General Plan. The applicable policies are discussed below.

Soil Resources

Policy 2.21 (*Protect Productive Soil Resources Against Soil Conversion*) seeks to regulate land use and subdivision of productive soil resources and encourage appropriate management practices to protect against soil conversion. The Productive Soils Resource Map of the General Plan identifies the subject parcels as having soils with grazing capability; specifically suited for grazing livestock.

The reconfigured parcels will rectify the location of an existing barn, belonging to the applicant, onto his property, Parcel A. The project scope does not include physical development or ground disturbance, and the existing uses will continue.

Rural Land Use

Policy 9.28 (*Encourage Existing and Potential Agricultural Activities*) seeks to encourage the continuance of existing agricultural and agriculturally related activities.

The applicant operates tree propagation on his property. This operation will not be affected by the proposed lot line adjustment. The lot line adjustment will support the tree propagation operation by adjusting the property line to incorporate the existing agricultural building that is used for the operation onto the applicant's parcel, Parcel A.

2. Conformance with the Local Coastal Program

A Coastal Development Permit is required for the lot line adjustment as the proposed lot line adjustment meets the definition of development under the California Coastal Act and the County's Local Coastal Plan, per Coastal Act Section 30603(a)(4).

Agricultural Component

The County Zoning Regulations are the implementing plan for the LCP. As such, Chapter 21A (Planned Agricultural District) of the zoning regulations mirrors this Agriculture Component of the LCP, but with greater detail. Therefore, analysis of the project against the LCP's agriculture policies is discussed in Section A.3 below.

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

Section 6353 requires the issuance of a PAD permit for all land divisions (including lot line adjustments) within PAD-zoned districts. Section 6355 contains the substantive criteria for the issuance of a PAD permit. A project must be found to comply with these criteria before a permit can be issued.

1. General Criteria

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

The current project is not proposing any new physical development. The proposed lot line adjustment will consolidate existing agricultural operations to Parcel A. There is no development proposed that would encroach upon land suitable for agriculture. The relocation of the property line does not preclude the possibility of future agricultural operations.

b. All development permitted on a site shall be clustered.

As stated previously, the project includes no development. The proposed lot line adjustment will allow the existing agricultural building to be on the property it serves.

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

Planning staff has determined that the Development Review Criteria policies do not apply to this particular project, as the proposed lot reconfigurations do not involve any new physical development at this time.

2. Water Supply Criteria

a. Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.

The agricultural receiving parcel currently has a domestic well in place. The lot line adjustment has no impact on the ongoing tree propagation agricultural activity, nor does it diminish the water supply to the activity. If water-dependent development is proposed in the future, those projects will be required to demonstrate the provision of adequate water.

b. All new non-agricultural parcels are severed from land bordering a stream and their deeds prohibit the transfer of riparian rights.

There is no stream bordering Parcel A. Pescadero Creek is located south of the parcel, across Pescadero Creek Road, more than 300 feet from Parcel A. The subject parcels are located on the north side of Pescadero Creek Road. The lot line adjustment proposes a transfer of approximately 3 acres from Parcel B to Parcel A; no new non-agricultural parcels are being created from the lot line adjustment.

3. Criteria for the Division of Lands Suitable for Agriculture and Other Lands

a. Lands suitable for agriculture and other lands shall not be divided unless it can be demonstrated that existing or potential

agricultural productivity of any resulting agricultural parcel would not be reduced.

The land does not have prime soils. As mentioned, the San Mateo County Soils Map indicates Parcel A contains soils conducive to grazing. The General Plan Soils Type Map notes that the parcel consists of Class I soils, which are very deep, well, and moderately well-drained loamy soils with little or no clay increase in the subsoils on nearly level terraces. The lot line adjustment is moving a portion of an existing property line. Potential future agriculture is not precluded as future use on Parcel A or B.

