COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: November 9, 2026

TO: Agricultural Advisory Committee

FROM: Camille Leung, Planning Staff, (650) 363-1826

SUBJECT: Coastal Development Permit and Planned Agricultural Development Permit, pursuant to Sections 8.252.050 and 8.106.040 of the County Ordinance Code, to provide for the following: 1) Legalization of a 820 sq. ft. Outdoor Commercial Kitchen and Signage at Highway 1; 2) Farmstand building reinforcement/repairs; 3) New 1,500-sq. ft. Bunkhouse (Farm Labor Housing) to house eight workers; 4) New 300-sq. ft. Restroom Building; 5) Septic and Water Storage System Expansion; 6) associated traffic improvements at Pie Ranch; and 7) legalize special events which have already been in operation for many years, including an annual 300-person fundraiser and private events/weddings, located at 2080 Cabrillo Highway, in the unincorporated Pescadero area of San Mateo County. The project involves only minor grading and no tree removal. This project is appealable to the California Coastal Commission.

County File Number: PLN2015-00208 (Pie Ranch/Lawson)

PROPOSAL

The applicant, Jered Lawson, requests a Coastal Development Permit (CDP) and Planned Agricultural Development Permit (PAD) to implement the Pie Ranch Master Plan, which involves legalization of structures built without a permit, including 1) a 820 sq. ft. Outdoor Commercial Kitchen and Signage at Highway 1, and construction including 2) farmstand building reinforcement/repairs (including a new commercial kitchen, a new 605 sq. ft. covered deck, two new restrooms, new cupola, new signage, and ADA and drainage improvements); 3) a new 1,500 sq. ft. Bunkhouse (Farm Labor Housing) to house eight workers (to replace three unpermitted yurts); 4) a new 300 sq. ft. Restroom Building; 5) Septic and Water Storage System Expansion; 6) associated traffic improvements per the recommendations of the traffic reports; and 7) legalization of special events which have already been in operation for many years, including:

- Farm-related events: 13 barn dances and potluck dinners annually, farm tours, corporate/organizational group-building events, youth and adult education, and associated parking.
- Public Events include an annual 300-person fundraiser and private events/weddings (13 events/yr).

The project involves only minor grading and no tree removal.

The western portion of the project site along Green Oaks Creek is located in Flood Zone A, a special flood hazard area designation, with a 1% annual chance of flooding. The projects involves these buildings located in Zone A:

- Farmstand renovation and deck addition
- Legalization of Outdoor Kitchen (unenclosed)
- Proposed Restroom Building near the re-built Steele Family Farmhouse

The remaining area of the project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0470E, effective October 16, 2012). The proposed Bunkhouse is located in Zone X.

This project is appealable to the Coastal Commission.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULURAL 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: Camille Leung, Senior Project Planner

Applicant: Jered Lawson

Owner: Pie Ranch

Location: Property located at 2080 Cabrillo Highway, north of Green Oaks Way, at the southern border of the County, unincorporated Pescadero area of San Mateo County.

APN: 089-230-210

Parcel Size: Approximately 13 acres

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: The property is not subject to a Williamson Act contract.

Existing Land Use: Agricultural uses and events

Water Supply: The project relies on well and in-stream water sources for the following uses:

- Drinking Water: Potable water on the site comes from a well near the Farmstand. Previous well tests indicate a minimum of 25 gallons per minute. Per the applicant, Pie Ranch has never had a shortage of water. Green Oaks Creek is not a source of potable water for the subject property. Proposed Change: None.

- Agricultural Water: The adjoining parcel (APN 089-230-280), owned by the applicant, has an in-stream 2 acre-ft agricultural pond on Green Oaks creek and uses this water as part of their agricultural water supply, as well as a 275-foot deep well. Water is piped from these sources to the subject parcel to provide adequate Agricultural water supplies. Proposed Changes: None.

- Fire Water: There is currently a 29,500-gallon water tank installed for the fire rebuild of the Steele House (Farmhouse) with wet draft hydrants per permit BLD2021-00921. There are an additional two 5,000-gallon tanks near the Farmstand. A second wet draft hydrant for use by San Mateo County Fire Department was added at the Farmstand.

Sewage Disposal: The site is served by an existing septic system located near the center of the property (between an animal barn and the Steele House); The project includes a new septic system. Based on the proposed improvements and estimated occupancy, peak wastewater flows that would be collected and treated are estimated to be 1,773 gallons per day (gpd). The site evaluation and County Environmental Health guidelines indicate that 1,200 linear feet of leachfield trench is required. Mapping of the leachfield area shows there is sufficient disposal area to install leachfields that will match the required capacity.

Flood Zone: The western portion of the project site along Green Oaks Creek is located in Flood Zone A, a special flood hazard area designation, with a 1% annual chance of flooding. The projects involves these buildings located in Zone A:

- Farmstand renovation and deck addition

- Legalization of Outdoor Kitchen (unenclosed)
- Proposed Restroom Building near the re-built Steele Family Farmhouse

The remaining area of the project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0470E, effective October 16, 2012). The proposed Bunkhouse is located in Zone X.

Environmental Evaluation: The project is not exempt from the California Environmental Quality Act (CEQA) and requires an Initial Study and Mitigated Negative Declaration (IS/MND) under CEQA Guidelines. The property would result in development located within the Cabrillo Highway State Scenic Corridor and would result in the conversion of soils meeting the Local Coastal Program (LCP) definition of prime soil for agricultural structures. Available at https://www.smcgov.org/planning/2080-cabrillo-highway-pescadero-sch-2026080162

Setting: The project parcel is accessed via Cabrillo Highway using a driveways located to the north, and Green Oaks Way on the south side of the parcel. Green Oaks Creek runs north-south through the parcel near Cabrillo Highway and runs alongside the northern property line of the parcel to the east. The parcel is relatively flat.

Chronology:

Date		Action
May 14, 2015	-	Application submitted in response to Department enforcement of unpermitted structures and events.
July 29, 2015	-	Multi-agency inspection of property by CalFire, Environmental Health Services, Building Official, and Planning Staff. Staff identified and inspected unpermitted structures on the property, including three yurts, an outdoor kitchen, storage buildings/containers, and a greenhouse, as well as unpermitted improvements to the Farmstand (kitchen, produce washing station) and unpermitted agricultural and non-agricultural events. Staff provided urgent health and safety corrections and longer-term permitting requirements. Subsequently, the applicant addresses urgent health and safety corrections.
2015 - 2022	-	Project is referred to review agencies, including CalFire, Environmental Health Services, Coastal Commission and the Planning and Building Department's Geotechnical Section, with comments provided from review agencies. For environmental review, staff requests biological, traffic, and

		historical reports (for modifications to Farmstand), among other information requests. Application remains incomplete.
August 2020	-	CZU Fire destroys the historic Steele house which was used for farm labor housing.
December 2022	-	Applicant submits Master Plan, detailed plans, as well as biological, traffic, and historical reports. Staff prepares Initial Study/Mitigated Negative Declaration (IS/MND).
August 10, 2026	-	An IS/MND was prepared and released for public review from August 10, 2026, to September 9, 2026. Available at https://www.smcgov.org/planning/2080-cabrillo-highway-pescadero-sch-2026080162
August 11, 2026	-	County staff notified AAC members by email of the posting of the IS/MND
	-	Staff received comment letters from Caltrans, Santa Clara Water Quality Control Board (SWQCB), and California Coastal Commission (CCC) available at https://www.smcgov.org/planning/2080-cabrillo-highway-pescadero-sch-2026080162
November 9, 2026	-	Agricultural Advisory Committee meeting.

Will the project be visible from a public road?

The project site is located completely within the Cabrillo Highway State Scenic Corridor. The existing signage and proposed improvements to the farmstand would be visible from Cabrillo Highway. The farmstand building is 2,201 sq. ft. The proposed work will consist of structural and interior renovations including a new commercial kitchen for on-site pie baking and new accessible restrooms, as well as exterior improvements such as a new ADA ramp, a new 675 square foot deck with a 590-square foot cover, and a new cupola. The proposed changes to the farmstand would only be minimally visible from the highway and the most visible components (sign and deck) will be consistent with the agricultural and rural surroundings. The farmstand is not associated with the Green Oaks Dairy and is not a historic resource meeting the criteria of the California Register of Historical Resources. Buildings or structures that are not eligible for listing in the California Register of Historical Resources are not historic resources as defined by California Environmental Quality Act.

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

The project does not involve vegetation or habitat removal. However, based on the close proximity of project activities to sensitive habitat and species that may be present in or near to Green Oaks Creek, Additional Mitigation Measures (AMMs) have been added as mitigation measures of the IS/MND to ensure adequate protection of these species in addition to their habitats. Additional Mitigation Measures require pre-construction biological surveys, worker training, limiting work to daylight hours, exclusion fencing, and review of the landscape plan for compatibility with habitat.

Is there prime soil on the project site?

The project involves the conversion of farmland to uses that are accessory to agricultural use. The subject property contains large areas of prime soil, including Class II soils (Lockwood loam, gently sloping) over a northern portion of the parcel, as shown in Attachment D. Class I or Class II Agriculture Soils and Class III Soils are rated good or very good for artichokes or Brussels sprouts. The project would convert approximately 1,500 sq. ft. of Class II soils for permanent structures (including outdoor kitchen and Farmstand).

DISCUSSION

A. KEY ISSUES

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

1. Compliance with Planned Agricultural District (PAD) Regulations:
   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 applicable and as delineated in Section 6355 of the Zoning Regulations. As proposed and to be conditioned, the proposal complies with the following applicable policies, which will be discussed further in the project staff report to be prepared for the Planning Commission.

   - The encroachment of all development upon land which is suitable for agricultural uses and other lands shall be minimized;
   - All development permitted on a site shall be clustered;
   - Development shall be located, sited and designed to carefully fit its environment so that its presence is subordinate to the pre-existing character of the site and its surrounding is maintained to the maximum extent practicable.
   - No use, development or alteration shall substantially detract from the scenic and visual quality of the County; or substantially detract from the natural characteristics of existing major water courses, established and mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats.

- Where possible, structural uses shall be located away from prime agricultural soils.

While the to-be-legalized outdoor kitchen is located on prime agricultural land, the applicant has clustered the outdoor kitchen with other structures, where the structure is accessed via existing access roads, sited as far from Cabrillo Highway, and where large areas of agricultural fields are reserved for continued farming. The applicant plans to add a deck to the existing farmstand in an area that is not farmed as it is constrained by the creek and the road. The 300 sq. ft. bathroom building would be located on prime soils but would be built in the footprint of an existing shed used as a pantry.

The design of the proposed buildings are rustic in nature and would fit the environment so that their presence is subordinate to the pre-existing character of the site and the surroundings are maintained to the maximum extent practicable. As such, the project would not detract from the scenic and visual quality of the County; or substantially detract from the natural characteristics of existing major water courses, established and mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats.

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

a. *Density Credits*

Policy 1.8 *(Land Uses and Development Densities in Rural Areas)* allows in rural areas land uses that are designated on the LCP Land Use Plan Map, and conditional uses up to the densities specified in Tables 1.2 and 1.3. Agricultural water uses are excluded from density analysis. For conditional uses, every legal parcel has one allocated density credit which equates to 315 gallons per day (gpd) of water use, or fraction thereof, of average daily water use during the two months of highest water use in a year. Expanded or additional non-agricultural uses shall only be permitted on a parcel when there are enough density credits available to that parcel to meet the density credit requirements of this policy for both (a) existing uses, and (b) any expanded or additional uses, and only where such development meets all other applicable policies of the Local Coastal Program.

