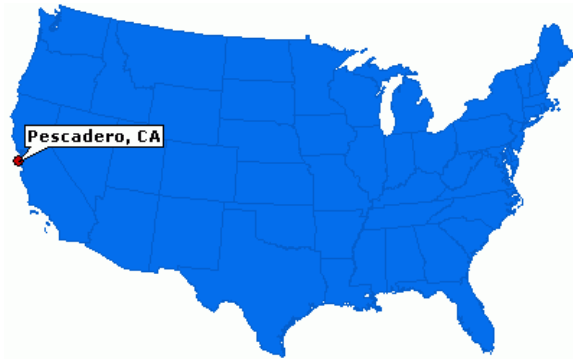




Feasibility Report

100 Ranch Rd West, Pescadero CA

- Property Information
- Aerial Information
- Topography
- Existing Soils Mapping
- Wetlands & Federal Emergency Management Agency (FEMA) Floodplain
- Sensitive Species
- Historical Standing
- Zoning & Permissible Uses
- Building Restriction Lines & Bufferyards
- Estimated Density or Building Envelope
- Property Deed
- Plat
- National Geodetic Survey Control Points
- Traffic Volumes
- Public Safety
- Crime
- Education
- Census Data

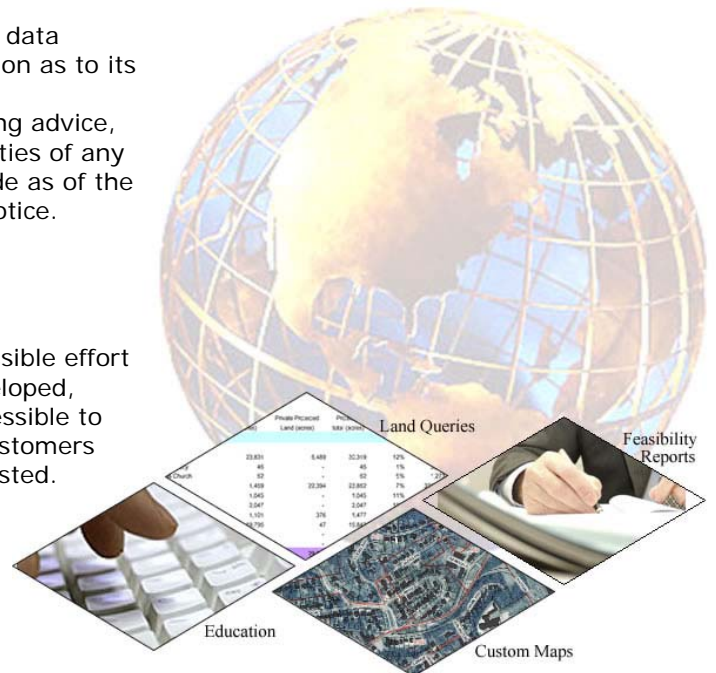


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Accessibility:

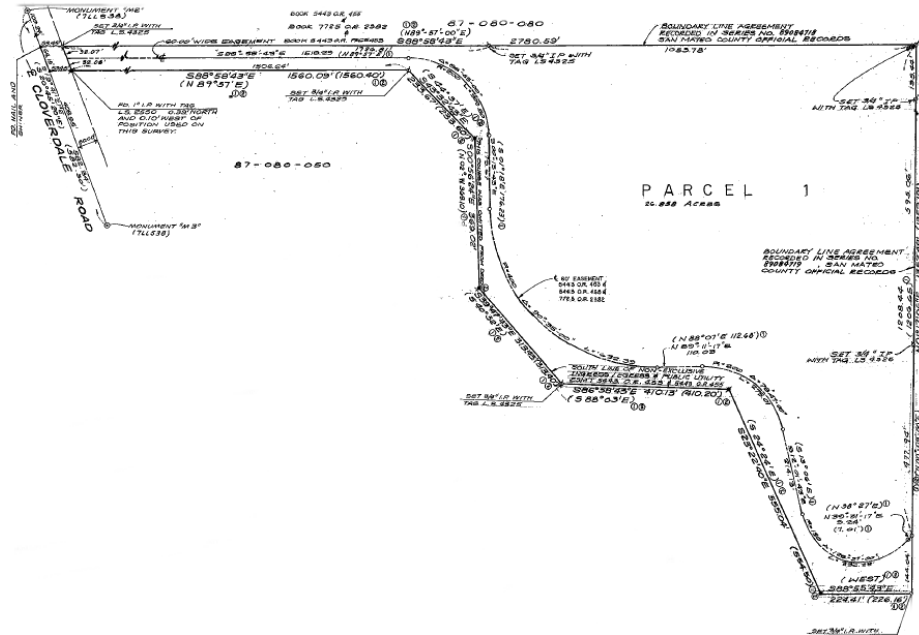
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CLIENT: _____



