

To: Planning Commission

From: Public Member Crystal Chaix (neighbor)

Subject: Questions, comments and concerns regarding Agenda item 4 on the November 12, 2025, Planning Commission Meeting

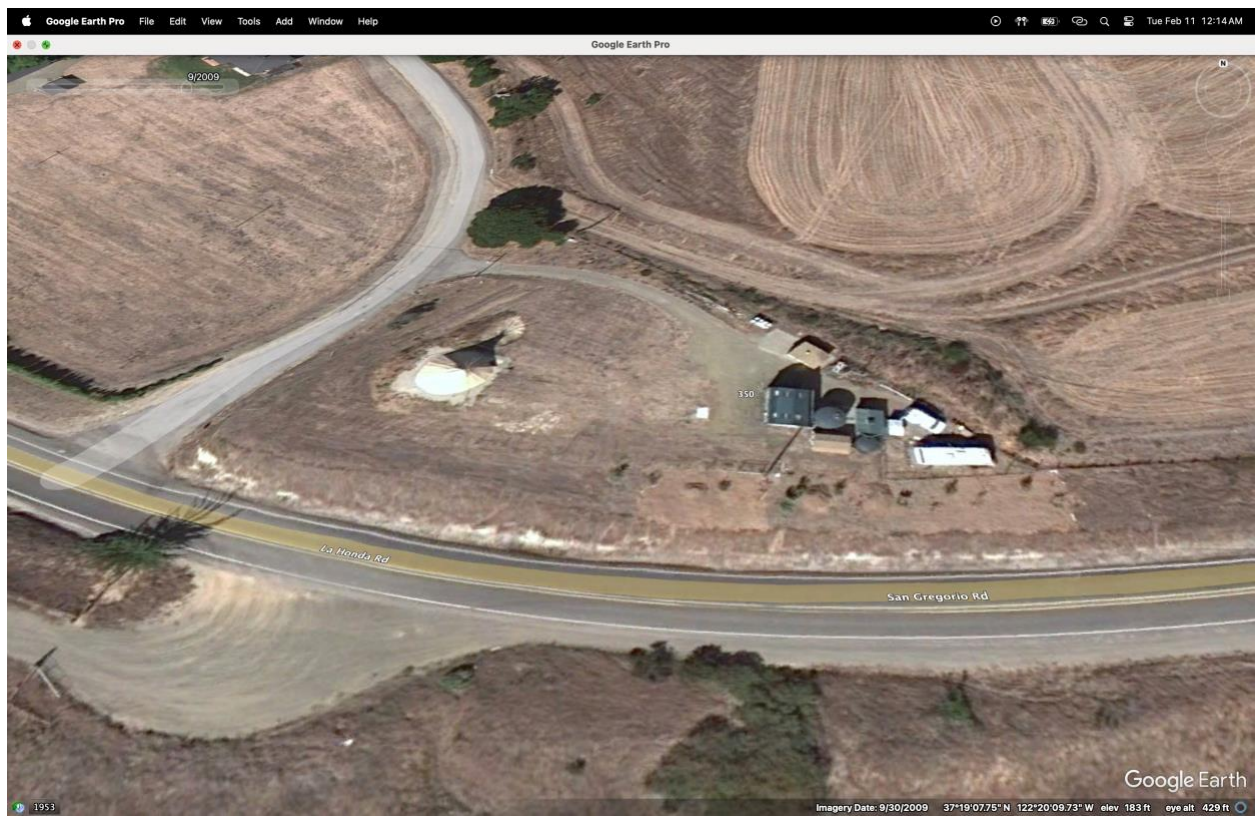
On page 1 under proposal, it states “new bee yard.” At the January 13, 2025, AAC meeting we were given an unsigned letter from the applicant stating that the bee yard has been on the parcel since 2016. Does the proposal indicate a second bee yard will be residing on the property?

On page 2 under summary, it states that under Section 6353. B.12. of the San Mateo Zoning Regulations allows facilities for the processing, storing, packing and shipping of the agricultural products with a Planned Agricultural District Permit. It is indicated multiple times that the parcel only has non-potable water. How can the current honey being farmed be processed legally with no proper potable water? How can the future crops be processed as well?