However, visitor-serving, commercial recreation, and public recreation uses are allowed 945 gpd for the first density credit (Section 6356 of the PAD Regulations). As a legal parcel, the property has one density credit, where the farmstand meets the requirement for visitor-serving use (See Section A.2.d below), then allotting the property 1.5 density credits. Staff has performed a density analysis calculation (see Attachment F) for the farmstand (1 density credit for 1,620 sq. ft. of

food sales use, increased to 2,430 sq. ft. for visitor-serving use) and events proposed for legalization (based on water use on highest capacity day), as summarized below:

- Based on the proposed 975 sq. ft. floor area of the farmstand used for food sales, the farmstand consumes 40% of the maximum 2,430 s.f. for 1.5 density credits. The applicant intends for the farmstand to be open daily, where with remaining water use per day (intensity of non-agricultural uses) should not exceed 60% of the 1.5 density credits (567 gpd or 60% of 945 gallons/day). The remaining 567 gpd is allocated as follows to the farm and non-farm related events for legalization (where there is only one event per day):
    - As proposed, the Bay Area Youth Day is the highest capacity farm-related event involving 200 visitors. Based on water use as described in Attachment F, visitors would need to be adjusted to a maximum of 140 visitors a day.
    - As proposed, the highest capacity non-farm related event (private events and weddings) involving 150 visitors. Based on water use as described in Attachment F, visitors would need to be adjusted to a maximum of 140 visitors a day.

The 300-visitor annual fundraiser is not included in the density analysis as it occurs only one day every year and is subject to Temporary Special Event requirements. All events to be legalized are temporary in nature where the site is returned to its pre-event condition after the event. While estimated water usage is used for density analysis, in actuality, event water use would be lower as no septic usage is needed (reliance on portable toilets) for the annual fundraiser, weddings, or private events. Events do not involve additional permanent construction and non-cultivated lands are used for parking.

b. *Prime Agriculture Lands*

LCP Policy 5.5 *(Permitted Uses on Prime Agriculture Lands)* permits agricultural and agriculture-related development on prime agricultural lands; non-residential development customarily considered accessory to agricultural uses including barns, storage/equipment sheds, stables for farm animals, water wells, and water storage tanks. The policy allows for farm labor housing, uses ancillary to agriculture, and single-family residences to be conditionally permitted via a PAD permit.

The project would convert approximately 1,500 sq. ft. of Class II soils for permanent structures (including outdoor kitchen and farmstand), which are non-residential uses that are accessory to agriculture. The 300 sq. ft. bathroom building would also be located on prime soils but

would be built in the footprint of an existing shed used as a pantry. The bunkhouse would not be located on prime soils. The bunkhouse would replace housing currently provided by three unpermitted yurts that are located on prime soils. A mitigation measure has been added to require the removal of the three yurts upon final approval of the building permit for the bunkhouse.

There are also two unpermitted shipping containers located to the north of the farmstand located on prime soils. A mitigation measure has been added to require the removal of the two containers once construction of the harvest shed (BLD2023-03339) is complete.

As proposed, the area of farmland converted for permanent structures has been minimized through replacement of existing structures, use of disturbed areas containing existing structures, placement of new buildings along property boundaries, and removal of existing buildings located on prime soil. Therefore, the project minimizes farmland conversion. The project will maintain the existing agricultural use of the property and proposed structures are supportive and necessary to the existing agricultural operation.

c. *Sensitive Habitat*

Policy 7.11 *(Establishment of Buffer Zones)* requires: a. buffer zones of 50 feet for perennial streams and 30 feet for intermittent streams on both sides of riparian corridors; b. buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams where no riparian vegetation exists; and c. buffer zones of 100 feet from the high water point along lakes, ponds, and other areas, except for man-made ponds and reservoirs used for agricultural purposes for which no buffer zone is designated.

Figure 1 of the 2022 second addendum and biological update (Attachment E) to the initial 2016 Biological Impact Form and 2019 addendum shows the current extent of sensitive communities on the property including Green Oaks Creek and its associated riparian habitat, one tributary on the west side of the property, eucalyptus grove on the south side of the property (which provides documented roost habitat for federal candidate species the monarch butterfly), and a single pond with associated riparian habitat and emergent wetland vegetation (which provides habitat for federal listed California red-legged frog and San Francisco garter snake). As discussed in the IS/MND, no proposed work under this permit is within 100 feet of the pond or within 30 feet of Green Oaks Creek (creamery building, agricultural shed, Steele House, and 25,000 water storage tank are under separate permits). However, based on the close proximity of

project activities to sensitive habitat and species that may be present in or near to Green Oaks Creek, Additional Mitigation Measures (AMMS) have been added to the IS/MND to ensure adequate protection of these species in addition to their habitats. AMMs require pre-construction biological surveys, worker training, limiting work to daylight hours, exclusion fencing, and review of the landscape plan for compatibility with habitat.

d. *Visitor-Serving Use*

LCP Policies 11.1, 11.2, and 11.3 *(Definition of Visitor-Serving Facilities)* define visitor-serving facilities as public and private developments that are exclusively available to the general public and provide necessary, basic visitor support services such as lodging, food, water, restroom, and automobile services. The Pie Ranch farmstand meets this definition as it is a regionally well-known food concessionaire, where visitors from inside and outside of the County can purchase pies baked from ingredients grown at the site, as well as produce grown at the site.

3. Compliance with the Williamson Act:

The property is not subject to a Williamson Act contract.

4. Compliance with Farm Labor Housing Guidelines

The Farm Labor Housing Application Process guidelines allow for permanent housing structures in specific situations where there is an on-going long-term need for farm workers. The guidelines require Zoning Hearing Officer (or Planning Commission) review of applications for permanent housing and limits the use of these structures for the housing of farm workers. The bunkhouse is proposed to house a maximum of eight farmworkers employed at Pie Ranch.

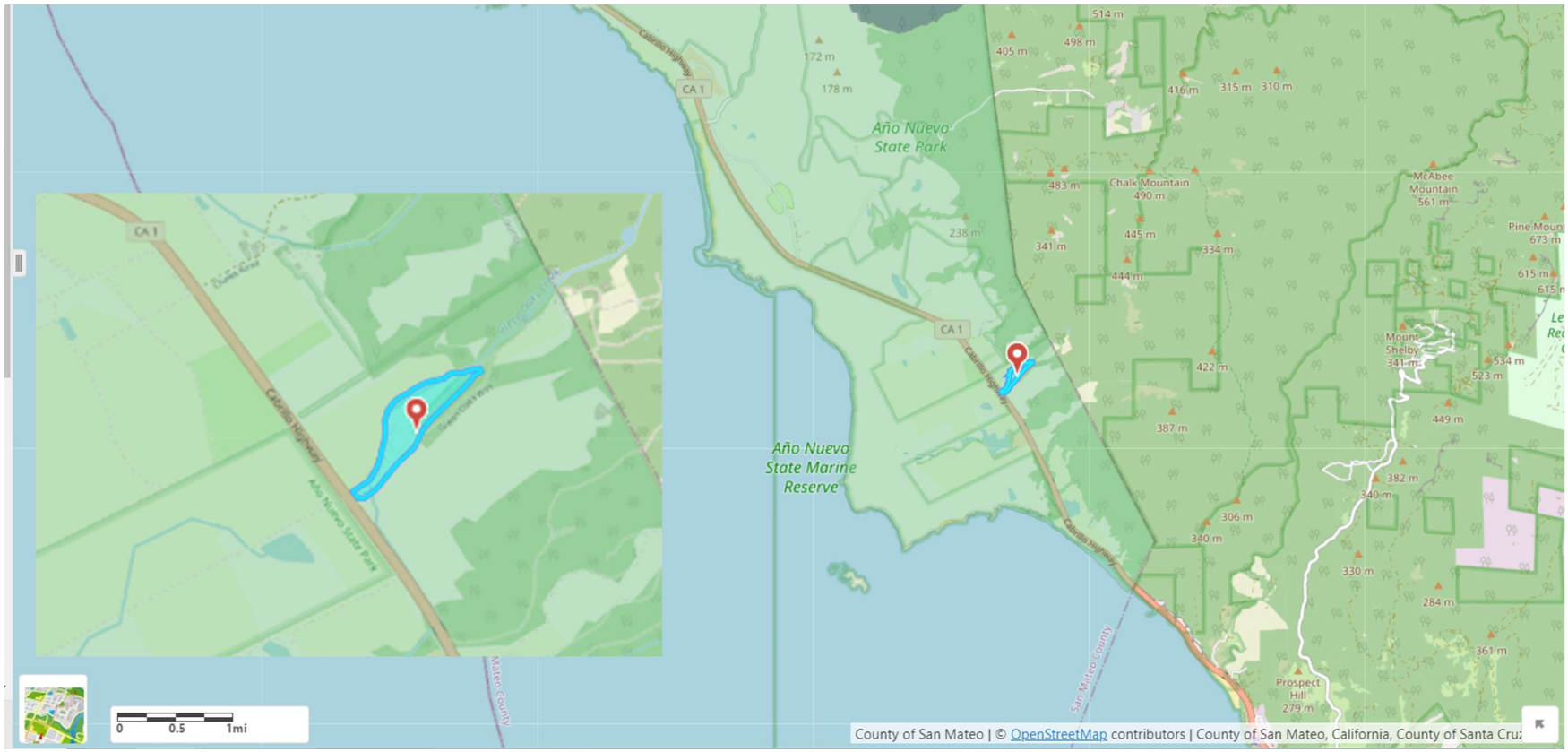
ATTACHMENTS

Initial Study and Mitigated Negative Declaration (IS/MND) is available at https://www.smcgov.org/planning/2080-cabrillo-highway-pescadero-sch-2026080162

A. Vicinity Map
B. Project Plans
C. Program Statement
D. Prime Soils Map
E. Figure 1 of Sol Ecology Biological Report Addendum letter, dated November 9, 2022
F. Density Analysis Table

Pie Ranch Master Plan - PLN2015-00208

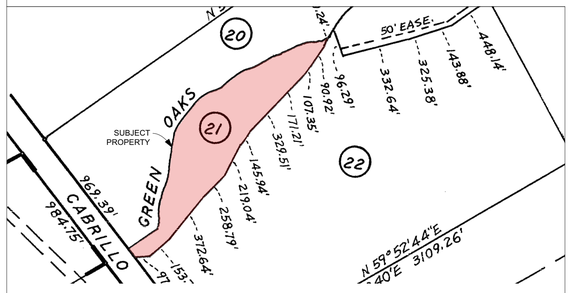
Vicinity Map – 2080 Cabrillo Highway, APN 089-230-210



ELECTRICAL LEGEND

PANEL	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	AREAS SERVED
P1	100 AMP	ACTIVE	UPGRADE	200 AMP	3 PHASE	FARMSTAND
P2	50 AMP	ACTIVE	-	50 AMP	3 PHASE	WELL
P3	-	-	PROPOSED	200 AMP	3 PHASE	CREAMERY
P4	-	-	PROPOSED	100 AMP	3 PHASE	AG SHED
P5	-	-	PROPOSED	50 AMP	3 PHASE	BARN
P6	200 AMP	ACTIVE	-	-	1 PHASE	UPPER AREA
P7	50 AMP	ACTIVE	UPGRADE	150 AMP	1 PHASE	(E) YURTS TO BE REMOVED, FUTURE BUNKHOUSE
P8	200 AMP	ACTIVE	-	-	1 PHASE	SHED
P9	50 AMP	ACTIVE	-	-	1 PHASE	MULTI-PURPOSE AG BLDG
P10	50 AMP	ACTIVE	-	-	1 PHASE	OUTDOOR KITCHEN
P11	200 AMP	-	PROPOSED	200 AMP	1 PHASE	FARMHOUSE