Property Information



Parcel	Assessment Year	Roll Year		Installment 1	Installment 2	Total
087-080-060	2007	2007	General Tax	14,224.15	14,224.15	\$28,448.30
Owner Address			Total Special Charges	61.15	61.15	\$122.30
*Name private per CA AB2238			Total Taxes	14,285.30	14,285.30	\$28,570.60
5 CERRITO PL			Penalty + Cost + Fee	0.00	0.00	\$0.00
REDWOOD CITY CA 94061-3358			Total Amount	\$14,285.30	\$14,285.30	\$28,570.60
Property Location (Unincorporated Area)			Due Date Late After	Nov 01, 2007 Dec 10, 2007	Feb 01, 2008 Apr 10, 2008	
100 RANCH RD W			PAID DATE			
PESCADERO			Detail Special Charges	Phone Contact	Amount	
Values			FedCA&NPDES Storm Fee	(650) 599-1417	6.22	
Improvements		1,932,000	La Honda Pesc Sch Meas B 2005	(866) 807-6864	100.00	
Land		806,310	SMC Mosquito Abate Benefit Assessment	(800) 273-5167	\$16.08	
Net value		\$2,738,310				
Legal Description	PARCEL 1 26.858 AC MOL PARCEL MAP VOL 62/45					



Aerial Images



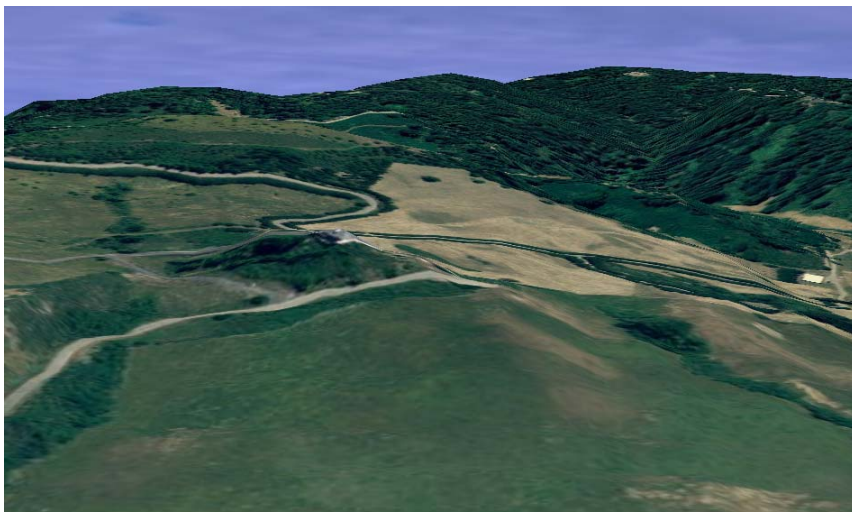
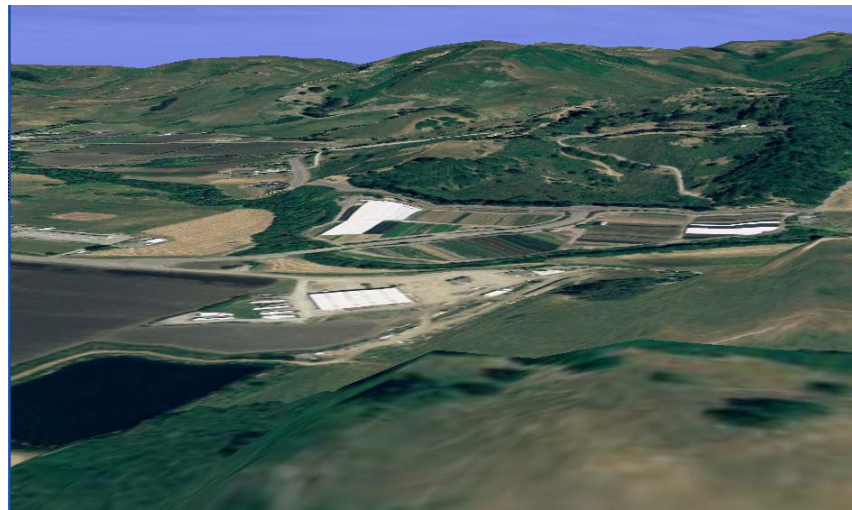
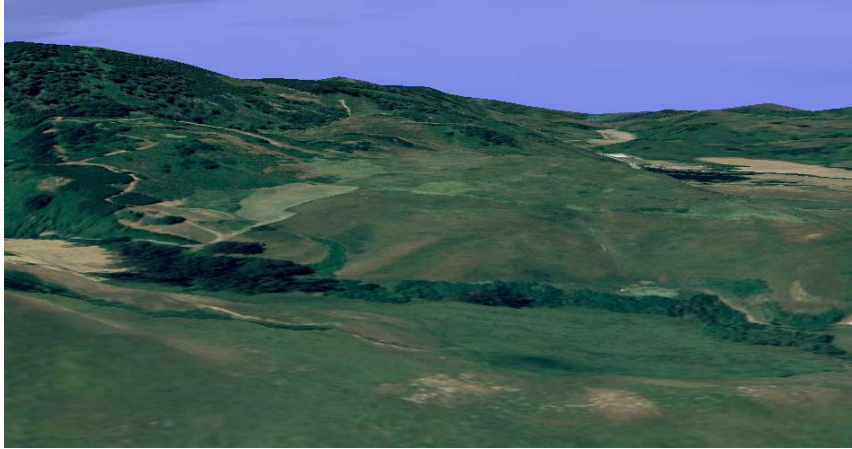
Approximate Views From Site:

Ocean View



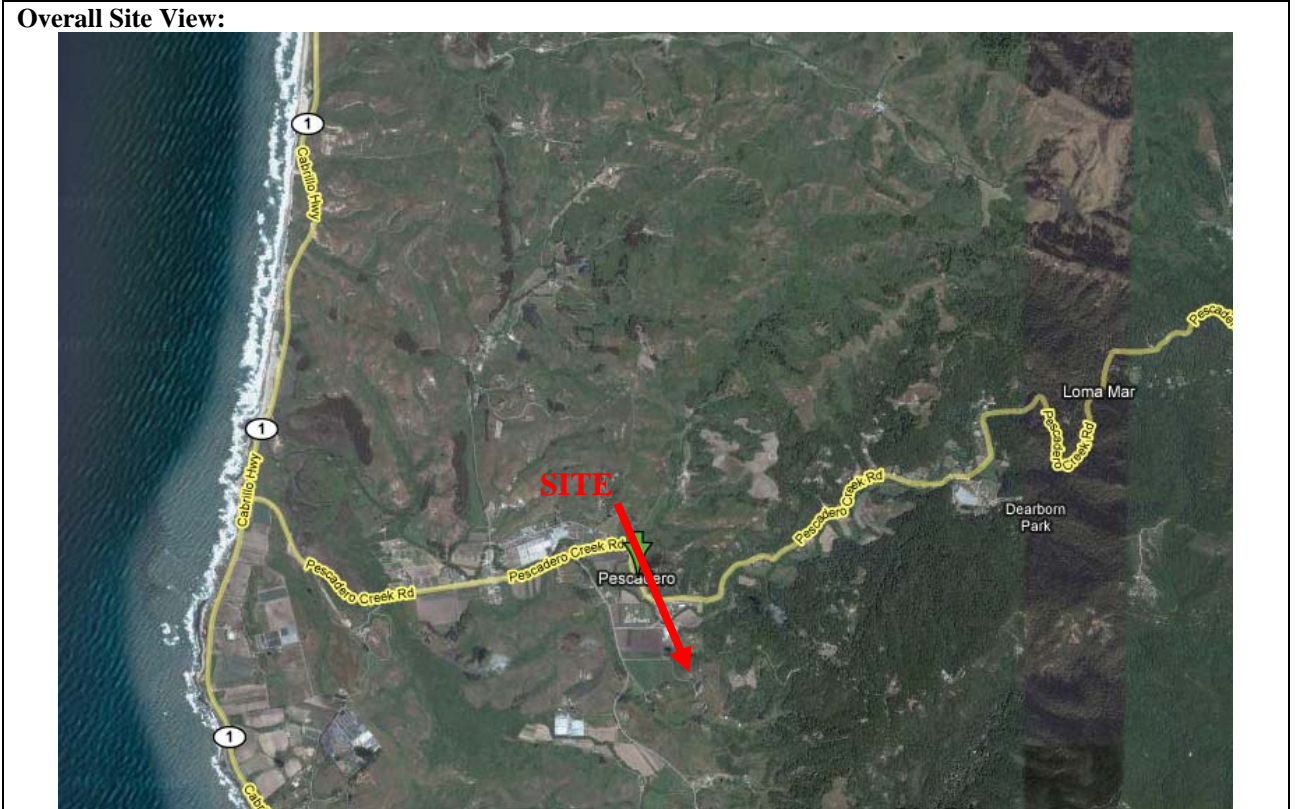


View to Left, Right and Rear





Overall Site View:





Topography

USGS (10' Contours Lines):



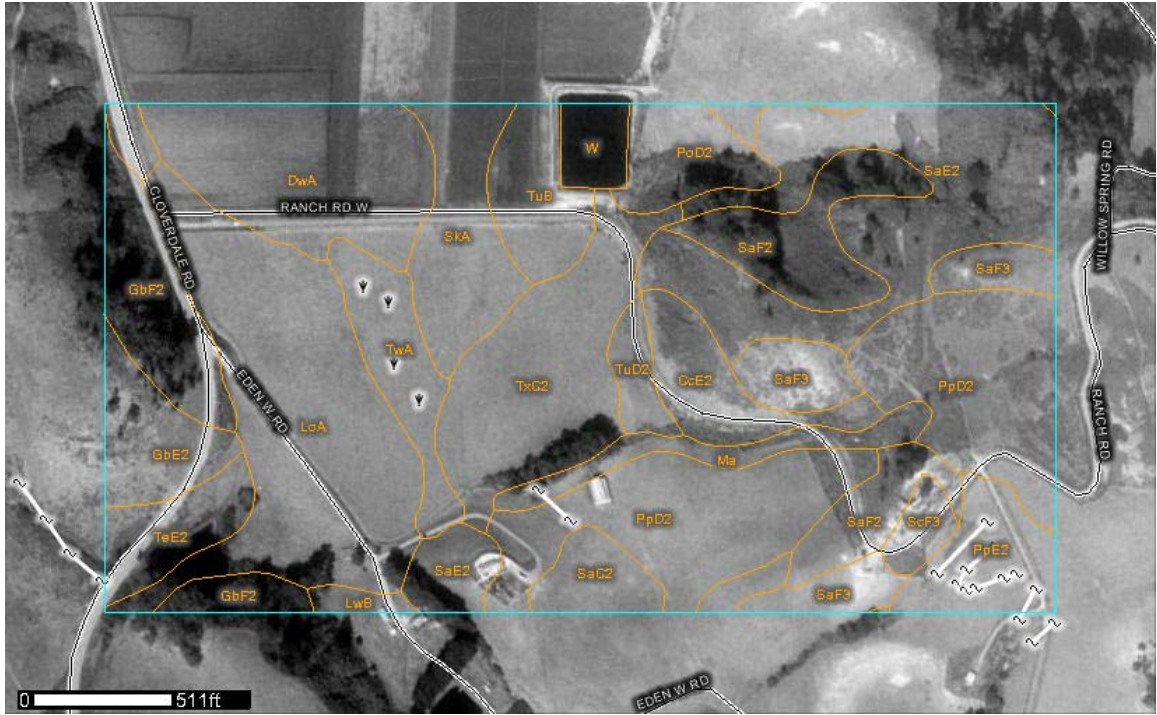
DEM 2' Topographic Contours:

Information evaluation and validation pending. These will be delivered under separate cover

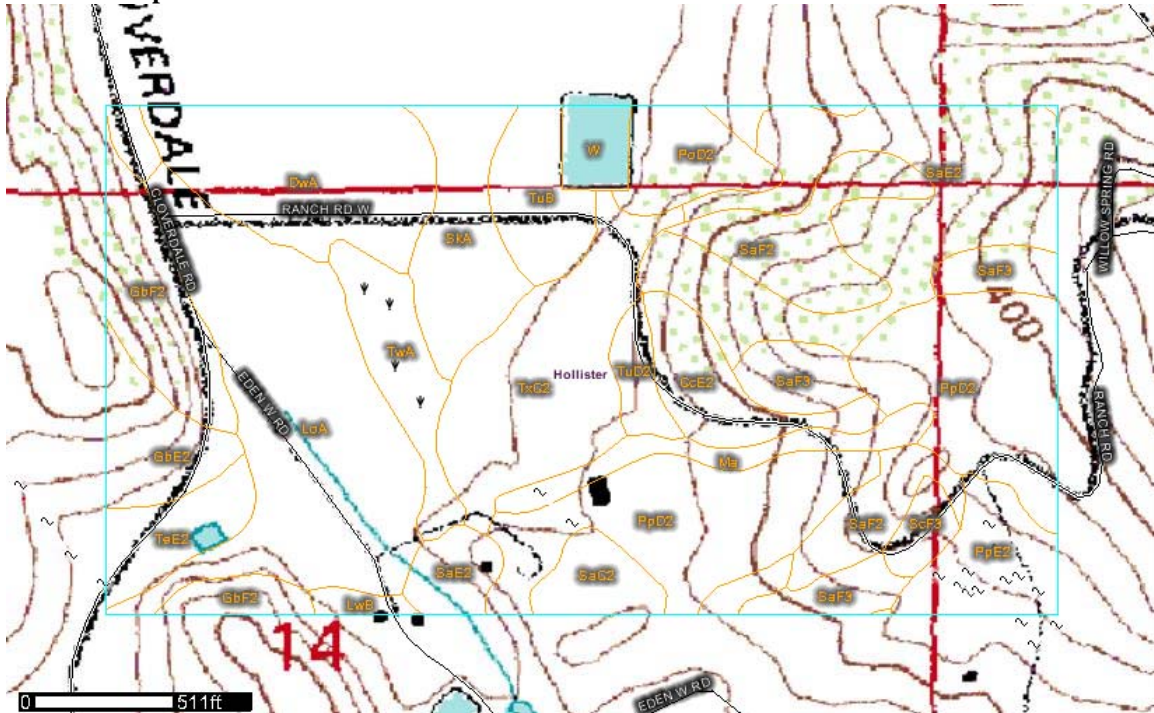


Existing Soils Mapping

Soil Over Aerial:

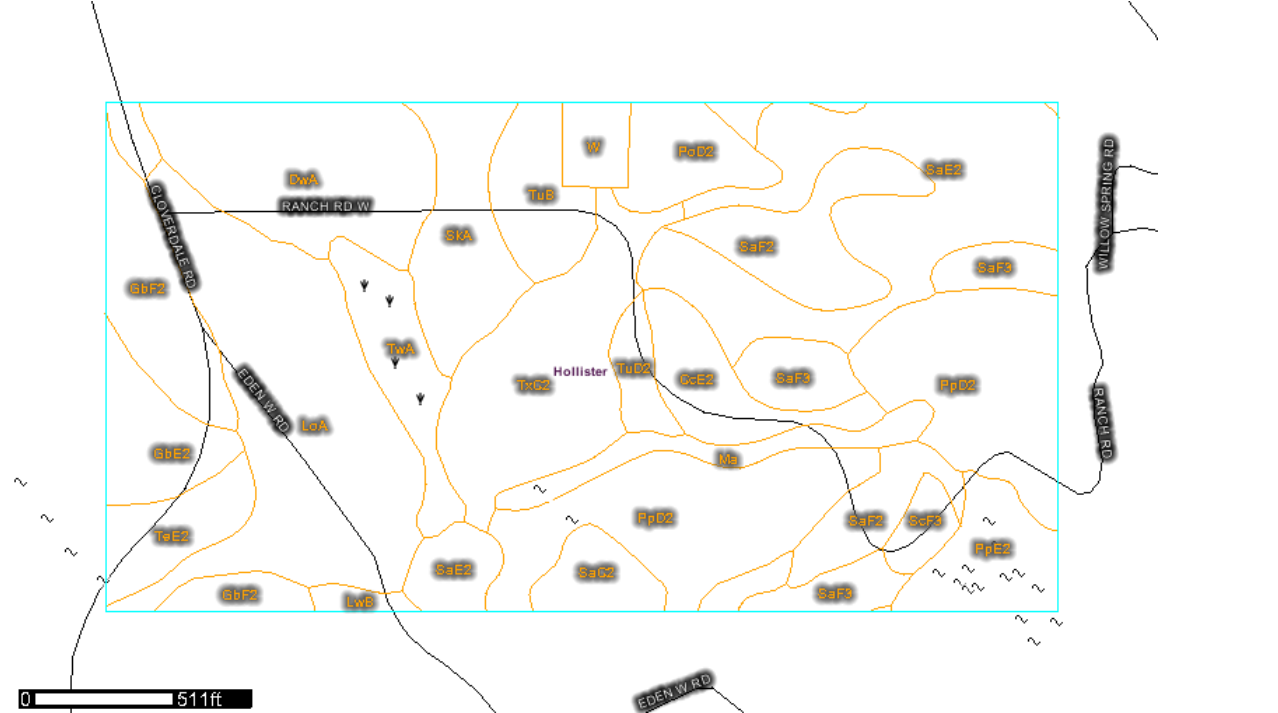


Soil Over Topo:





Soil Over Street:



Soil Descriptions:

Map Unit Symbol | Map Unit Name

CcD2	Cayucos clay loam, moderately steep, eroded
CcE2	Cayucos clay loam, steep, eroded
DwA	Dublin clay, nearly level, imperfectly drained
GbE2	Gazos loam, steep, eroded
GbF2	Gazos loam, very steep, eroded
LoA	Lockwood loam, nearly level, imperfectly drained
LwB	Lockwood loam, gently sloping, seeped
Ma	Mixed alluvial land
PoD2	Pomponio clay loam, moderately steep, eroded
PpD2	Pomponio loam, moderately steep, eroded
PpE2	Pomponio loam, steep, eroded
SaC2	Santa Lucia loam, sloping, eroded
SaE2	Santa Lucia loam, steep, eroded
SaF2	Santa Lucia loam, very steep, eroded
SaF3	Santa Lucia loam, steep and very steep, severely eroded
ScF3	Santa Lucia stony loam, very shallow, steep and very steep, severely eroded
SkA	Soquel loam, nearly level
TeE2	Tierra loam, steep, eroded
TuB	Tunitas clay loam, gently sloping
TuD2	Tunitas clay loam, moderately steep, eroded
TwA	Tunitas clay loam, nearly level, imperfectly drained
TxC2	Tunitas loam, sloping, eroded
W	Water



CcD2—Cayucos clay loam, moderately steep, eroded

Map Unit Setting

- *Elevation:* 200 to 2,380 feet
- *Mean annual precipitation:* 9 to 25 inches
- *Mean annual air temperature:* 59 to 63 degrees F
- *Frost-free period:* 200 to 310 days

Map Unit Composition

- *Cayucos and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Cayucos

Setting

- *Landform:* Mountain slopes
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Mountainflank
- *Down-slope shape:* Concave
- *Across-slope shape:* Convex
- *Parent material:* Noncalcareous shale; fine-grain sandstone

Properties and qualities

- *Slope:* 16 to 30 percent
- *Depth to restrictive feature:* 30 to 34 inches to paralithic bedrock
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately high (0.00 to 0.20 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* Low (about 4.6 inches)

Interpretive groups

- *Land capability (nonirrigated):* 4e

Typical profile

- *0 to 15 inches:* Clay loam
- *15 to 30 inches:* Clay
- *30 to 34 inches:* Weathered bedrock

Minor Components

Gazos

- *Percent of map unit:* 10 percent

Lobitos

- *Percent of map unit:* 5 percent



CcE2—Cayucos clay loam, steep, eroded

Map Unit Setting

- *Elevation:* 200 to 1,490 feet
- *Mean annual precipitation:* 20 to 30 inches
- *Mean annual air temperature:* 59 to 63 degrees F
- *Frost-free period:* 200 to 310 days

Map Unit Composition

- *Cayucos and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Cayucos

Setting

- *Landform:* Mountain slopes
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Mountainflank
- *Down-slope shape:* Concave
- *Across-slope shape:* Convex
- *Parent material:* Noncalcareous shale; fine-grain sandstone

Properties and qualities

- *Slope:* 31 to 45 percent
- *Depth to restrictive feature:* 30 to 34 inches to paralithic bedrock
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately high (0.00 to 0.20 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* Low (about 4.6 inches)

Interpretive groups

- *Land capability (nonirrigated):* 6e

Typical profile

- *0 to 15 inches:* Clay loam
- *15 to 30 inches:* Clay
- *30 to 34 inches:* Weathered bedrock

Minor Components

Gazos

- *Percent of map unit:* 10 percent

Lobitos

- *Percent of map unit:* 5 percent



DwA—Dublin clay, nearly level, imperfectly drained

Map Unit Setting

- *Elevation:* 20 to 1,500 feet
- *Mean annual precipitation:* 10 to 35 inches
- *Mean annual air temperature:* 57 to 63 degrees F
- *Frost-free period:* 225 to 300 days

Map Unit Composition

- *Dublin and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Dublin

Setting

- *Landform:* Alluvial fans, flood plains
- *Landform position (two-dimensional):* Backslope, toeslope
- *Landform position (three-dimensional):* Tread, talf
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Alluvium

Properties and qualities

- *Slope:* 0 to 2 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Somewhat poorly drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
- *Depth to water table:* About 0 inches
- *Frequency of flooding:* Rare
- *Frequency of ponding:* None
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* High (about 9.1 inches)

Interpretive groups

- *Land capability classification (irrigated):* 2w
- *Land capability (nonirrigated):* 3w