4. Procedural Criteria for Issuance of a Planned Agricultural District Permit

a. Master Land Division Plan

Section 6364(a) of the PAD regulations requires that a Master Land Division Plan (MLDP) be filed demonstrating how the parcel will be ultimately divided according to the maximum density of development permitted and which parcels will be used for agricultural and non-agricultural uses if conversions are permitted.

The receiving parcel of the lot line adjustment will still be below the parcel size necessary to generate any additional density credits after the lot line adjustment. The parcel currently supports tree propagation onsite, and the applicant indicates this operation will continue after the lot line adjustment. The neighboring parcel being reduced in size as a result of this lot line adjustment will not generate any additional density credits after the lot line adjustment beyond what the current parcel may have. Furthermore, no development is proposed with the lot line adjustment application.

b. Agricultural Land Management Plan

Section 6364(c) of the PAD regulations requires submittal of an Agricultural Land Management Plan for parcels 20 acres or larger in size where lands are divided or converted to a non-agricultural use. The plan shall demonstrate how the agricultural productivity of the land is fostered and preserved in accordance with the requirements of Sections 6350 and 6355.

An agricultural land management plan has been provided by the applicant that identifies that the receiving property is used for tree propagation, which will continue.

4. Conformance with the Subdivision Regulations

a. The project complies with the criteria of Section 7126 of the Subdivision Regulations for approval of lot line adjustments:

The project complies with the applicable General Plan, LCP, and Zoning Regulations, as discussed above. The reconfigured parcels will continue to support agricultural activities. No development for any of the affected parcels is proposed at this time. Should future development be proposed, any proposals will be required to comply with all General Plan, Local Coastal Program, and Zoning Regulations at that time.

b. Suitability of building sites created by the lot line adjustment.

The parcels, as proposed, are of adequate size and configuration to accommodate development. However, any future development will be required to comply with all applicable regulations in effect at that time. A separate entitlement process would be required for future development, including but not limited to securing a domestic water well and septic system.

c. Provision for adequate routine and emergency access.

All affected parcels have adequate existing access for routine and emergency purposes. The lot line adjustment will not impact existing access to either parcel.

d. Provision for adequate water supply and sewage disposal.