On page 3 under Background- Water Supply, for the tank to be dedicated for fire suppression, doesn't it need an automatic system installed to keep the tank filled and be able to fill the tank in 8 hours or less? Is there a minimum setback from a building? If so, what is it? According to the photos provided it looks to be approximately 5 feet.

On page 4, under the chronology, on September 7, 2022, it shows that Environmental Health Services conducted a site visit to get a noise reading. I, Crystal Chaix, made the request to get the reading. The noise is constant 24 hours a day. Environmental Health Services never notified me letting me know they would be out to get the reading. This meant that I was not home. Who knows where the reading was taken from? I have been told that it should have been taken from my property line closest to the freezer. I have emailed and called to request a second reading while I was home, but emails and phone calls were never returned.

On page 7, It says “The existing pond on the property was created by the owner by grading less than 150 c.y. per year. I have pictures to prove otherwise. Please see the attached photos. On September 30, 2009, there was no grading. A little over 5 months, from the photo taken on March 9, 2010, all the grading had taken place without a permit. Not over the years as previously indicated by the applicant. Both photos are from Google Earth Pro.



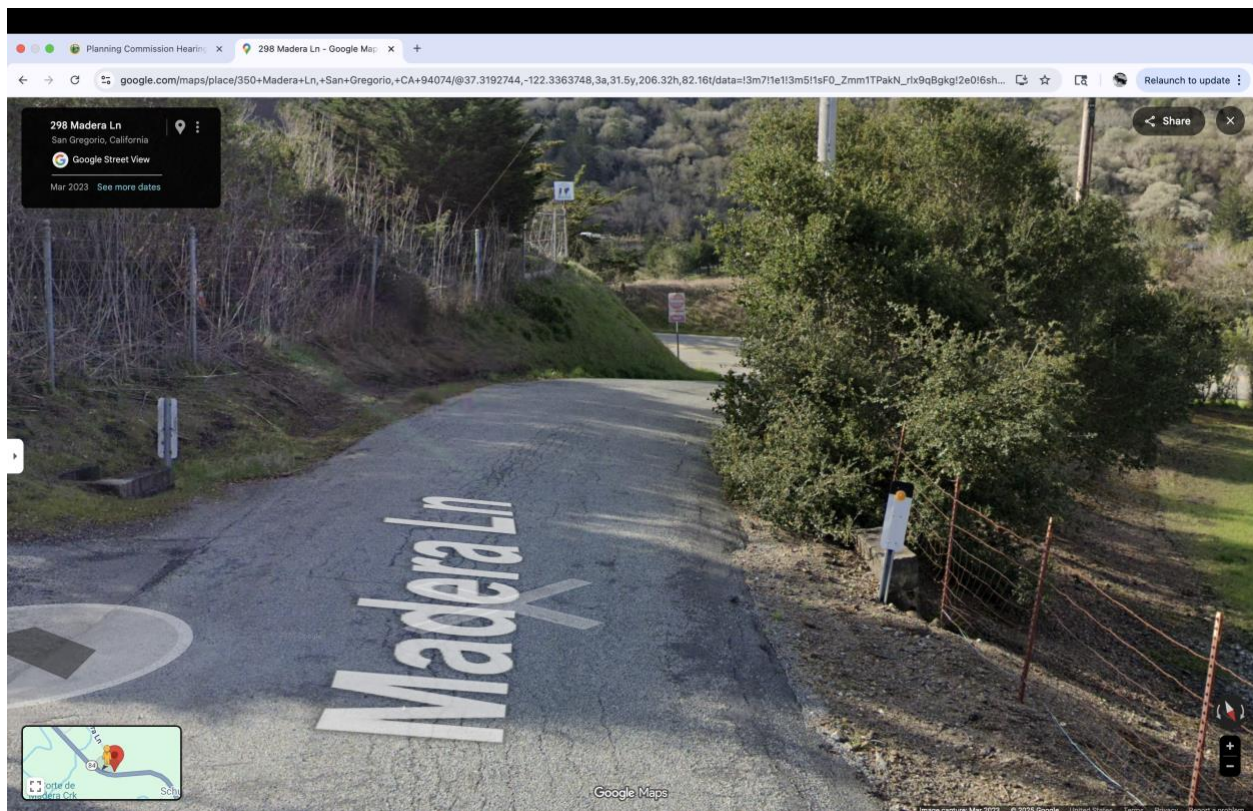
Under Discussion- A. Key issues, 3. (2.d.)