Typical profile

- *0 to 43 inches:* Clay
- *43 to 60 inches:* Clay loam

Minor Components

Soquel

- *Percent of map unit:* 5 percent

Corralitas

- *Percent of map unit:* 5 percent

Tunitas

- *Percent of map unit:* 3 percent

Unnamed

- *Percent of map unit:* 2 percent
- *Landform:* Depressions



GbE2—Gazos loam, steep, eroded

Map Unit Setting

- *Elevation:* 50 to 2,380 feet
- *Mean annual precipitation:* 15 to 30 inches
- *Mean annual air temperature:* 57 to 63 degrees F
- *Frost-free period:* 200 to 300 days

Map Unit Composition

- *Gazos and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Gazos

Setting

- *Landform:* Mountain slopes
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Mountainflank
- *Down-slope shape:* Concave
- *Across-slope shape:* Convex
- *Parent material:* Shale

Properties and qualities

- *Slope:* 21 to 40 percent
- *Depth to restrictive feature:* 25 to 29 inches to lithic bedrock
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.57 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* Low (about 4.0 inches)

Interpretive groups

- *Land capability (nonirrigated):* 6e

Typical profile

- *0 to 12 inches:* Loam
- *12 to 25 inches:* Silt loam
- *25 to 29 inches:* Unweathered bedrock

Minor Components

Lobitos

- *Percent of map unit:* 5 percent

Calera

- *Percent of map unit:* 5 percent

Sweeney

- *Percent of map unit:* 5 percent



GbF2—Gazos loam, very steep, eroded

Map Unit Setting

- *Elevation:* 50 to 2,380 feet
- *Mean annual precipitation:* 15 to 30 inches
- *Mean annual air temperature:* 57 to 63 degrees F
- *Frost-free period:* 200 to 300 days

Map Unit Composition

- *Gazos and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Gazos

Setting

- *Landform:* Mountain slopes
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Mountainflank
- *Down-slope shape:* Concave
- *Across-slope shape:* Convex
- *Parent material:* Shale

Properties and qualities

- *Slope:* 40 to 75 percent
- *Depth to restrictive feature:* 25 to 29 inches to lithic bedrock
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.57 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* Low (about 4.0 inches)

Interpretive groups

- *Land capability (nonirrigated):* 7e

Typical profile

- *0 to 12 inches:* Loam
- *12 to 25 inches:* Silt loam
- *25 to 29 inches:* Unweathered bedrock

Minor Components

Lobitos

- *Percent of map unit:* 5 percent

Calera

- *Percent of map unit:* 5 percent

Sweeney

- *Percent of map unit:* 5 percent



LoA—Lockwood loam, nearly level, imperfectly drained

Map Unit Setting

- *Elevation:* 100 to 2,000 feet
- *Mean annual precipitation:* 12 to 35 inches
- *Mean annual air temperature:* 59 degrees F
- *Frost-free period:* 200 to 310 days

Map Unit Composition

- *Lockwood and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Lockwood

Setting

- *Landform:* Alluvial fans
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Tread
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Alluvium

Properties and qualities

- *Slope:* 0 to 2 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Somewhat poorly drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.57 in/hr)
- *Depth to water table:* About 0 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* High (about 10.3 inches)

Interpretive groups

- *Land capability classification (irrigated):* 2w
- *Land capability (nonirrigated):* 3w

Typical profile

- *0 to 26 inches:* Loam
- *26 to 60 inches:* Clay loam

Minor Components

Corralitos

- *Percent of map unit:* 5 percent

Unnamed

- *Percent of map unit:* 5 percent
- *Landform:* Alluvial fans
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Tread
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear

Dublin

- *Percent of map unit:* 5 percent



LwB—Lockwood loam, gently sloping, seeped

Map Unit Setting

- *Elevation:* 100 to 2,000 feet
- *Mean annual precipitation:* 12 to 35 inches
- *Mean annual air temperature:* 59 degrees F
- *Frost-free period:* 200 to 310 days

Map Unit Composition

- *Lockwood and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Lockwood

Setting

- *Landform:* Alluvial fans
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Tread
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Alluvium

Properties and qualities

- *Slope:* 3 to 6 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Somewhat poorly drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.57 in/hr)
- *Depth to water table:* About 0 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* High (about 10.3 inches)

Interpretive groups

- *Land capability classification (irrigated):* 2w
- *Land capability (nonirrigated):* 3w

Typical profile

- *0 to 26 inches:* Loam
- *26 to 60 inches:* Clay loam

Minor Components

Dublin

- *Percent of map unit:* 5 percent

Corralitos

- *Percent of map unit:* 5 percent

Unnamed

- *Percent of map unit:* 5 percent
- *Landform:* Depressions



Ma—Mixed alluvial land

Map Unit Setting

- *Mean annual precipitation:* 14 inches
- *Mean annual air temperature:* 61 degrees F

Map Unit Composition

- *Mixed alluvial land:* 90 percent
- *Minor components:* 10 percent

Description of Mixed Alluvial Land

Setting

- *Landform:* Flood plains
- *Landform position (two-dimensional):* Toeslope
- *Landform position (three-dimensional):* Talf
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Alluvium

Properties and qualities

- *Slope:* 0 to 5 percent
- *Drainage class:* Excessively drained
- *Capacity of the most limiting layer to transmit water (Ksat):* High (1.98 to 5.95 in/hr)
- *Frequency of flooding:* Occasional
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* Moderate (about 6.1 inches)