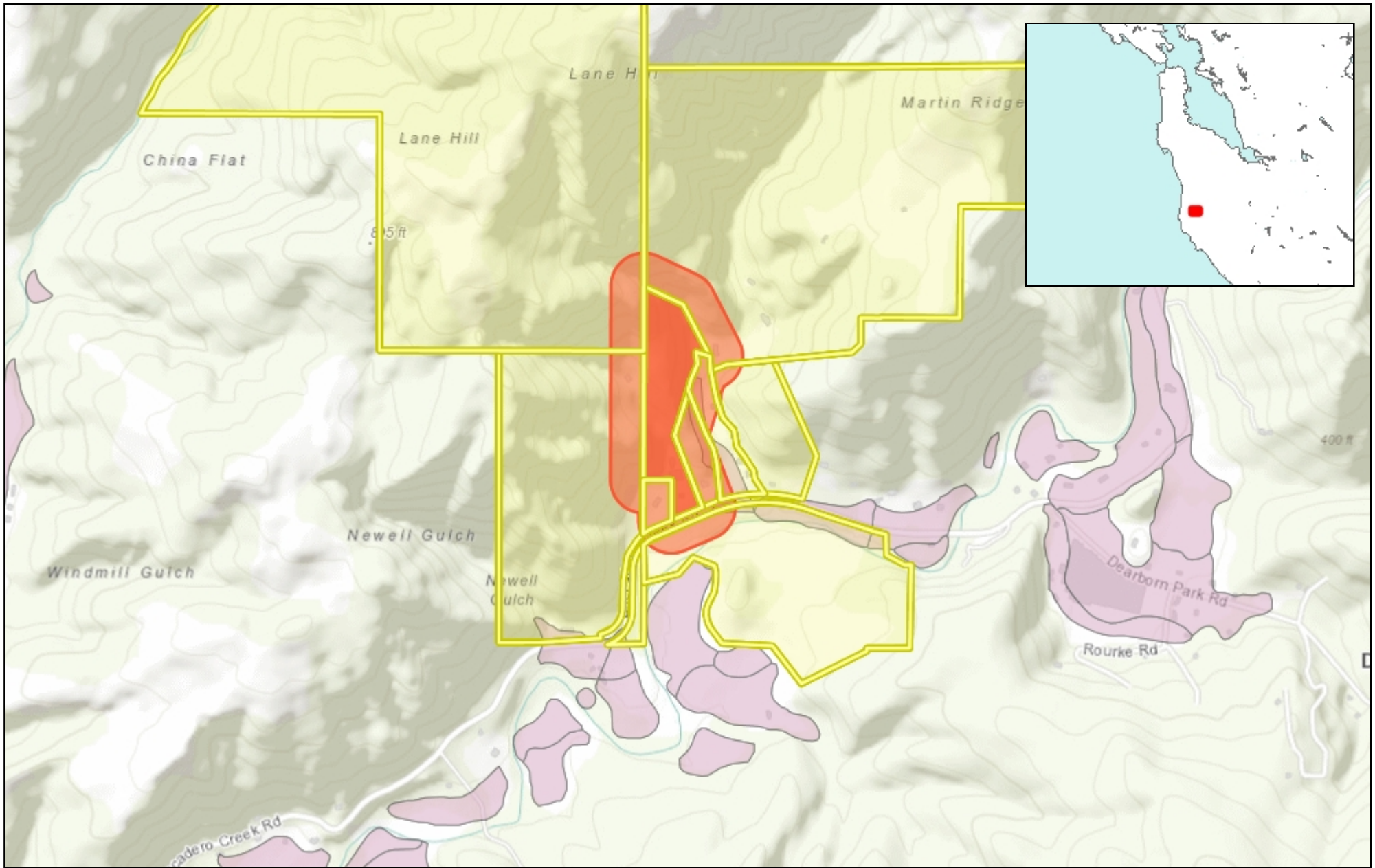
The subject parcels currently have water entitlements for existing agricultural operations. No public sewage facilities are available for this location. The lot line adjustment will not impact existing water supply or sewage disposal for either parcel involved.

e. Avoiding or minimizing impacts upon scenic corridors, wetlands, coastal resources, or authorized coastal development.

The proposed project location is within the Pescadero Road County Scenic Corridor. The proposed lot line adjustment does not involve any physical development at this time, therefore, the project will not result in any visual impacts. The proposed parcel configurations retain existing agricultural use.