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

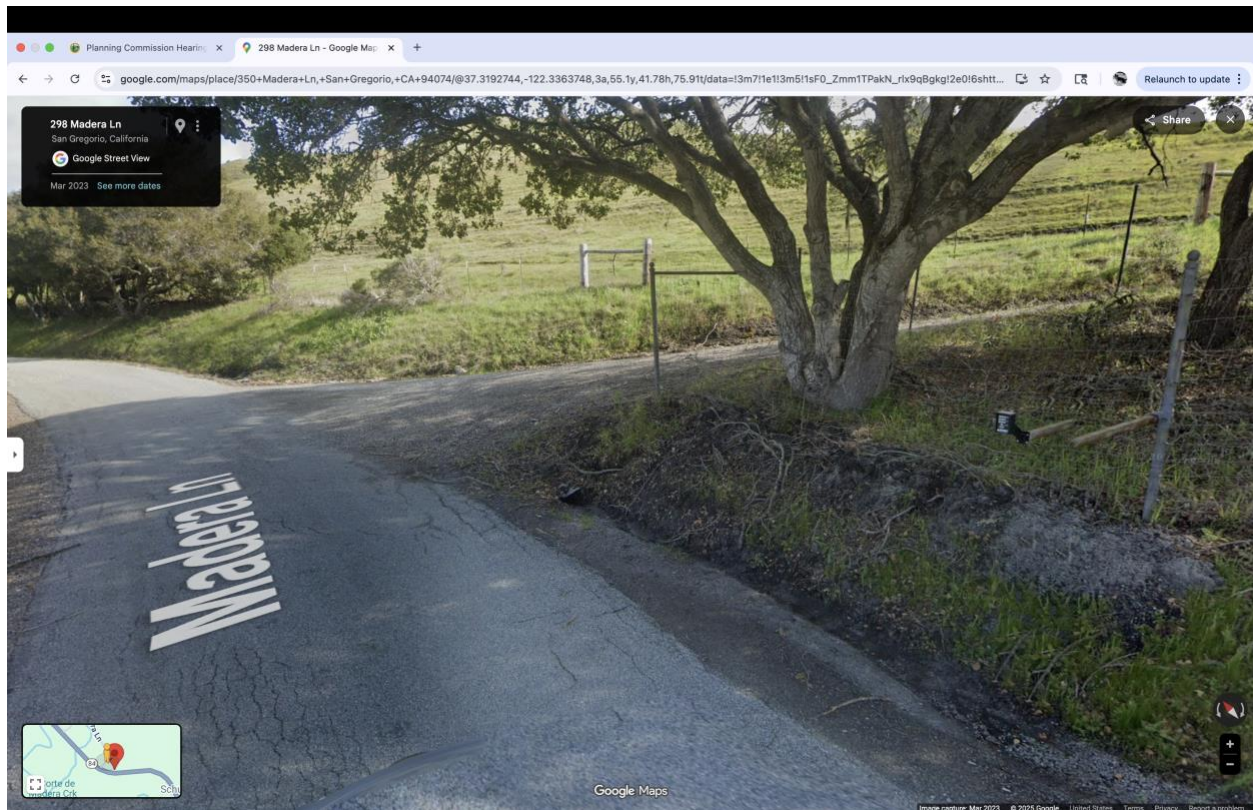
“the parcel to the west contains residential use associated with an onsite agricultural operation.”

“The productivity of these adjacent agricultural lands is not expected to be impacted by the proposed project.”

Looking at the photo below, you will see that the runoff flows west down the applicant’s driveway and into the ditch. The ditch has a concrete culvert that runs under Madera Lane with the outlet flowing into my crop of hay.



On the other side of the driveway, there is a culvert that runs along Madera Lane to the west. It too flows into a culvert and flows into the Corde Madera Creek.



On page 13, on table 3,
*On-site sanitation and water
facilities for the employees*

Per the applicant, no employees would be working from the site for extended period of time. They will only come occasionally to pick up packed meat and load them into trucks. Hence, no on-site sanitation facilities are required for this storage building. Any required drinking water can be supplied from packaged drinking water bottles.