Interpretive groups

- *Land capability (nonirrigated):* 7e

Typical profile

- *0 to 10 inches:* Gravelly sand
- *10 to 30 inches:* Stratified sand to gravelly loam
- *30 to 60 inches:* Stratified gravelly sand to gravelly loam

Minor Components

Terrace escarpments

- *Percent of map unit:* 5 percent

Unnamed

- *Percent of map unit:* 5 percent
- *Landform:* Draws



PoD2—Pomponio clay loam, moderately steep, eroded

Map Unit Setting

- *Elevation:* 500 to 2,380 feet
- *Mean annual precipitation:* 30 inches
- *Mean annual air temperature:* 55 degrees F
- *Frost-free period:* 250 to 300 days

Map Unit Composition

- *Pomponio and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Pomponio

Setting

- *Landform:* Mountain slopes
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Mountainflank
- *Down-slope shape:* Concave
- *Across-slope shape:* Convex
- *Parent material:* Shale

Properties and qualities

- *Slope:* 11 to 20 percent
- *Depth to restrictive feature:* 30 to 34 inches to paralithic bedrock
- *Drainage class:* Moderately well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* Low (about 4.2 inches)

Interpretive groups

- *Land capability (nonirrigated):* 4e

Typical profile

- *0 to 21 inches:* Clay loam
- *21 to 30 inches:* Clay
- *30 to 34 inches:* Weathered bedrock

Minor Components

Gazos

- *Percent of map unit:* 10 percent

Lobitos

- *Percent of map unit:* 5 percent



PpD2—Pomponio loam, moderately steep, eroded

Map Unit Setting

- *Elevation:* 500 to 2,380 feet
- *Mean annual precipitation:* 30 inches
- *Mean annual air temperature:* 55 degrees F
- *Frost-free period:* 250 to 300 days

Map Unit Composition

- *Pomponio and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Pomponio

Setting

- *Landform:* Mountain slopes
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Mountainflank
- *Down-slope shape:* Concave
- *Across-slope shape:* Convex
- *Parent material:* Shale

Properties and qualities

- *Slope:* 11 to 20 percent
- *Depth to restrictive feature:* 30 to 34 inches to paralithic bedrock
- *Drainage class:* Moderately well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* Low (about 3.8 inches)

Interpretive groups

- *Land capability (nonirrigated):* 4e

Typical profile

- *0 to 21 inches:* Loam
- *21 to 30 inches:* Clay
- *30 to 34 inches:* Weathered bedrock

Minor Components

Gazos

- *Percent of map unit:* 10 percent

Lobitos

- *Percent of map unit:* 3 percent

Unnamed

- *Percent of map unit:* 2 percent
- *Landform:* Draws



PpE2—Pomponio loam, steep, eroded

Map Unit Setting

- *Elevation:* 500 to 2,380 feet
- *Mean annual precipitation:* 30 inches
- *Mean annual air temperature:* 55 degrees F
- *Frost-free period:* 250 to 300 days

Map Unit Composition

- *Pomponio and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Pomponio

Setting

- *Landform:* Mountain slopes
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Mountainflank
- *Down-slope shape:* Concave
- *Across-slope shape:* Convex
- *Parent material:* Shale

Properties and qualities

- *Slope:* 20 to 40 percent
- *Depth to restrictive feature:* 30 to 34 inches to paralithic bedrock
- *Drainage class:* Moderately well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* Low (about 3.8 inches)

Interpretive groups

- *Land capability (nonirrigated):* 6e

Typical profile

- *0 to 21 inches:* Loam
- *21 to 30 inches:* Clay
- *30 to 34 inches:* Weathered bedrock

Minor Components

Gazos

- *Percent of map unit:* 10 percent

Lobitos

- *Percent of map unit:* 5 percent



SaC2—Santa Lucia loam, sloping, eroded

Map Unit Setting

- *Elevation:* 100 to 2,380 feet
- *Mean annual precipitation:* 12 to 30 inches
- *Mean annual air temperature:* 55 to 61 degrees F
- *Frost-free period:* 200 to 350 days

Map Unit Composition

- *Santa lucia and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Santa Lucia

Setting

- *Landform:* Mountain slopes
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Mountainflank
- *Down-slope shape:* Concave
- *Across-slope shape:* Convex
- *Parent material:* Shale

Properties and qualities

- *Slope:* 7 to 16 percent
- *Depth to restrictive feature:* 24 to 28 inches to lithic bedrock
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* Very low (about 2.7 inches)

Interpretive groups

- *Land capability classification (irrigated):* 3e
- *Land capability (nonirrigated):* 3e

Typical profile

- *0 to 14 inches:* Channery loam
- *14 to 24 inches:* Very channery loam
- *24 to 28 inches:* Unweathered bedrock

Minor Components

Lobitos

- *Percent of map unit:* 5 percent

Gazos

- *Percent of map unit:* 5 percent

Sweeney

- *Percent of map unit:* 5 percent



SaE2—Santa Lucia loam, steep, eroded

Map Unit Setting

- *Elevation:* 100 to 2,380 feet
- *Mean annual precipitation:* 12 to 30 inches
- *Mean annual air temperature:* 55 to 61 degrees F
- *Frost-free period:* 200 to 350 days

Map Unit Composition

- *Santa lucia and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Santa Lucia

Setting

- *Landform:* Mountain slopes
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Mountainflank
- *Down-slope shape:* Concave
- *Across-slope shape:* Convex
- *Parent material:* Shale