ATTACHMENTS

- A. Location/Vicinity Map
- B. Proposed LLA Map



0.57 0 0.28 0.57 Miles

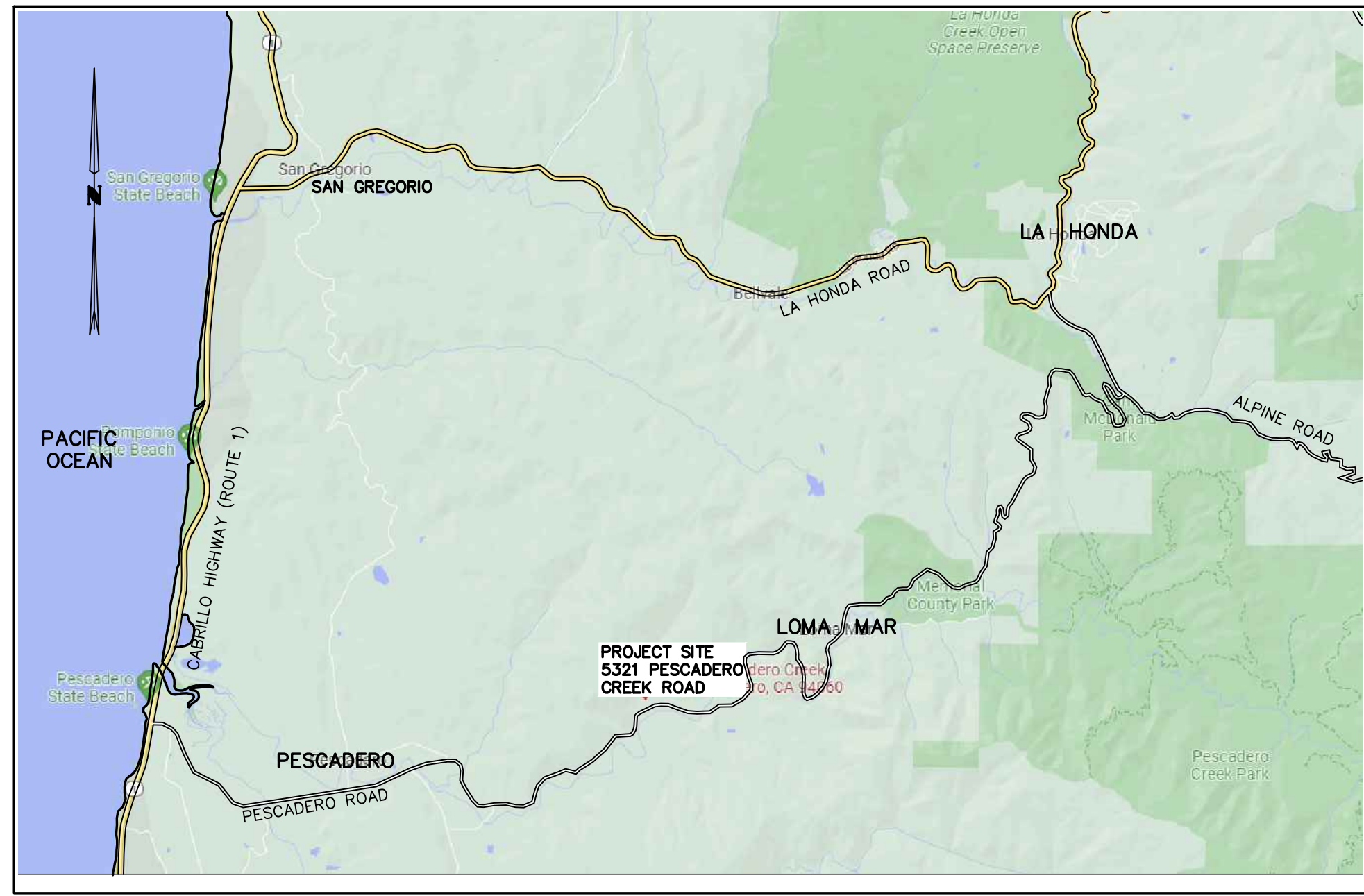
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 18,056



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.

