

July 6, 1992

TO: Midcoast Community Council

REPORT ON CORADO INC. APPLICATION FOR COMMERCIAL STABLE PERMIT AND CONVERSION OF AGRICULTURAL WELL FOR DOMESTIC USE AT OCEAN VIEW FARMS (near McNee State Park)

INFORMATIONAL SESSION HELD 7/2/92 at 10 A.M., AT SAN MATEO COUNTY PLANNING DEPARTMENT

Present: William Rozar, SM Co. Development Review Manager  
Larry Siders, SM Co. Project Planner  
Gary Warren, SM Co. Code Enforcement Officer  
  
Larry Kinsella, Corado Inc.  
  
Councilmembers Bledsoe, Campbell, Meyer

SUMMARY OF PERMIT VIOLATIONS ISSUE:  
Presented by Gary Warren

1. Grading: Work began without permit. Owners were advised that a permit was needed. Owners went to RCD and obtained agricultural exemption. Violation case closed.

2. Tree cutting: Owners obtained a permit after the fact. Seven trees were cut illegally (trees under 18' were exempt).

Writers note: per previous information provided by county, owners paid a fine for the illegal tree cutting.

3. Disking: Covered by grading exemption. The tractor operator was sloppy in that he filled some creek tributaries with debris.

4. Owners performed some unauthorized improvements on existing buildings, including questionable electrical work.

The owners were notified that they were operating a stable without a permit. On 10/91, the owners applied for the present stable permit (which includes the caretaker trailer) to bring everything into compliance.

Mr. Kinsella will provide information on any "gaps".

Mr. Rozar provided a parcel plan which showed that the buildings presently on the site existed prior to the present ownership of the property.

#### NEGATIVE DECLARATION ISSUE:

A new negative declaration will be prepared by Larry Siders which will include notification of the Montara Sanitary District and California Department of Fish and Game as responsible agencies per CEQA.

#### AGRICULTURAL WELL CONVERSION:

Mr. Rozar explained that the application for conversion of the agricultural well to domestic will go through the Coastal Development Permit process. He reassured the council members that there is no shortcut in linking it to the stable permit. Any other wells on the property can be converted only through separate CDP applications. Mr. Kinsella stated that there are no other wells on the property.

#### HIKING TRAIL:

Mr. Rozar explained that no walking trail through the property is listed on county maps. The San Pedro Road easement still exists, but the road was abandoned for vehicular traffic in 1917. No prescriptive easement has been established for a walking trail through the controversial gate.

Mr. Rozar suggested that the State be contacted about the possibility of another entrance to McNee Park, adding that this issue is unrelated to the permit application. It was pointed out that the owner chose to link the two issues with the closure of the gate. Mr. Kinsella complained of unfair treatment by the complaining residents. He pointed out that the owners have been more than willing to cooperate with the community by allowing access to McNee Park through the property over the years.

#### OTHER FINDINGS:

Ms. Bledsoe inquired about the possibility of increased traffic on Highway One caused by a commercial stable, and mentioned that the owner should be required to make any needed street improvements. Mr. Kinsella responded that the owners may exercise the option of using San Pedro Mountain Road, the rear entrance to the property. Mr. Rozar indicated

that a boarding stable of this size would not increase the traffic that significantly. Mr. Siders suggested that the owners contact Caltrans and obtain a letter to that effect. He declined Mr. Kinsella's suggestion that the County take on this task, explaining that a direct letter from Caltrans would be more effective.

Ms. Campbell raised the question of shelter for the horses, since the existing stable has only 8 stalls. After some discussion of the monthly boarding charge, Mr. Kinsella stated that clients are charged only about \$125.00 per month. Mr. Rozar pointed out that an "upscale" clientele would not be satisfied with their horses being left in open corrals in the winter. Mr Siders suggested that the owner's plans include a structure to provide shelter for the horses, and further recommended that the owners contact the Humane Society to be clear about their requirements.

Ms. Campbell stated it is incorrect to classify boarded horses as "livestock". This raised some disagreement between Mr. Kinsella and Mr. Rozar about whether the proposed stable would be "agricultural use" of the land. After consulting the County Ordinance Code, it was determined that the proposed stable is defined as "commercial recreation" (writers note: it is subject to commercial recreation LCP policies, and would no longer qualify for agricultural exemptions. The project is an allowable use of non-prime agricultural lands, subject to the density credit formula for development outside the urban-rural boundary).

#### ISSUES NOT COVERED DURING SESSION:

Septic permit: According to planning staff, not required in rural area. This item should be covered by Montara Sanitary District as part of the Negative Declaration process.

#### RECOMMENDATION:

That the Council designate a subcommittee to handle the McNee Park/Ocean View Farms issue, to be assigned the following tasks:

- a. Investigate walking trail access routes into McNee Park,
- b. Monitor the Ocean View/Corado Inc. project, inform the Council of developments and suggest appropriate action.

No action needed for July 16, 1992 Zoning Hearing, except a letter from the Council thanking the Zoning Hearing Officer for his assistance.

Copies to: Corado, Inc.  
Joan Briody  
Midcoast Community Council