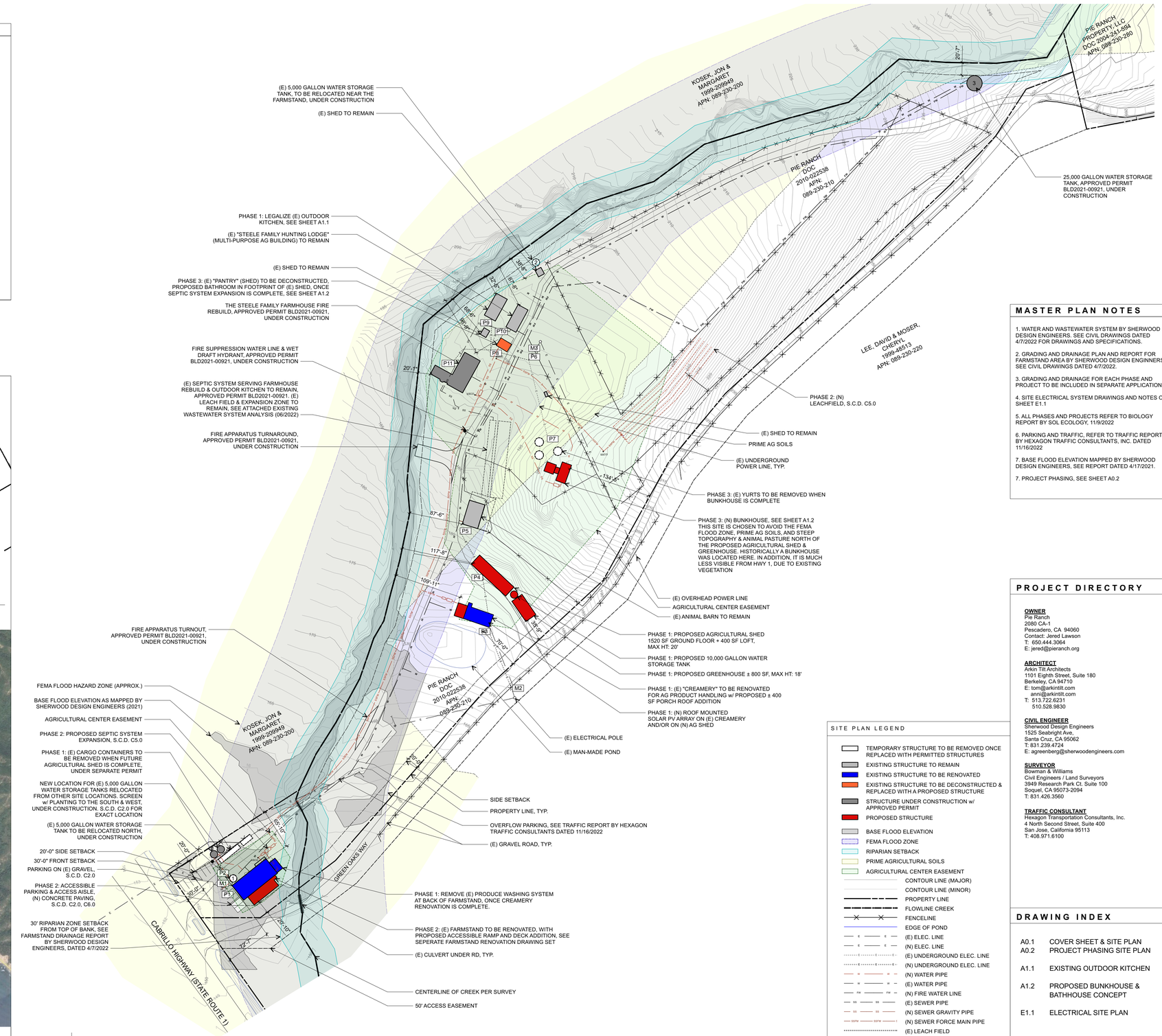
METER	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	TYPE
M1	200 AMP	ACTIVE	UPGRADE	400 AMP	3 PHASE	OVERHEAD
M2	200 AMP	INACTIVE	ACTIVATE	200	3 PHASE	-
M3	200 AMP	ACTIVE	UPGRADE	400 AMP	1 PHASE	TEMPORARY



NORTH 2 A0.1 ASSESSOR'S PARCEL MAP
SCALE: 1"=500'



NORTH VICINITY MAP
SCALE: N.T.S.



NORTH 1 A0.1 MASTER PLAN
SCALE: 1" = 80'

SURVEY INFORMATION FROM BOWMAN & WILLIAMS (02/2021)

0 40 80

MASTER PLAN NOTES

1. WATER AND WASTEWATER SYSTEM BY SHERWOOD DESIGN ENGINEERS. SEE CIVIL DRAWINGS DATED 4/7/2022 FOR DRAWINGS AND SPECIFICATIONS.

2. GRADING AND DRAINAGE PLAN AND REPORT FOR FARMSTAND AREA BY SHERWOOD DESIGN ENGINNERS, SEE CIVIL DRAWINGS DATED 4/7/2022.

3. GRADING AND DRAINAGE FOR EACH PHASE AND PROJECT TO BE INCLUDED IN SEPARATE APPLICATIONS.

4. SITE ELECTRICAL SYSTEM DRAWINGS AND NOTES ON SHEET E1.1

5. ALL PHASES AND PROJECTS REFER TO BIOLOGY REPORT BY SOL ECOLOGY, 11/9/2022

6. PARKING AND TRAFFIC, REFER TO TRAFFIC REPORT BY HEXAGON TRAFFIC CONSULTANTS, INC. DATED 11/16/2022

7. BASE FLOOD ELEVATION MAPPED BY SHERWOOD DESIGN ENGINEERS, SEE REPORT DATED 4/17/2021.

7. PROJECT PHASING, SEE SHEET A0.2

PROJECT DIRECTORY

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SITE PLAN LEGEND

- TEMPORARY STRUCTURE TO BE REMOVED ONCE REPLACED WITH PERMITTED STRUCTURES
- EXISTING STRUCTURE TO REMAIN
- EXISTING STRUCTURE TO BE RENOVATED
- EXISTING STRUCTURE TO BE DECONSTRUCTED & REPLACED WITH A PROPOSED STRUCTURE
- STRUCTURE UNDER CONSTRUCTION w/ APPROVED PERMIT
- PROPOSED STRUCTURE
- BASE FLOOD ELEVATION
- FEMA FLOOD ZONE
- RIPARIAN SETBACK
- PRIME AGRICULTURAL SOILS
- AGRICULTURAL CENTER EASEMENT
- CONTOUR LINE (MAJOR)
- CONTOUR LINE (MINOR)
- PROPERTY LINE
- FLOWLINE CREEK
- FENCELINE
- EDGE OF POND
- (E) ELEC. LINE
- (N) ELEC. LINE
- (E) UNDERGROUND ELEC. LINE
- (N) UNDERGROUND ELEC. LINE
- (N) WATER PIPE
- (E) WATER PIPE
- (N) FIRE WATER LINE
- (E) SEWER PIPE
- (N) SEWER GRAVITY PIPE
- (N) SEWER FORCE MAIN PIPE
- (E) LEACH FIELD
- (N) LEACH FIELD
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- P_ ELECTRICAL SUB-PANEL
- M_ ELECTRICAL METER

DRAWING INDEX

A0.1 COVER SHEET & SITE PLAN
A0.2 PROJECT PHASING SITE PLAN
A1.1 EXISTING OUTDOOR KITCHEN
A1.2 PROPOSED BUNKHOUSE & BATHHOUSE CONCEPT
E1.1 ELECTRICAL SITE PLAN

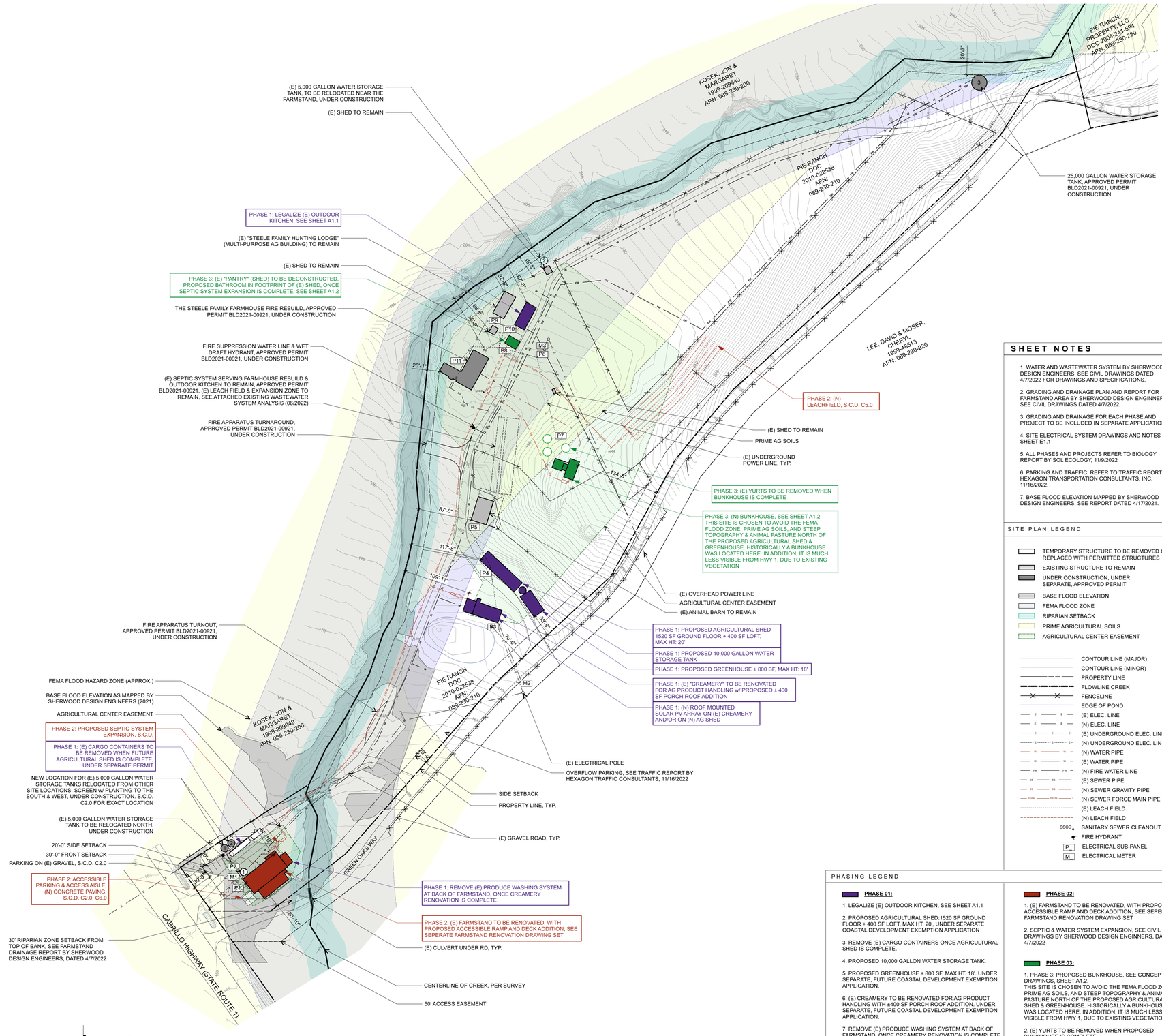
Revision Date	I.D.

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Site plan for
Pie Ranch
2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Cover Sheet & Master Plan

DATE: 12/13/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET: A0.1



SHEET NOTES

1. WATER AND WASTEWATER SYSTEM BY SHERWOOD DESIGN ENGINEERS. SEE CIVIL DRAWINGS DATED 4/7/2022 FOR DRAWINGS AND SPECIFICATIONS.

2. GRADING AND DRAINAGE PLAN AND REPORT FOR FARMSTAND AREA BY SHERWOOD DESIGN ENGINNERS, SEE CIVIL DRAWINGS DATED 4/7/2022.