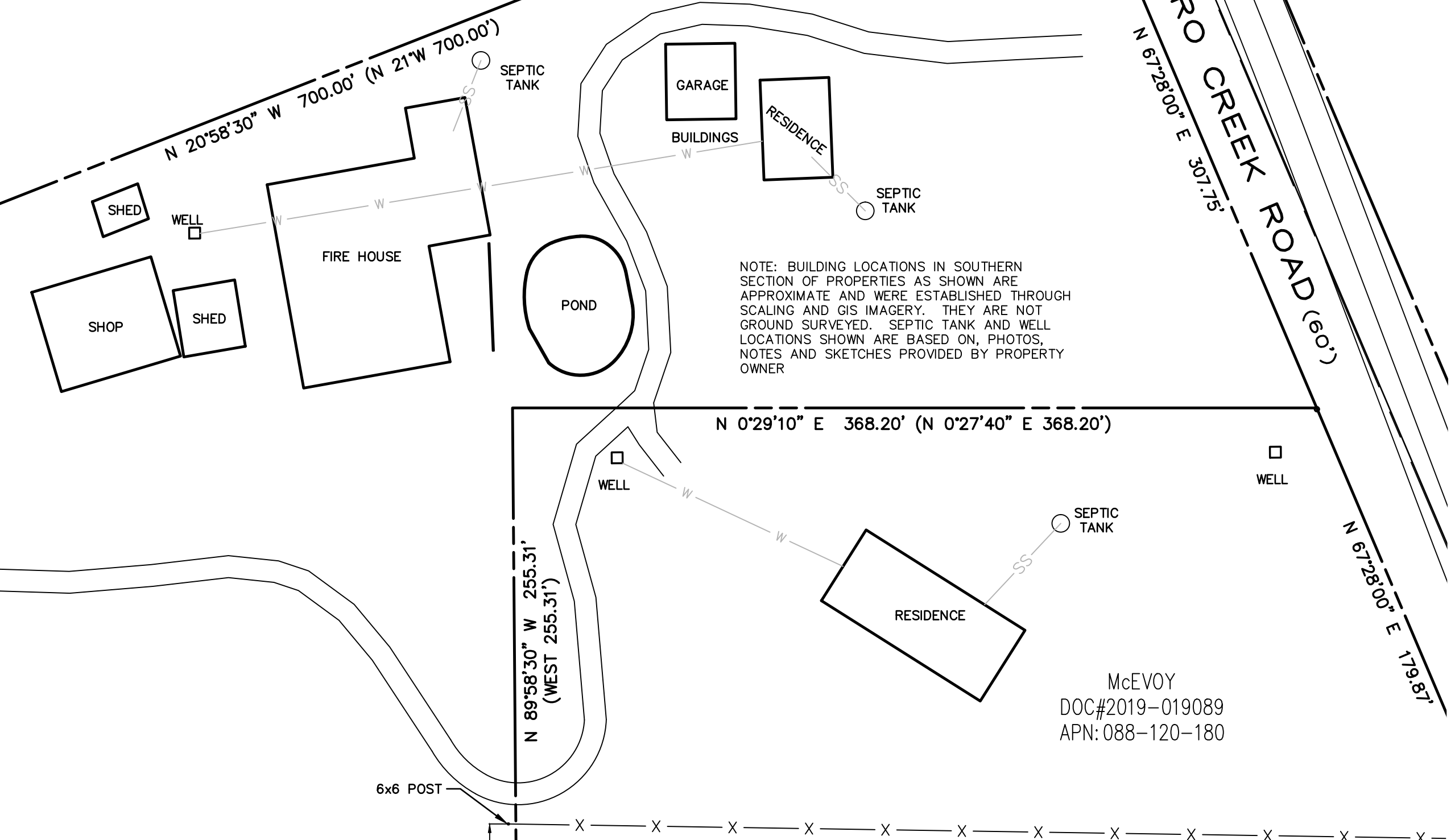
THIS MAP IS NOT TO BE USED FOR NAVIGATION



