



COUNTY OF SAN MATEO
PLANNING AND BUILDING

455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

March 23, 2026

Richard Liaw, Representative
Ocean Moon Corporation
405 El Camino Real, Unit 253
Menlo Park, CA 94025

SUBJECT: SB 330 Preliminary Application – Major Subdivision
100 Shamrock Road (“Shamrock Ranch”), Unincorporated Pacifica
APNs 023-741-010 and 023-741-020; County File No. PRE2025-00065

Dear Richard:

The purpose of this letter is to inform you of the significant issues that Planning and Building staff have identified based on our initial review of the submitted SB330/SB8 preliminary application for a Major Subdivision at Shamrock Ranch and recent correspondence from the City of Pacifica (attached). These issues involve the project’s ability to meet water and sewage disposal requirements and comply with the County’s General Plan and Subdivision Ordinance. Please note this letter does not constitute a completeness or consistency letter, as a full application has not yet been submitted.

Per the County’s General Plan Rural Land Use Map, the two project parcels are in the County’s Rural Area and have land use designations of Open Space and Agriculture. Under Chapter 9 of the General Plan, which defines the County’s Rural Land Use Policies, both parcels are designated as “rural lands”.

The proposed subdivision is regulated by the County’s Subdivision Ordinance, which establishes requirements for water supply under Section 9.40.010 and sewage disposal under Section 9.52.010. Both requirements must be met for a tentative map to be approved by the County. The County’s Subdivision Ordinance has specific locational criteria for determining water supply and sewage disposal for subdivisions in rural areas. Based on the project parcels’ current designations, the proposed subdivision must comply with the water supply and sewage disposal requirements for “rural lands” which require on-site domestic wells and septic systems for each resultant lot. The preliminary application for the proposed subdivision does not identify a water supply and sewage disposal system that complies with these Subdivision Ordinance requirements and instead proposes to connect to existing water supply and sanitary sewer systems.

Specifically, the preliminary application proposes that development will be supplied with domestic water service from the North Coast County Water District (NCCWD) and sanitary

sewer service from the City of Pacifica. Currently, the property is outside of the service boundaries of both agencies. The process of annexation is separate from the County's review of the proposed project, requires participation by the City of Pacifica and NCCWD, and must be approved by the San Mateo Local Agency Formation Commission. If annexed to the City of Pacifica, the City would assume land use authority over any proposed development on the subject parcels.

Due to the lack of an effective means to address the municipal services required by the proposed development, including but not limited to water and sewer service, the current proposal does not comply with the County's Subdivision Ordinance. As a result, based on the information provided in the preliminary application, the Planning and Building Department will be unable to recommend County approval of the required permits for the project as it is currently described.

Please let us know if you have any questions regarding this determination and how you intend to proceed.

Regards,

A handwritten signature in black ink that reads "Dylan Parker". The script is cursive and fluid.

Dylan Parker, AICP
Planner III

Enclosure: City of Pacifica letter, dated March 5, 2026

CC: Engineer of record



Scenic Pacifica
Incorporated Nov. 22, 1957

CITY OF PACIFICA

170 Santa Maria Avenue • Pacifica, California 94044-2506
www.cityofpacifica.org

MAYOR
Christine Boles

VICE MAYOR
Greg Wright

COUNCIL
Sue Beckmeyer
Mary Bier
Mayra Espinosa

Date: March 5, 2026

To: Steve Monowitz
County of San Mateo
Planning & Building Department
455 County Centr, 2nd Floor
Redwood City, CA 94063
Sent via Email: smonowitz@smcgov.org

Re: Shamrock Ranch Preliminary Application, File No. PRE-2025-00065 SB330, for the elimination of 16 existing dwellings; construction of 128 sf detached homes; 22 duplexes; 63 townhomes and 150 condominiums in 5 buildings. Project also includes a swimming pool and recreation room as amenities for community members. Total unit count 364 dwellings in a mix of sizes and configurations; 20% would be affordable (73 units). Proposal includes 840,302 square feet of residential space; 882 sf of ancillary space; and 1,172 off street parking spaces. Project APNs: 023-741-010; 023-741-020; 023-742-010; 023-742-030¹; project would seek approval under Subdivision Map Act for a vesting tentative map."

Dear Mr. Monowitz:

The City of Pacifica provides the following comments on the above-mentioned preliminary application filed with the County of December 29, 2025, on the site commonly known as Shamrock Ranch. We understand that the applicant has invoked California Government Code Section 65589.5(d)(1), or Builder's Remedy as the County does not have a certified Housing Element. Although the full application has not yet been submitted and will be formally sent to the City for agency comments at that time, the City wants to make the County aware of issues related to the unavailability of City services for this project.

It is the City's preliminary determination that the existing levels of staffing and infrastructure capacity cannot serve the project, which is located outside of our jurisdictional boundaries. Notably, this includes, though is not limited to, public safety services and response, wastewater conveyance and treatment, and other infrastructure capacity.

Further, the County's online record attachments include a file titled "Will Serve," which was not sent by the City of Pacifica, nor does it represent any determination by the City. This document is an email from

¹ The application identified portions two County-owned parcels as included in the proposal – 023-742-010 and 023-742-030. County staff clarified via email on January 30, 2026, that the inclusion of County-owned parcels was an error and that the application would be revised to remove these two parcels. As of the date of this letter, these two parcels are still reflected in the project description online.

the applicant to the City of Pacifica, sent to staff after being informed multiple times that City could not provide any such determination, letter, or documentation.

We look forward to receiving and providing comments on the full application, if submitted. Please reach out to Samantha Updegrave, Community Development Director, with any questions at supdegrave@pacificagov.

Sincerely,



Kevin Woodhouse
City Manager

cc: Sophie Mintier, Assistant Director, County of San Mateo Planning and Building
Dylan Parker, AICP, Planner III, County of San Mateo Planning and Building
Pacifica City Council
Pacifica Planning Commission
Yulia Carter, Assistant City Manager, City of Pacifica
Samantha Updegrave, Community Development Director, City of Pacifica
Melissa Tigbao, Public Works Director, City of Pacifica
Maria Sarasua, Police Chief, City of Pacifica
Craig Wittner, Acting Fire Chief, North County Fire Authority