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SITE PLAN LEGEND

- TEMPORARY STRUCTURE TO BE REMOVED ONCE REPLACED WITH PERMITTED STRUCTURES
- EXISTING STRUCTURE TO REMAIN
- UNDER CONSTRUCTION, UNDER SEPARATE, APPROVED PERMIT
- BASE FLOOD ELEVATION
- FEMA FLOOD ZONE
- RIPARIAN SETBACK
- PRIME AGRICULTURAL SOILS
- AGRICULTURAL CENTER EASEMENT
- CONTOUR LINE (MAJOR)
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- (E) ELEC. LINE
- (N) ELEC. LINE
- (E) UNDERGROUND ELEC. LINE
- (N) UNDERGROUND ELEC. LINE
- (N) WATER PIPE
- (E) WATER PIPE
- (N) FIRE WATER LINE
- (E) SEWER PIPE
- (N) SEWER GRAVITY PIPE
- (N) SEWER FORCE MAIN PIPE
- (E) LEACH FIELD
- (N) LEACH FIELD
- SSCO SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- P ELECTRICAL SUB-PANEL
- M ELECTRICAL METER

PHASING LEGEND

PHASE 01:

1. LEGALIZE (E) OUTDOOR KITCHEN, SEE SHEET A1.1

2. PROPOSED AGRICULTURAL SHED:1520 SF GROUND FLOOR + 400 SF LOFT, MAX HT: 20', UNDER SEPARATE COASTAL DEVELOPMENT EXEMPTION APPLICATION

3. REMOVE (E) CARGO CONTAINERS ONCE AGRICULTURAL SHED IS COMPLETE.

4. PROPOSED 10,000 GALLON WATER STORAGE TANK.

5. PROPOSED GREENHOUSE ± 800 SF, MAX HT. 18'. UNDER SEPARATE, FUTURE COASTAL DEVELOPMENT EXEMPTION APPLICATION.

6. (E) CREAMERY TO BE RENOVATED FOR AG PRODUCT HANDLING WITH ±400 SF PORCH ROOF ADDITION. UNDER SEPARATE, FUTURE COASTAL DEVELOPMENT EXEMPTION APPLICATION.

7. REMOVE (E) PRODUCE WASHING SYSTEM AT BACK OF FARMSTAND, ONCE CREAMERY RENOVATION IS COMPLETE.

8. (N) ROOF MOUNTED SOLAR PV ARRAY ON (E) CREAMERY AND/OR PROPOSED AGRICULTURAL SHED, UNDER APPROVED PERMIT BLD2021-00921

PHASE 02:

1. (E) FARMSTAND TO BE RENOVATED, WITH PROPOSED ACCESSIBLE RAMP AND DECK ADDITION, SEE SEPERATE FARMSTAND RENOVATION DRAWING SET

2. SEPTIC & WATER SYSTEM EXPANSION, SEE CIVIL DRAWINGS BY SHERWOOD DESIGN ENGINNERS, DATED 4/7/2022

PHASE 03:

1. PHASE 3: PROPOSED BUNKHOUSE, SEE CONCEPT DRAWINGS, SHEET A1.2. THIS SITE IS CHOSEN TO AVOID THE FEMA FLOOD ZONE, PRIME AG SOILS, AND STEEP TOPOGRAPHY & ANIMAL PASTURE NORTH OF THE PROPOSED AGRICULTURAL SHED & GREENHOUSE. HISTORICALLY A BUNKHOUSE WAS LOCATED HERE. IN ADDITION, IT IS MUCH LESS VISIBLE FROM HWY 1, DUE TO EXISTING VEGETATION

2. (E) YURTS TO BE REMOVED WHEN PROPOSED BUNKHOUSE IS COMPLETE.

3. (E) SHED TO BE REMOVED, PROPOSED BATHROOM IN FOOTPRINT OF (E) SHED. ONCE SEPTIC SYSTEM EXPANSION IS COMPLETE. SEE CONCEPT DRAWINGS, SHEET A1.2.

Revision Date	I.D.

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Site plan for
Pie Ranch
2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Phasing Plan

DATE: 12/13/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET: A0.2

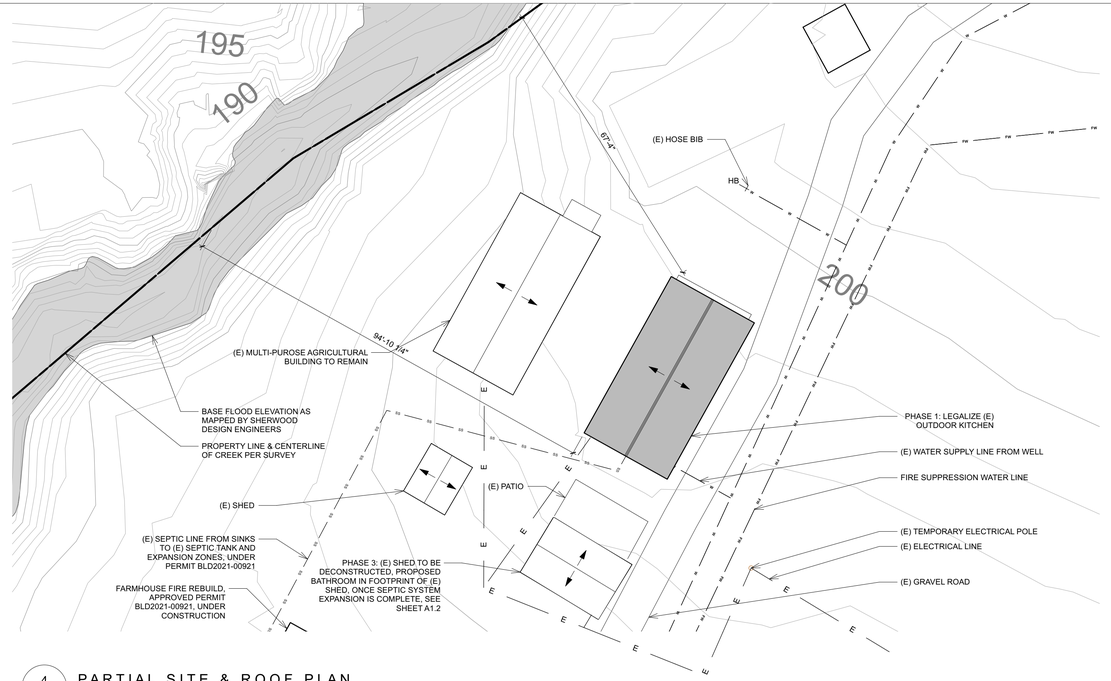


VIEW FROM SOUTHEAST. COUNTERS & SINKS INSTALLED

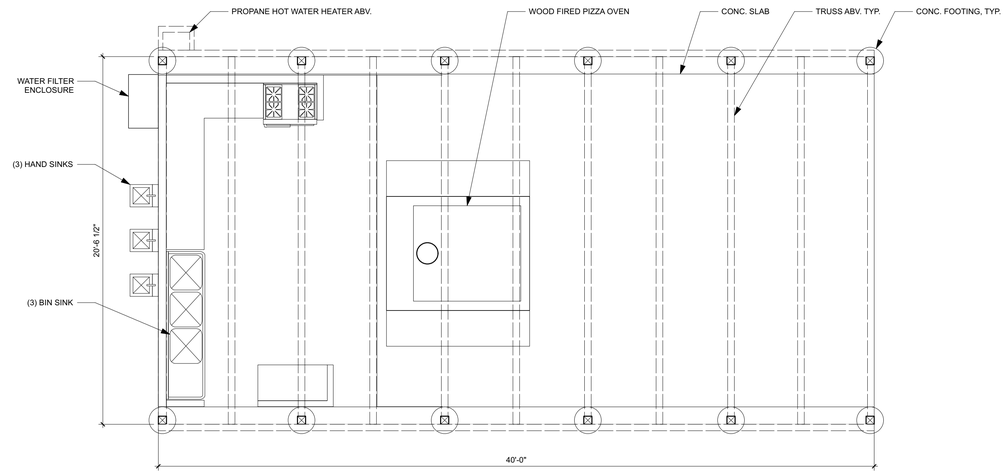


VIEW FROM NORTH, EAST, SOUTHEAST (CLOCKWISE FROM TOP)

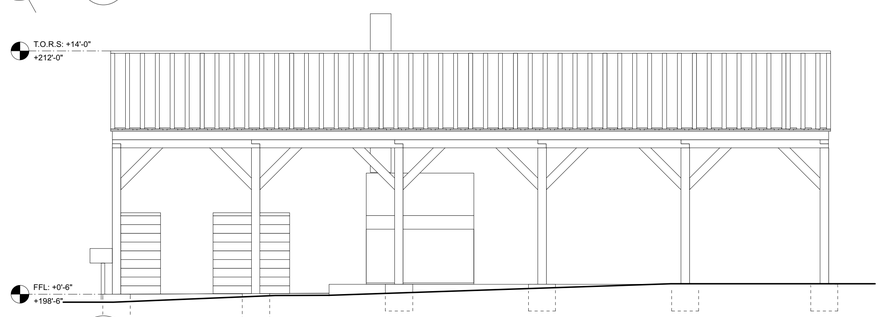
5 A1.1 AS BUILT PHOTOS
N.T.S.



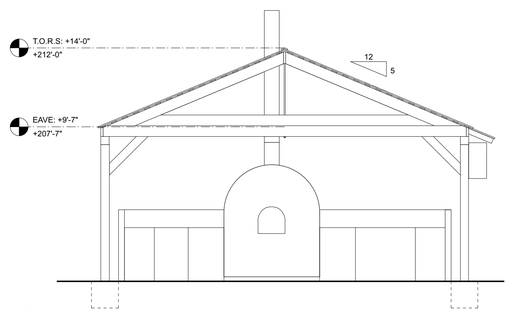
4 A1.1 PARTIAL SITE & ROOF PLAN
SCALE: 1/4" = 1'-0"



3 A1.1 OUTDOOR KITCHEN FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A1.1 EAST ELEVATION (WEST ELEV. SIM.)
SCALE: 1/4" = 1'-0"



1 A1.1 NORTH ELEVATION (SOUTH ELEV. SIM.)
SCALE: 1/4" = 1'-0"
0 2 4

SHEET NOTES

1. FLOOR PLAN AND ELEVATIONS OF THE OUTDOOR KITCHEN BASED ON AS-BUILT DRAWINGS PREPARED BY EVAN MARKIEWICZ DESIGN CONSULTING (2011)
2. DRAWINGS UPDATED BY ARKIN TILT ARCHITECTS (2021)
3. REFER TO BIOLOGY REPORT BY SOL ECOLOGY, 11/9/2022
4. BASE FLOOD ELEVATION MAPPED BY SHERWOOD DESIGN ENGINEERS, SEE REPORT DATED 4/17/2021.

Revision Date	I.D.

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Site plan for
Pie Ranch
2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Existing Outdoor Kitchen

DATE: 12/13/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET: A1.1

PROJECT DATA

BUNKHOUSE
PHASE 3

USE: ORGANIZED CAMPS, GROUP C

MAXIMUM HEIGHT: 32'

SIZE: 1500 SF

FURTHER DOCUMENTATION WILL BE DEVELOPED AND SUBMITTED. TO BE BUILT AFTER THE PROPOSED SEPTIC SYSTEM IS COMPLETE.