VICINITY MAP
NOT TO SCALE

APN: 088-120-100

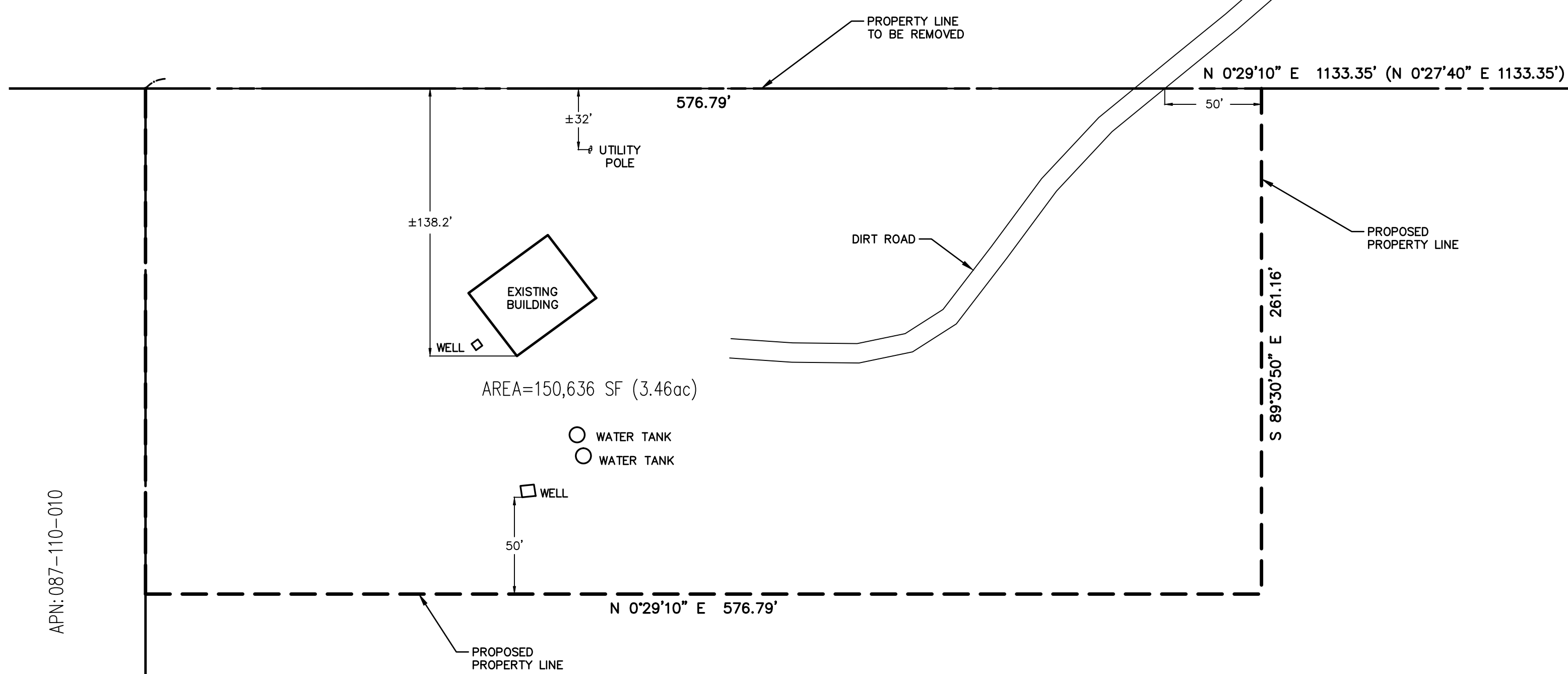
N 18°01'30" E 420.00'



NOTE: BUILDING LOCATIONS IN SOUTHERN SECTION OF PROPERTIES AS SHOWN ARE APPROXIMATE AND WERE ESTABLISHED THROUGH SCALING AND GIS IMAGERY. THEY ARE NOT GROUND SURVEYED. SEPTIC TANK AND WELL LOCATIONS SHOWN ARE BASED ON PHOTOS, NOTES AND SKETCHES PROVIDED BY PROPERTY OWNER

McEVOY
DOC#2019-019089
APN: 088-120-190

McEVOY
DOC#2019-019089
APN: 088-120-180



AREA=150,636 SF (3.46ac)

TITLE REPORT(S) NOTE

FOR: LANDS OF CASH & MCEVOY
5321 PESCADERO CREEK ROAD
(APN: 088-120-180 & 088-120-190)

PREPARED BY FIDELITY NATIONAL TITLE
TITLE NO.: FSMO-1082200873-BD
TITLE OFFICER: BLAS DELGADO
EFFECTIVE DATE: NOVEMBER 10, 2022

EXCEPTION #7: REFERS TO CULVERTS AND SLOPE EASEMENT (BOOK 870, PAGE 130 OFFICIAL RECORDS. NOTE THAT THE LAND DESCRIBED LIES WITHIN THE 60' WIDE RIGHT OF WAY KNOWN AS PESCADERO CREEK ROAD, AND DOES NOT AFFECT AREA(S) OF PROPOSED ADJUSTMENT.