Resolved, no further action
needed

Per the letter given the the AAC in January by the applicant, it appears that he does not only have employees visiting the property, but he also has a beekeeper leasing the barn. The beekeeper is at the property for long periods of time. Where is he expected to relieve himself? What about proper hand washing before returning to processing his honey?

Mitigation Measure 3: Where is the revised diagram showing the 2nd stories removed and the new roof proposed shown? The diagrams remained the same for both proposals presented to the AAC in January and October and now the Planning Commission. For myself on the AAC it would have been helpful to have an updated diagram to make an educated decision.

On the INITIAL STUDY ENVIRONMENTAL EVALUATION CHECKLIST, under Geology and Soils, it states “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.”

No where in any of the proposals that I have seen for this project, has it indicated the name of the contractor(s) who performed all the work that has been completed thus far? Are they licensed and insured? How can the project Geotechnical Engineer know if everything has been completed per standards? Even the Geotechnical Investigation Design Phase Report that was prepared by Butano Geotechnical Engineering, is dated September 2022, months after the project had been started.

Mitigation Measure 12: Who over sees that all measures are in place before construction begins?

Under Mitigation Measure 13, 7.d. per the discussion, “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.”

With everything being done BEFORE the Design Phase, how can it be certain that things were done correctly?

Mitigation Measure 14: Where is the wastewater currently going from the shed? Where was the wastewater/waste planned to go from the 2nd story container?

Under Hazards and Hazardous Materials, on the discussion of 9.f. it states that “The project site is accessible through Madera Lane and La Honda Road.” This is not the case. There is only one way onto the property and that is from Madera Lane. There is no access to the property from La Honda Road.

Under the discussion of 9.g., where is the fire hydrant for fire safety?

Mitigation 16 and 17, when would an updated plan be available to show all modifications of the project to include also the fire hydrants?

Under Hydrology and Water Quality, 10.a. discussion, “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). Since this is not the case, shouldn’t this be a violation all on its own?

10.g. Why was this not graded? Over the years with all the illegal grading, multiple violations as early as 5/2002, and the applicant changing the incline of where the runoff will be flowing how can this be properly managed?

Under Transportation, 17.a. discussion, “The site is accessible via La Honda Road and Madera Lane, which are public roads.” This is not true; there is only access from Madera Lane.

“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.”

At the proposal at the AAC in January 2025, the question came up asking how the hay truck was going to be able to deliver the hay to be stored in the “much needed storage space.” A hay truck full of hay will not be able to make it up the driveway way let alone make the turn into it. The response from the applicant, was that the truck comes very early in the morning and will park on the road, Madera Lane. The hay will then be squeezed off with a hay squeeze and taken up the driveway to put in the storage. This means that he will be parking a semi-truck on a county road and block it for a minimum of 45 mins on a blind turn? Anyone coming from the east on 84 that takes a right on Madera will come nose to nose if not a head on collision with this semi-truck. This would also force the truck driver to get back on 84 with a trailer, sometimes doubles, by entering through a wrong way, do not enter sign. Putting even more lives at risk. With the structure being allowed to be 1 story, it no longer poses to be all the hay storage that the applicant so “desperately needs.”

17.d. Under discussion, “This site is easily accessible from La Honda Road and Madera Lane. Hence, there would be no impact on the emergency access to the site.” This is not the case. The only access to the property is from Madera Lane.

19.b. What is going to be the requirement to ensure there is sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

20.b. discussion, will the installation of the fire sprinkler system be mandatory? Where will the water be coming from?

Attachment I. from public comments are from me. The highlights and comments are questions that I had intended to get squared away and answered during a meeting in February 2025 with the Planner. Many of the comments or questions were addressed or answered over the course of the past 8 months from multiple county staff.

This project has no real Ag Usage. All avenues that have been implied have been a stretch to say the least. The freezer can be placed anywhere, especially because it is not a permanent fixture.

The hay can be stored anywhere, and this project doesn't make sense anymore since the height limit is now 20ft. This too can be stored anywhere and makes the most sense to have it stored at the property that the cows are located.

I would like to request that this application to be denied and everything be returned to its natural state.