BATHROOM
PHASE 3

USE: ORGANIZED CAMPS, GROUP C

MAXIMUM HEIGHT: 18'

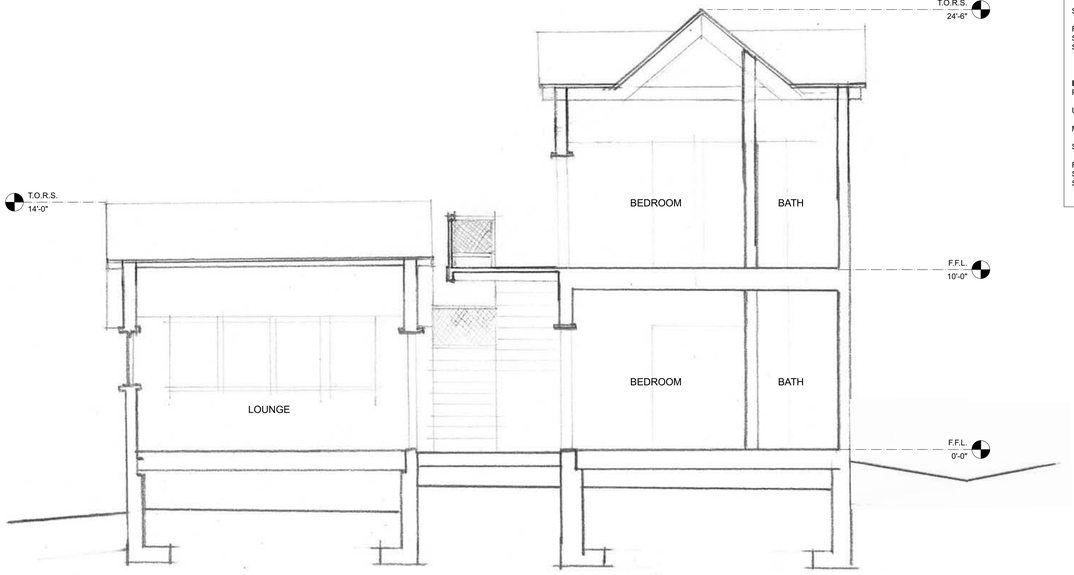
SIZE: 300 SF

FURTHER DOCUMENTATION WILL BE DEVELOPED AND SUBMITTED. TO BE BUILT AFTER THE PROPOSED SEPTIC SYSTEM IS COMPLETE.



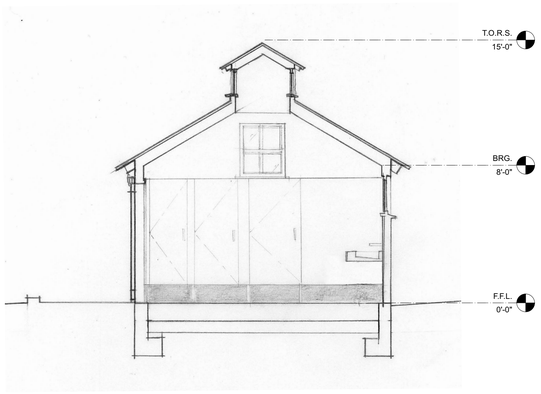
(E) "PANTRY" SHED TO BE DEMOLISHED, PROPOSED BATHROOM TO BE BUILT IN (E) FOOTPRINT. SEE PHASING PLAN A0.2

5 A1.2 (E) "PANTRY" (SHED) VIEW FROM WEST



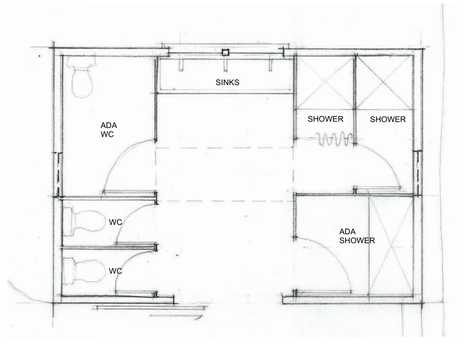
2 A1.2 BUNKHOUSE SECTION DIAGRAM
SCALE: 1/4" = 1'-0"

0 2 4



4 A1.2 BATHROOM SECTION DIAGRAM
SCALE: 1/4" = 1'-0"

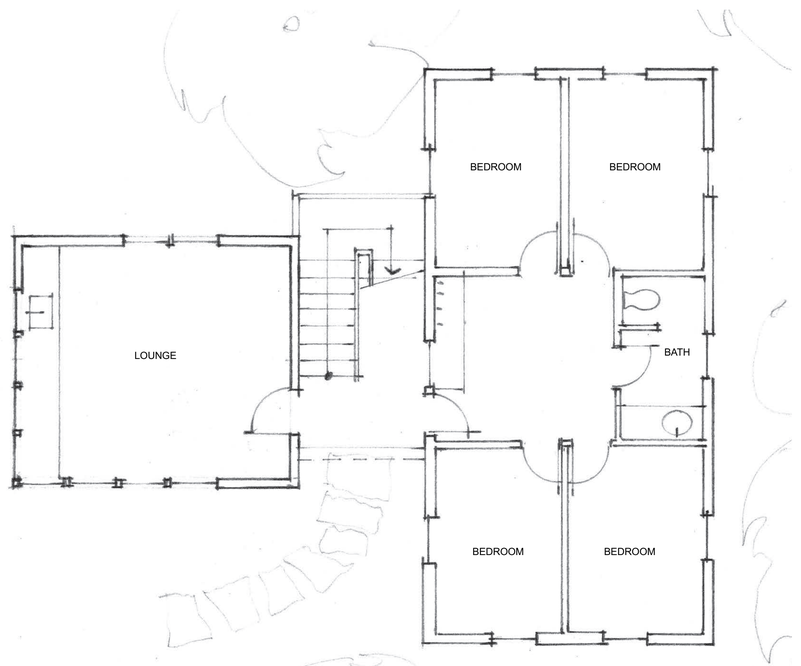
0 4 8



NORTH

3 A1.2 BATHROOM PLAN DIAGRAM
SCALE: 1/4" = 1'-0"

0 4 8



NORTH

1 A1.2 BUNKHOUSE PLAN DIAGRAM
SCALE: 1/4" = 1'-0"

0 2 4

Revision Date	I.D.

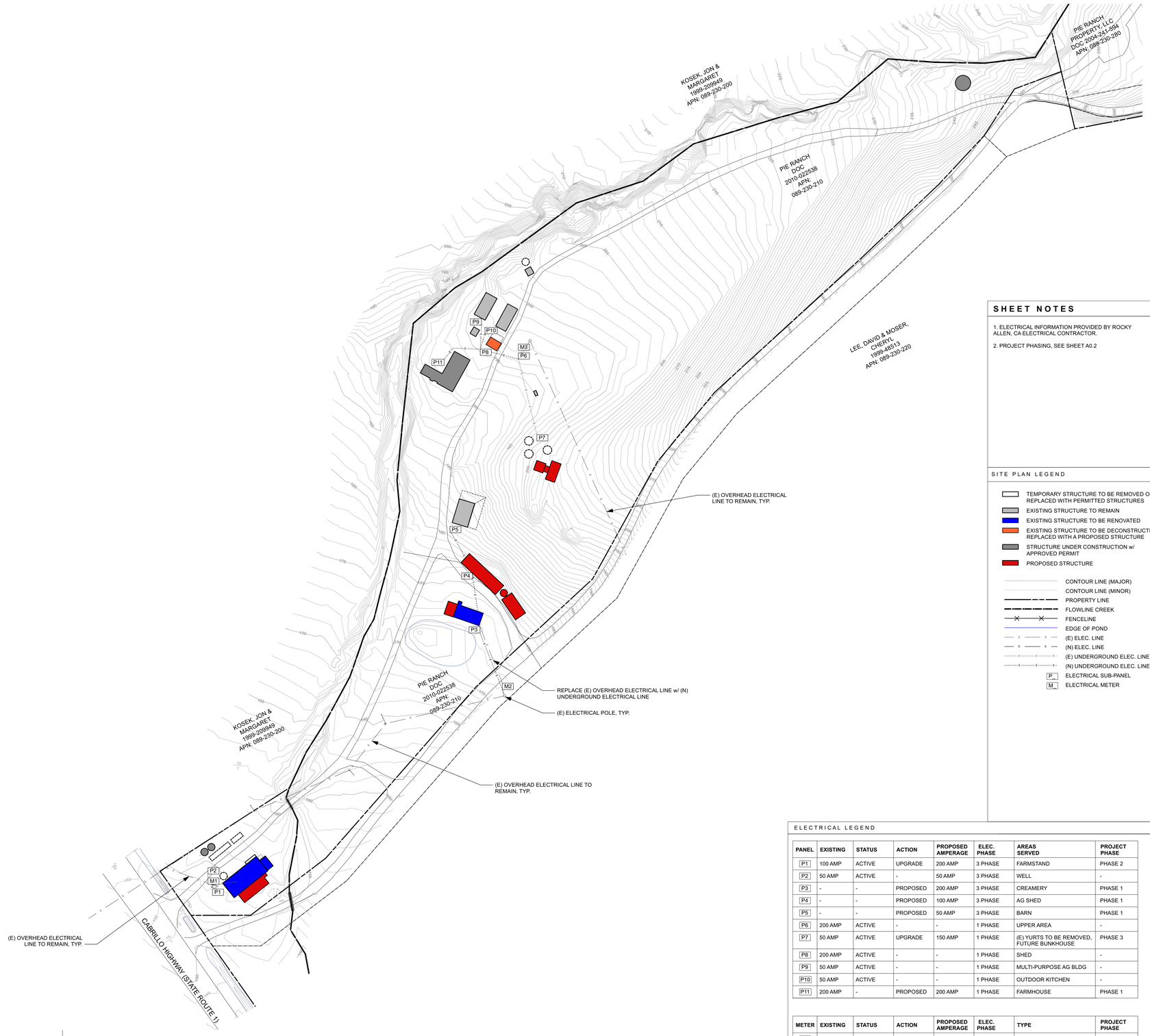
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Site plan for
Pie Ranch
2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Bunkhouse &
Bathroom

DATE: 12/21/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET: A1.2



1 E1.1 ELECTRICAL SITE PLAN
SCALE: 1" = 80'

SURVEY INFORMATION FROM BOWMAN & WILLIAMS (02/2021)

0 40 80

SHEET NOTES

1. ELECTRICAL INFORMATION PROVIDED BY ROCKY ALLEN, CA ELECTRICAL CONTRACTOR.
2. PROJECT PHASING, SEE SHEET A0.2

SITE PLAN LEGEND

- TEMPORARY STRUCTURE TO BE REMOVED ONCE REPLACED WITH PERMITTED STRUCTURES
- EXISTING STRUCTURE TO REMAIN
- EXISTING STRUCTURE TO BE RENOVATED
- EXISTING STRUCTURE TO BE DECONSTRUCTED & REPLACED WITH A PROPOSED STRUCTURE
- STRUCTURE UNDER CONSTRUCTION w/ APPROVED PERMIT
- PROPOSED STRUCTURE
- CONTOUR LINE (MAJOR)
- CONTOUR LINE (MINOR)
- PROPERTY LINE
- FLOWLINE CREEK
- FENCELINE
- EDGE OF POND
- (E) ELEC. LINE
- (N) ELEC. LINE
- (E) UNDERGROUND ELEC. LINE
- (N) UNDERGROUND ELEC. LINE
- P_ ELECTRICAL SUB-PANEL
- M_ ELECTRICAL METER

ELECTRICAL LEGEND

PANEL	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	AREAS SERVED	PROJECT PHASE
P1	100 AMP	ACTIVE	UPGRADE	200 AMP	3 PHASE	FARMSTAND	PHASE 2
P2	50 AMP	ACTIVE	-	50 AMP	3 PHASE	WELL	-
P3	-	-	PROPOSED	200 AMP	3 PHASE	CREAMERY	PHASE 1
P4	-	-	PROPOSED	100 AMP	3 PHASE	AG SHED	PHASE 1
P5	-	-	PROPOSED	50 AMP	3 PHASE	BARN	PHASE 1
P6	200 AMP	ACTIVE	-	-	1 PHASE	UPPER AREA	-
P7	50 AMP	ACTIVE	UPGRADE	150 AMP	1 PHASE	(E) YURTS TO BE REMOVED, FUTURE BUNKHOUSE	PHASE 3
P8	200 AMP	ACTIVE	-	-	1 PHASE	SHED	-
P9	50 AMP	ACTIVE	-	-	1 PHASE	MULTI-PURPOSE AG BLDG	-
P10	50 AMP	ACTIVE	-	-	1 PHASE	OUTDOOR KITCHEN	-
P11	200 AMP	-	PROPOSED	200 AMP	1 PHASE	FARMHOUSE	PHASE 1

METER	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	TYPE	PROJECT PHASE
M1	200 AMP	ACTIVE	UPGRADE	400 AMP	3 PHASE	OVERHEAD	PHASE 1
M2	200 AMP	INACTIVE	ACTIVATE	200 AMP	3 PHASE	-	PHASE 1
M3	200 AMP	ACTIVE	UPGRADE	400 AMP	1 PHASE	TEMPORARY	PHASE 1

Revision Date	I.D.