FOR: LANDS OF CICORNIO
4931 PESCADERO CREEK ROAD
(APN: 087-110-030)

PREPARED BY FIDELITY NATIONAL TITLE
TITLE NO.: FSMO-1082300092-BD
TITLE OFFICER: BLAS DELGADO
EFFECTIVE DATE: JANUARY 30, 2023

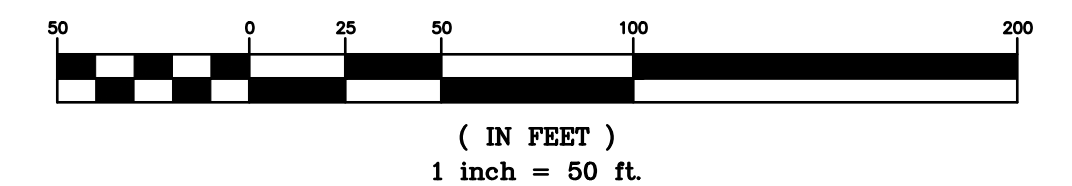
THERE ARE NO EASEMENTS OR RIGHT OF WAYS LISTED IN THE ABOVE REFERENCED TITLE REPORT.

AREA CALCULATIONS

	EXISTING	PROPOSED	DIFFERENCE
APN: 088-120-190	871,000 SF (20.01ac)	1,021,636 SF (23.45ac)	+150,636 SF (3.46ac)
APN: 087-110-030	3,484,000 SF (79.98ac)	3,333,364 SF (76.52ac)	-150,636 SF (3.46ac)

NOTE: EXISTING AREAS ARE APPROXIMATE AND ARE NOT BASED ON A COMPLETE BOUNDARY SURVEY

GRAPHIC SCALE



LEGEND

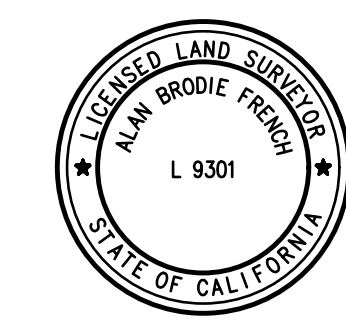
- EXISTING PROPERTY LINE
 - LINE TO BE ABANDONED
 - NEW PROPERTY LINE
 - FENCE LINE
 - SEPTIC LINE
 - WATER LINE
 - TIE LINE
 - AREA TO BE TRANSFERRED FROM 087-110-030 TO 088-120-090
 - DISTANCE MEASURED RECORD DATA
 - FOUND MONUMENT, AS NOTED
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

BASIS OF BEARINGS

BEARINGS FOR THIS MAP ARE BASED ON THE CENTERLINE OF PESCADERO CREEK ROAD AS SHOWN ON THAT MAP FILED IN BOOK 32 OF PARCEL MAPS AT PAGE 38, SAN MATEO COUNTY RECORDS AND WAS ESTABLISHED BETWEEN FOUND MONUMENTS

NORTH 71°50' WEST

CICOMIO
DOC#2021-167257
APN: 087-110-030



Alan Brodie Frenn

SAN MATEO COUNTY APN: 087-110-030 & 088-120-190

ALPHA LAND SURVEYS, INC.			TENTATIVE MAP PROPOSED LOT LINE ADJUSTMENT BETWEEN CURRENT APN'S 087-110-030 & 088-120-190 COUNTY OF SAN MATEO	SHEET 1 OF ONE
4444 SCOTTS VALLEY DR. #7 SCOTTS VALLEY, CA 95068 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	DATE: 4/28/25		

November 10, 2025

Agricultural Land Management Plan

The subject property is suitable for future grazing capability and other potential agricultural uses. The lot line adjustment continues to preserve agricultural use on Parcel A, an existing 20.01-acre parcel, by locating the agricultural building onto the parcel (Parcel A) to which it serves as a support building for existing and continued tree propagation.