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Site plan for
Pie Ranch
2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Electrical Site Plan

DATE: 12/13/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET: E1.1

12/20/2022
Pie Ranch

PIE RANCH PROGRAM STATEMENT

Pie Ranch, located at 2080 Cabrillo Highway, (APN 089-230-210) has been farming at this site since 2006, with prior agricultural uses dating back to the 1860's. The primary use of Pie Ranch has always been and will continue to be agriculture. The total acreage of the property is 13.5, however, approximately 4.5 acres of land is in active crop production on the "Lower Slice " and approximately 3 acres is used for animal husbandry. The remaining acreage is used to support these agricultural operations. Crops such as apples, pumpkins, tomatoes, strawberries, squash, radishes, potatoes, etc are grown and chickens, goats, pigs and cows are raised for their eggs, milk, and meat. Most of this acreage, while producing goods intended for market, is farmed with the intention of being a demonstration facility where techniques are practiced by the farming interns and apprentices and then utilized on other farms as they continue their careers in the industry. More about this below. Other more intensive farming activities occur on other larger plots of land leased by Pie Ranch. Those parcels: "Upper Slice" (14 acres, located at 2020 Green Oaks Way, APN 089-230-280) and Cascade Ranch (418 acres, located at 3100 Cabrillo Highway, APN's: 089-221-100 & 089-220-090) are not part of this Master Plan application. The farming operation on the Lower Slice is led by five staff people. They all are full time employees of Pie Ranch. Two employees live at the upper ranch property. All others commute.
The farming operation will remain the same. No changes in acreage or leasing are being proposed. The focus of the crops grown on the Lower Slice will continue to be for sale in the farmstand, whether fresh, or prepared, and for demonstration and educational purposes.

Existing Uses To Be Recognized as ancillary to the Agricultural Use of the property:
Educational activities at Pie Ranch are mainly focused on teaching high school students, college interns and adult apprentices in the techniques of sustainable agriculture. Pie Ranch also works to educate school kids and the public about farming traditions, agricultural sustainability, and respect for nature. These activities take place on site throughout the year. Currently Pie Ranch has access to a range of indoor and outdoor learning spaces on the Lower Slice that get used as needed during various seasons and as different groups demand. The educational programs are broken down into the following categories:

- Year-Round School Programs (K-12 school age students): Pie Ranch provides educational programming around sustainable agriculture, culinary/nutrition education, and marketing to primarily high school students, but also provides similar experiential education for elementary and middle school students. Currently Pie Ranch is partnering with 2 schools: Mission High, Oceana High, and the Pescadero school district. Maximum number of students in attendance at any one time is 25, along with 2 adults. Approximately 1700 total students participate in programming at Pie Ranch each year: 700- 800 come from the partner schools; and, on a fee for service basis, K-12 schools looking for outdoor educational experience can arrange with Pie Ranch for single-day

(8am-5pm) or multi-day activities. 95% of the school visits are single day. There are two high schools that come for overnight educational experiences. Oceana High comes for their Spring Intersession: 4 nights during their Spring Break. Mission High comes two times a year for a fall and a spring overnight (two days/one night) and 1-3 more times per year a group from a non-partner school, will come and camp for a night in the meadow area between the campfire ring and the outdoor kitchen where they prepare their own meals (see the site plan for location). Many students harvest the produce they then utilize in the kitchen to prepare their meals. All meal preparations are supervised by a staff member in addition to the adult chaperones. If students are busy out on the farm, our chef educator prepares seasonal meals based on what is growing on the farm. Activities take place all over the farm: in our row crops, pastures and orchards (on both the upper and lower slice), at the Amah-Mutsun native garden, etc. For more focused activities, Pie Ranch has a multi-purpose ag building where staff has access to a projector, screen, and tables to help facilitate instructional workshops on farming and food justice. Students camp in the picnic meadow, a half-acre mostly flat expanse next to our outdoor kitchen and other facilities, (See attached site plan). Most groups bring their own sleeping bags however, Pie Ranch provides tents and bags to those schools or youth groups that lack those items. School programs focus on farm tours, food justice, culinary lessons which take place in our outdoor kitchen and pie baking and are specifically coordinated with the individual school to meet their interests and education level.

Public Programs and Education (All Ages) Pie Ranch serves approximately 6,000 people annually and engages groups in sustainable agriculture and culinary activities. Typical events hosted by the ranch in the past include:

- Monthly Community Work Day/Potluck/Barn Dances – Maximum of 150 people come to the site each month. During our workday, the public has the option of participating in a voluntary workday. Work projects are dictated by the needs of the farm and could include, mulching, weed abatement or harvesting. There is also a farm tour and then folks gather at the roadside Farm Stand for a potluck and barndance. Music includes live acoustic instruments including a banjo, fiddle, guitar and mandolin. There is a sliding-scale suggested donation for entrance to the barn-dance portion of the day, in order to compensate the band, caller and others helping support the parking, entry and clean up.

- Fundraisers - Pie Ranch's annual fundraiser takes place on site for a maximum of 300 adults; this event usually in September in the evening (3-10). The event consists of farm tours, a seated meal, a live auction and a barn dance. Food is served by 50 volunteers and staff. Live amplified music is provided inside the farm stand building.

- Corporate/company/organizational off-site group building events 10-40 people maximum. Groups pay a fee to come to the site for hands-on activities of the farm, such as harvesting, weeding, planting, etc. Tours & farm projects are all related to farming. These events are from 9:00-5:00 and occur 10-12 times a year.

- Farm Tours - As part of honoring the conservation easement, Pie Ranch provides monthly public tours of the property (every 3rd Saturday of the month) to share our

historic resources with others on the same day of the workday and barndance. This event is open to the public but averages 10-20 people per month.

- Farmer Training - The Apprenticeship Program operates 6 months out of the year (June-December) with up to 7 apprentices who live on site. Apprentices work on the farm and lead youth education and other programmatic activities. Apprentices sleep in either the existing yurts on site or in the historic Steele Family Residence. Pie Ranch advertises the apprenticeship opportunity on our website and on other farm-related sites. There is an application process stipulating that apprentices have one year of farm-based experience and that they have an interest in continuing their farm education. Apprentices in Pie Ranch's Emerging Farmers program are provided with a modest monthly stipend along with room and board. Apprentices are taught all aspects of a working farm; learning to develop a crop plan, learning about healthy soil maintenance, organic farming techniques, different careers in farm-based businesses, harvesting and production and animal husbandry. Due to the CZU fire, this use has been suspended until the structures are rebuilt.

- Internship Program (college aged students) - Operates only during the summer for 3 interns who camp on site in tents. Interns assist the Apprentices in their daily activities. Summer interns share the apprentice kitchen in the historic Steele Family Farmhouse and are responsible for their own needs. Summer interns share the restroom facilities with the farm apprentices.

Farmstand Programming

- The farmstand was constructed in 1934. The barn's original function was to provide a location to process, box and ship farm products to market. This function continues to this day, but is now also used for two purposes: 1) as a covered farmstand and 2) as the location for monthly barn dances. The Farmstand has been in operation since 2006 and is permitted under Health Permit number PT0005146. It sells fresh produce and value-added products from Pie Ranch and some other farms in the surrounding area. It also sells books on farming, crafts made with items from the farm, and beverages such as coffee/tea and cold beverages. Currently, the pies are made by our partner Companion Bakeshop in Santa Cruz, but the proposal in the master plan is to convert part of the Farmstand into a commercial kitchen in order to bake on-site (See Farmstand Drawing Set, in particular A2.1, A2.2). All of these activities from propagation and planting through processing and selling of crops all take place on the farm. The Farm Stand is open 10am - 5pm Saturday & Sunday; and 12-5pm Monday through Friday (closed on Tuesday); year round; with breaks for holidays (e.g. two weeks at the winter holiday from Christmas through the first part of the year; and at other recognized holidays.) Visitation to the farm stand slows down considerably in the winter months and during the week. Most popular times are during the weekends and summer months. At peak times the Farm stand receives 150 over the course of an average day.

Existing non-agriculturally related uses to not exceed 13 times per year:

- Site Rental/Private Events/weddings- In addition to formal farming and educational activities, Pie Ranch occasionally rents out its facilities for weddings and other private events. Wedding parties of 100-150 people are accommodated on site with an outdoor

ceremony and dancing in the barn. For wedding parties, amplified music is allowed until 10pm. All activities must cease by 11pm. Pie Ranch has approximately 6 weddings a year and approximately 6 private site rentals (for birthday parties, family celebrations or luncheons). Pie Ranch emphasizes tours for site rental and wedding guests, using our culinary partners who are committed to utilizing Pie Ranch produce at all events, flowers grown at the farm, etc. and interweaving Pie Ranch programming and messaging throughout the event. All food is catered (cooked off site in licensed commercial kitchens and brought to the event). Alcohol is permitted only through insurance (see Wedding contract sample). Pie Ranch has ample parking on its lower slice below the Amah Mutsun Native Garden and behind the FarmStand for these small sized (150 people or less) events and weddings.

Tribal Collaboration

The Amah Mutsun Tribal Band (AMTB), an Indian Tribe recognized by the State of California, entered into this Memorandum of Understanding (MOU) to facilitate the continuity and preservation of its heritage in 2016. The area utilized by the Amah Mutsun Tribe is shown in the attached site plan. Activities carried out by the tribe within this area are:

1. Provide interpretation and education as appropriate, concerning important cultural aspects the Tribe wishes to convey to the public.
2. Collaborate with Pie Ranch on the design and interpretation of a garden displaying ethnobotanically important plants.
3. Collaborate with Pie Ranch on educational events for school groups and the public about Tribal culture and history and other agreed upon projects as they arise.

Existing Structures and Infrastructures and Proposed Changes

Pie Ranch Lower Slice currently supports the following structures and infrastructure:
Existing Structures

The Steele Family Farmhouse: The old house, originally built in 1863, tragically burned in the 2020 CZU Lightening Complex Fires. It has since been removed from the National Register of Historic Places. The rebuilding of the structure, Permit # BLD2021-00921 commenced in 2021, and is planned to be finished in 2023. The square footage and elevations changed very little, keeping the four bedrooms on the 2nd floor, and maintaining the living room, kitchen, study, and closets on the first floor.

The Farmstand: The farmstand building is 2,201 square feet. It is located at the front of the site in the small area bound by the western bank of Green Oaks Creek as it crosses the site and Cabrillo Hwy (See Site Plan, 1/A0.1). Parking is provided along the front of the building facing Highway 1 and along the south side of the building adjacent to the private road serving this property and properties beyond. While parking is not paved, approximately 13 cars can comfortably park, with additional event parking for 60 cars along the unpaved roads leading to the rear of the site. There are no permanent bathroom facilities in the farm stand building. However, 1 handicap accessible and one regular porta-potty are provided and waste is trucked

away and the units are serviced on a weekly basis. The Farmstand walls consist of open framing, with one layer of board and batten sheathing over the open framing. Corrugated metal roofing lies directly on the exposed trusses which span from wall to wall. The trusses do not have mechanical fasteners to the walls nor do the walls themselves have any significant shear capacity to resist lateral movement. Sliding barn doors leave significant gaps which rodents use to obtain access to the barn. Floors also have small gaps. The walls rest on a combination of old and new unconnected pier foundations that are settling independently. Because the structure is so loosely built, this has not yet caused any significant issues for the building to date.
Proposed Changes: The Farmstand is located at the lowest elevation of the site and adjacent to Green Oaks Creek, placing it within the setbacks of the creek's associated riparian zone as well as the flood zone as defined by the San Mateo County Planning Department. However, since the barn is pre-existing in this location, we proposed to repair it in place. This work will consist of 1) insulating the structure 2) providing additional lateral support 3) adding clips that secure the roof and roof trusses to the walls they rest upon 4) new perimeter foundation to anchor added lateral support 5) new fire resistant perimeter skirt around the base 6) plugging small gaps in the floor/doors (where possible). 7) New commercial kitchen for on-site pie baking, 8) new seismic restraint systems, 9) new electrical upgrade, 10) a new ADA ramp, 11) a new 675 square foot deck with a 590 square foot cover, and 12) two new accessible restrooms 13) new cupola for light and natural ventilation (Please see Farmstand Renovation Drawing Set).

The Creamery: The Creamery is one of the older buildings on the ranch and sits roughly in the center of the site just north of the amphibian crossing from the adjacent property to the south to Green Oaks Creek, (See Site Plan, 1/A0.1). This building is approximately 985 square feet. This building has a concrete foundation with a 4' concrete stem wall and is in modestly good condition. The existing pond adjacent to the building (See Site Plan, 1/A0.1), was created as a holding pond for Creamery waste, but is no longer used as such, and does not hold water.
Proposed Changes: Existing roof orientation has good solar access making it potentially valuable as a location for either solar hot water or photovoltaic panels. The structure is currently being used for agricultural storage, but we are proposing to repurpose the building for washing and packing produce. The building systems needing upgrades are: 1) improve the foundation 2) Reframe the exterior and interior partition walls. 3) Add integrated photovoltaics. 4) Bring electrical/water/gas service from adjacent utility services. We plan to undertake these tasks as needed assuming the rights we have to do so as an agricultural building improvement.

Animal Barn: This structure was built in the late 1860's or early 1870s and is approximately 2,225 square feet. The barn houses goats, and other livestock. This structure is an actively working animal barn. There are loafing areas outside the barn under a shed roof extension and loafing area inside the barn and for enclosure predator protection at night. There is a second story hay-loft used to store hay and other animal supplies.This barn has been well maintained and improved over the years and has a long usable life left.
Proposed Changes: No changes are being proposed.

Steele Family Hunting Lodge (Multipurpose Agricultural Building) This single-story structure was built around the 1940's and was used as a trophy room by the Steele Family. The building is approximately 820 square feet and made of exposed uninsulated framing and an open-floor plan with no interior rooms. This building is structurally sound, has been well maintained and improved over the years and has a long usable life left. It has an ADA ramp.
Proposed Changes: No changes are being proposed.

Outdoor Kitchen The outdoor kitchen was built in 2008. The facility includes a sink, oven, cooktop and brick pizza oven. The structure was built to exceed code requirements of the day, and to serve as an outdoor space for residents and visitors to cook farm fresh meals.
Proposed Changes: - None, except as required for legalization of the structure.

Yurts - Three independent 16' diameter yurts have been in use on site for many years. These structures have provided temporary housing for 3 apprentices living on the site during their apprenticeship. The yurts have off-grid solar electricity and have been heated by wood stoves, until the fall of 2020. After the fires in August of 2020, the yurts were repurposed to temporary workspaces for farm staff.
Proposed Changes: We would like to keep the yurts in use until a new bunkhouse is constructed.

New Bunkhouse The bunk house is proposed to be two stories, 1,500 square feet total. (See Site Plan, 1/A0.1) It will be ADA compliant and meet County Green requirements. A shared bathroom will be on each floor serving the four rooms (see Plan and Section Diagrams, 1/A 1.2, 2/A1.2). In addition, there will be a lounge/kitchen structure connected to the bunkhouse. The bunkhouse would replicate the historic bunkhouse used for employees of the former Steele family dairy and is sited in approximately the same location It would house up to eight total farm interns and apprentices.

The Pantry/Shed This small structure, (290 square feet), is temporarily being used for small scale storage of miscellaneous items needed for operation of the educational activities of the ranch. It also serves as the farm office where daily meetings are held to coordinate the day's farm activities. The pantry/farm office is in poor condition and needs to be refurbished. It is centrally located near the outdoor kitchen. (See Site Plan, 1/A0.1).
Proposed Changes: This building is proposed to be repurposed for bathrooms for apprentices, interns and visitors. A shared long sink, 3 separate toilets and 3 separate showers are being proposed. (See Plan and Section Diagrams 3/A1.2, 4/A1.2)

Existing INFRASTRUCTURE
Septic System: The existing septic system serves only the Steele Family Residence and outdoor kitchen. It was improved in 2000, and has an active permit to serve the Steele House rebuild . The 1500 gallon tank was inspected after the CZU fires in 2020 and approved for use in the rebuild, along with the existing leach field across the driveway and down towards the animal barn. There was a 100% replacement area identified as well.
Proposed Change

This existing septic system and leach field can remain, however, it is not sized to accept additional loads anticipated by the Master Plan. A septic plan is included (See septic plans dated, 4/07/2022 prepared by Sherwood Design Engineers) with our application submission. The additional septic system will serve the Farmstand/Barn, bathhouse, and bunkhouse). The new septic system and leach field is located outside the flood zone (please see septic plan for location).

Drinking Water: Potable water on the site comes from a well near the Farmstand. Previous well tests indicate a minimum of 25 gallons per minute. Over the years, we have never had a shortage of water. Green Oaks Creek is not a source of potable water for the Lower Slice.
Proposed Change: None

Agricultural Water: The Upper Slice has an in-stream 2 acre-ft agricultural pond on Green Oaks creek and uses this water as part of their agricultural water supply, as well as a 275-ft deep well on the upper slice (APN 089-230-280). Water is piped from these sources on Upper Slice to Lower Slice to provide adequate Agricultural water supplies.
Proposed Changes: None

Fire Water: There is currently a 29,500 gallon water tank installed for the fire rebuild of the Steele House with wet draft hydrants per permit # BLD2021-00921. There are an additional two 5,000 gallon tanks near the Farmstand.
Proposed change: Add a second wet draft hydrant for use by CalFire at the Farmstand.

Electrical Service: Electrical service is provided by Pacific Gas and Electric. Power to the site is provided via a transmission line located on the east side of Highway One which feeds power poles located on the property as shown on the Site Plan (1/A0.1) and Electrical Site Plan (1/E1.1).
Proposed Changes: Upgrade the service as shown on the Electrical Legend on the Electrical Site Plan (E1.1) to provide adequate power on the site for all existing and proposed structures and uses, as well as adding (4) sub-panels and activating (1) inactive meter as shown on the Electrical Legend and Electrical Site Plan (E1.1).

Circulation and Parking: Pie Ranch has a network of unpaved, all weather, agricultural roads which provide access to all buildings on the property. Primary access is via Green Oaks Way which extends along the southern edge of the site, providing access to parking spaces in the front and rear of the site. An additional road along the northern edge of the site provides access between the project driveway/front parking area and rear parking area. The road within this right of way is 18-20 feet wide composed of compacted gravel and serves 5 adjacent properties east and south of Pie Ranch. The right of way is owned by the Lee-Moser married couple, however, Pie Ranch property has an easement over this road. Further back in the site another dirt road that connects between Green Oaks Way and the dirt road on the north side of the site. This provides access to the turnaround area. There is also a driveway on the north side of the farmstand. This driveway is primarily used for deliveries, staff and by the customers of the farmstand.

Pie Ranch currently has two primary parking areas, one at the front of the site along Cabrillo Highway, and another behind the site along Green Oaks Way. There is no paved parking area for the site. However, there are 59 defined parking places on the site, including a handicap

accessible van area at the entrance to the property. For events requiring more parking, 130 cars can be accommodated without double parking the cars. Other than farm vehicles and equipment, no other cars are allowed beyond this parking area shown in the traffic study.
Proposed Changes: A traffic and parking study was prepared by Hexagon Transportation Consultants, Inc., dated 9/23/16. This report was updated on 11/16/22. Both are included with our submission materials. There are recommendations included in this study that have been incorporated into the engineered site plan for the project. These include 1.) removal of site access at the existing driveway to ensure all inbound and outbound trips use Green Oaks Way; and 2.) improve signage to notify drivers of existing parking areas in the rear of the building. Parking spaces should be better defined through the use of wheel stops to mark each space.

Drainage: Drainage plans will be developed for each proposed project as required. A drainage plan, using the County's prescriptive methods was prepared for the Steele House fire rebuild, permit # BLD2021-00921. An engineered drainage plan was prepared for the proposed Farmstand renovation, dated 4/7/22, prepared by Sherwood Design Engineers. See Farmstand Grading & Drainage Plan 1/C3.0, Details C6.0 for existing and proposed drainage improvements near the Farmstand. See also Pie Ranch Farmstand Renovation Drainage Report, dated 4/7/22, prepared by Sherwood Design Engineers

Biotic Resources Management:
Coast Range Biological prepared a biological Impact Form and a Biotic Report in 2016. This report was updated by Coast Range Biological in 2019, and then again in 2022, by Sol Ecology (11-9-22) and contains mitigations to avoid impacts to the sensitive habitats and species identified. Pie Ranch will follow all mitigations recommended in the report.

Phasing:
The project will take place over time based on the funding available and the permitting requirements. We plan to begin Phase I immediately upon approval of the required building permits. We would apply for the coastal permit during the implementation of Phase I and would begin construction after approval of coastal permits and building permits. Work would begin on the development of the plans for Phase III while implementation of Phase II is underway. Upon completion of the plans and other materials for Phase III we would submit an application for a Coastal Permit for this phase. Work would begin after approval of the coastal permit and building permits.

Phase I - Building permit only; no new coastal permit required
1. Legalize (E) Outdoor Kitchen, See Sheet A1.1
2. Proposed Agricultural Shed:1520 Sf Ground Floor + 400 Sf Loft, Max Ht: 20', Under Separate Coastal Development Exemption Application
3. Remove (E) Cargo Containers Once Agricultural Shed Is Complete.
4. Proposed Greenhouse ± 800 Sf, Max Ht. 18'. Under Separate, Future Coastal Development Exemption Application.
5. (E) Creamery To Be Renovated For Ag Product Handling With ±400 Sf Porch Roof Addition. Under Separate, Future Coastal Development Exemption Application.

6. Remove (E) produce washing system at back of Farmstand once Creamery renovation is complete.
7. (N) Roof Mounted Solar Pv Array On (E) Creamery And/Or Proposed Agricultural Shed, Under Approved Permit Bld2021-00921

Phase II - Requires a Coastal Development Permit
1. (E) Farmstand To Be Renovated, With Proposed Accessible Ramp And Deck Addition, See Separate Farmstand Renovation Drawing Set
2. Septic & Water System Expansion, See Civil Drawings By Sherwood Design Engineers, Dated 4/7/2022

Phase III - Coastal Permit Required, funding required, plans must be further developed
1. Proposed Bunkhouse, See Concept Drawings, Sheet A1.2. This Site Is Chosen To Avoid The Fema Flood Zone, Prime Ag Soils, And Steep Topography & Animal Pasture North Of The Proposed Agricultural Shed & Greenhouse. Historically A Bunkhouse Was Located Here. In Addition, It Is Much Less Visible From Hwy 1, Due To Existing Vegetation
2. (E) Yurts To Be Removed When Proposed Bunkhouse Is Complete.
3. (E) Shed To Be Removed, Proposed Bathroom In Footprint Of (E) Shed. Once Septic System Expansion Is Complete. See Concept Drawings, Sheet A1.2

ATTACHMENT D - Pie Ranch Master Plan - PLN2015-00208

Prime Soils Map – 2080 Cabrillo Highway, APN 089-230-210

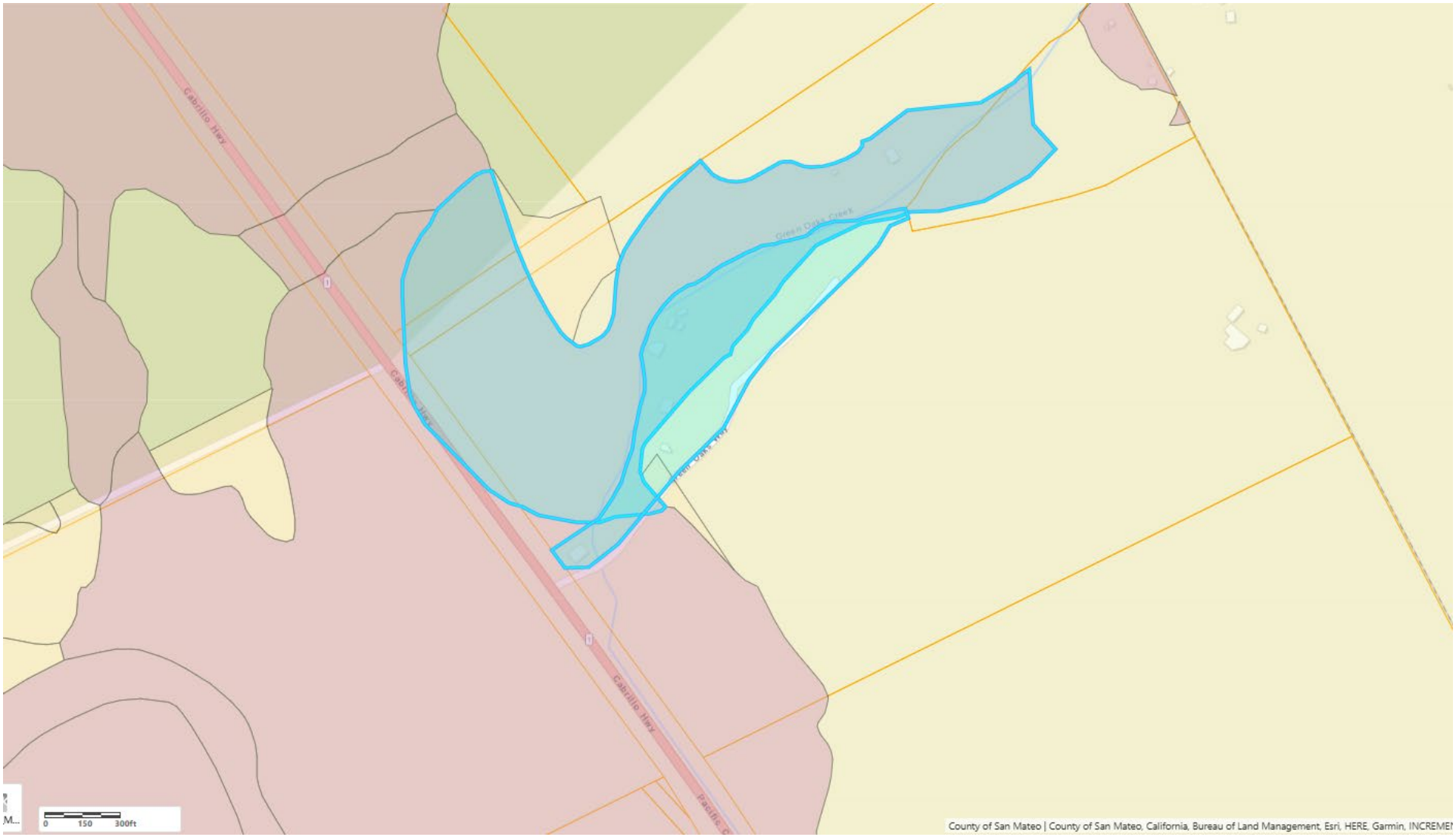
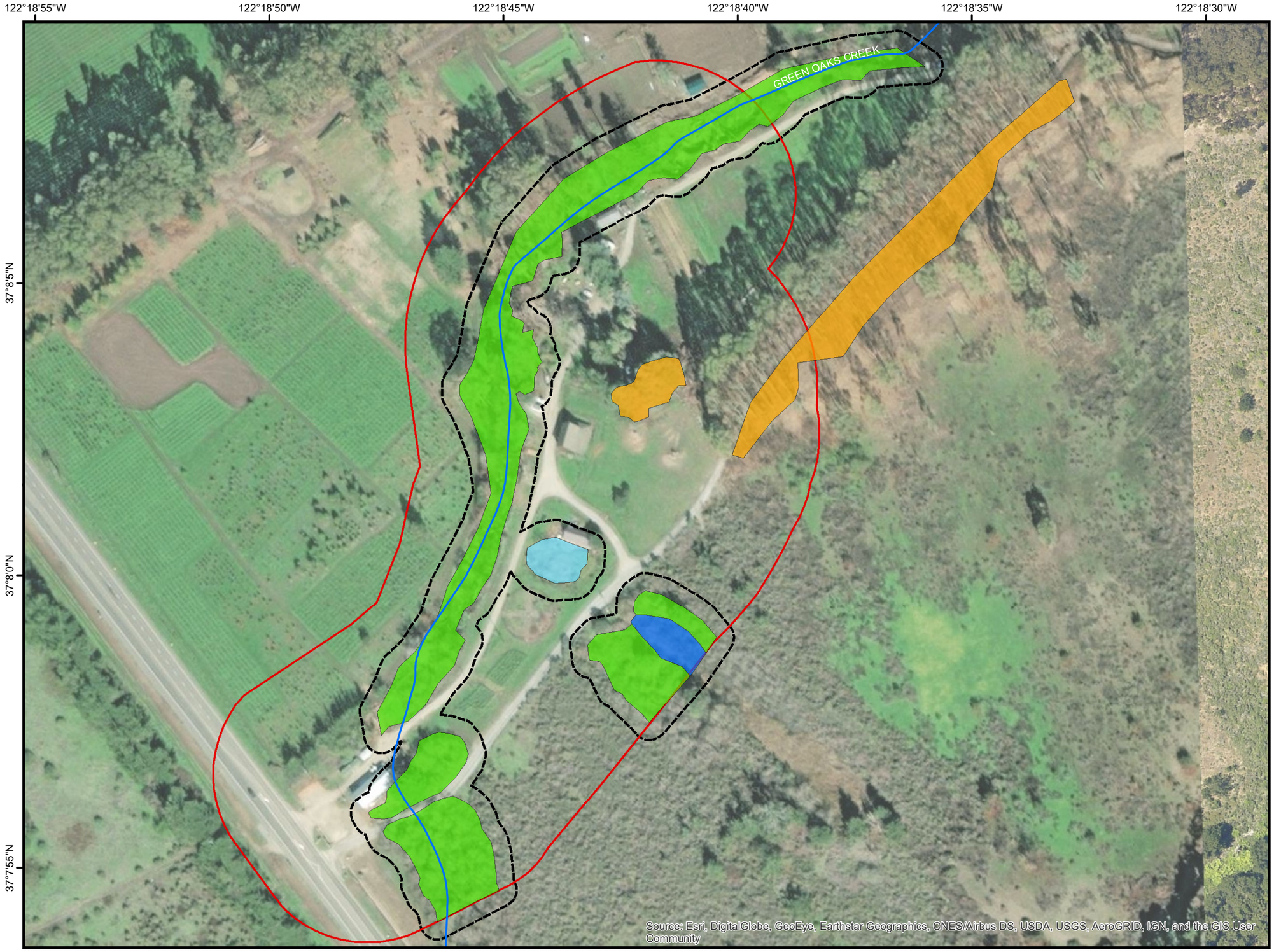


Figure 1. Project Study Area and Sensitive Communities Map



Sensitive Communities

Pie Ranch, San Mateo County, Ca

Sensitive Communities

- Riparian Habitat
- Potential Monarch butterfly Habitat
- Pond
- Marsh

- Streams
- 2022 Project Study Area
- 30' Setback from Riparian Edge



Coordinate System: NAD 1983 UTM Zone 10N
Projection: Universal Transverse Mercator
Datum: North American 1983
Vertical Datum: NAVD88, U.S. Feet

Map created: 10-17-2022
Data: Sol Ecology Inc., San Mateo Co.
Base: ESRI
GIS: AG2102

N

0 50 100 200
Feet

1 inch = 167 feet

SOL ECOLOGY
solecology.com

Farmstand (Table 1.3 applies sq. ft. per De	Building Area	sq.ft.	**Number of Measuring Units Per Density Credit Based on Peak Daily Water Use With Conservation Fixtures**	Project Public Ar	Max Allowed		Max Visitors/da	Demand	Daily Total (gallons/d	DAILY WATER USE	Domestic Water – Drinking	Domestic Water - Toilet Flushing/Hand Washing	Reliant on porto potty or truck-in water
Food Establishments Specializing in Carry-Out or Delivery Service	*1,000 sq. ft*	1620	*1.62*			Drinking Water	100	0.25	25		Current: Bottled water		
Visitor Serving Bonus	*1.5*	2430			945								
Actual	1300			0.401234568	**0.598765432**	Flushing	100	1.5	150		Proposed: Well Water; bottles available	Future: 2 added toilets in Farmstand	Current: 3 porto potty at farmstand
Food and produce	0.75	975											
Gift store	0.25	325		Left Over Wate	**565.8333333**								
									175				
Farm-related Events (Uses not in table; water calculated)										Events & Education			
NO MORE THAN 1 EVENT PER DAY					Current	Drinking Water	200	1	200	USE MAX OF FOLLOWING (No more than 1 event per day)	Current: Bottled water		
					Current	Flushing (2x/day)	200	3	600	Community Workday, Potluck, and Barn Dance (Up to 150 people)	Proposed: 50% Well Water/ 50% bottled		
					REDUCE TO MAX 565 g/d				**800**				
					ADJUSTED	Drinking Water	**140**	1	140	**Bay Area Youth Day on the Farm (200 people)**		Future: Restroom Building and 2 added toilets in Farmstand	Current: 4 porto potties
					ADJUSTED	Flushing (2x/day)	**140**	3	420	Roadside Barn Workshop; Corporate events (up to four); Education (up			
										Farm Tours (up to 20 popele)			
					ADJUSTED				**560**				
Non-Related based related events (Uses not in table; water calculated)													
Annual 300 person fundraiser	NO OTHER EVENTS ON THIS DAY; CONSIDER AS TEMP EVENT					Drinking Water	300	1	300	Annual 300 person fundrais	Current: Bottled		
						Flushing (2x a day; pro	300	3	900				
					ALLOWED AS TEMP EVENT				**1200**				
Private events/weddings	NO OTHER EVENTS ON THIS DAY				Current	Drinking Water	150	1	150	**private events/weddings (Up to 150)**		N/A	Proposed/Current: porto potty
					Current	Flushing (2x a day; pro	150	3	450		Proposed: Well water		
					REDUCE TO MAX 565 g/d				**600**				
					ADJUSTED	Drinking Water	**140**	1	140				
					ADJUSTED	Flushing (2x a day; pro	**140**	3	420				
					ADJUSTED				**560**				