Properties and qualities

- *Slope:* 31 to 45 percent
- *Depth to restrictive feature:* 24 to 28 inches to lithic bedrock
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* Very low (about 2.7 inches)

Interpretive groups

- *Land capability (nonirrigated):* 6e

Typical profile

- *0 to 14 inches:* Channery loam
- *14 to 24 inches:* Very channery loam
- *24 to 28 inches:* Unweathered bedrock

Minor Components

Lobitos

- *Percent of map unit:* 5 percent

Gazos

- *Percent of map unit:* 5 percent

Sweeney

- *Percent of map unit:* 5 percent



SaF2—Santa Lucia loam, very steep, eroded

Map Unit Setting

- *Elevation:* 100 to 2,380 feet
- *Mean annual precipitation:* 12 to 30 inches
- *Mean annual air temperature:* 55 to 61 degrees F
- *Frost-free period:* 200 to 350 days

Map Unit Composition

- *Santa lucia and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Santa Lucia

Setting

- *Landform:* Mountain slopes
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Mountainflank
- *Down-slope shape:* Concave
- *Across-slope shape:* Convex
- *Parent material:* Shale

Properties and qualities

- *Slope:* 45 to 75 percent
- *Depth to restrictive feature:* 24 to 28 inches to lithic bedrock
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* Very low (about 2.7 inches)

Interpretive groups

- *Land capability (nonirrigated):* 7e

Typical profile

- *0 to 14 inches:* Channery loam
- *14 to 24 inches:* Very channery loam
- *24 to 28 inches:* Unweathered bedrock

Minor Components

Lobitos

- *Percent of map unit:* 5 percent

Gazos

- *Percent of map unit:* 5 percent

Sweeney

- *Percent of map unit:* 5 percent



SaF3—Santa Lucia loam, steep and very steep, severely eroded

Map Unit Setting

- *Elevation:* 100 to 2,380 feet
- *Mean annual precipitation:* 12 to 30 inches
- *Mean annual air temperature:* 55 to 61 degrees F
- *Frost-free period:* 200 to 350 days

Map Unit Composition

- *Santa lucia and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Santa Lucia

Setting

- *Landform:* Mountain slopes
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Mountainflank
- *Down-slope shape:* Concave
- *Across-slope shape:* Convex
- *Parent material:* Shale

Properties and qualities

- *Slope:* 31 to 75 percent
- *Depth to restrictive feature:* 20 to 24 inches to lithic bedrock
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* Very low (about 2.2 inches)

Interpretive groups

- *Land capability (nonirrigated):* 7e

Typical profile

- *0 to 10 inches:* Channery loam
- *10 to 20 inches:* Very channery loam
- *20 to 24 inches:* Unweathered bedrock

Minor Components

Gazos

- *Percent of map unit:* 5 percent

Lobitos

- *Percent of map unit:* 5 percent

Rock outcrop

- *Percent of map unit:* 5 percent



ScF3—Santa Lucia stony loam, very shallow, steep and very steep, severely eroded

Map Unit Setting

- *Elevation:* 100 to 2,380 feet
- *Mean annual precipitation:* 8 to 30 inches
- *Mean annual air temperature:* 45 to 61 degrees F
- *Frost-free period:* 110 to 350 days

Map Unit Composition

- *Santa lucia and similar soils:* 75 percent
- *Minor components:* 25 percent

Description of Santa Lucia

Setting

- *Landform:* Mountain slopes
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Mountainflank
- *Down-slope shape:* Concave
- *Across-slope shape:* Convex
- *Parent material:* Shale

Properties and qualities

- *Slope:* 30 to 75 percent
- *Surface area covered with stones and boulders:* 2.0 percent
- *Depth to restrictive feature:* 10 to 14 inches to lithic bedrock
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* Very low (about 1.1 inches)

Interpretive groups

- *Land capability (nonirrigated):* 7e

Typical profile

- *0 to 4 inches:* Stony loam
- *4 to 10 inches:* Very channery loam
- *10 to 14 inches:* Unweathered bedrock

Minor Components

Gazos

- *Percent of map unit:* 10 percent

Rock outcrop

- *Percent of map unit:* 10 percent

Lobitos

- *Percent of map unit:* 5 percent



SkA—Soquel loam, nearly level

Map Unit Setting

- *Elevation:* 20 to 1,000 feet
- *Mean annual precipitation:* 30 inches
- *Mean annual air temperature:* 57 degrees F
- *Frost-free period:* 220 to 275 days

Map Unit Composition

- *Soquel and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Soquel

Setting

- *Landform:* Flood plains
- *Landform position (two-dimensional):* Toeslope
- *Landform position (three-dimensional):* Talf
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Alluvium

Properties and qualities

- *Slope:* 0 to 2 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Moderately well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.57 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* High (about 9.3 inches)

Interpretive groups

- *Land capability classification (irrigated):* 1
- *Land capability (nonirrigated):* 3c

Typical profile

- *0 to 30 inches:* Loam
- *30 to 60 inches:* Silt loam
- *60 to 70 inches:* Loam

Minor Components

Corralitos

- *Percent of map unit:* 10 percent

Farallone

- *Percent of map unit:* 5 percent



TeE2—Tierra loam, steep, eroded

Map Unit Setting

- *Elevation:* 100 to 1,100 feet
- *Mean annual precipitation:* 14 to 25 inches
- *Mean annual air temperature:* 57 to 59 degrees F
- *Frost-free period:* 200 to 300 days

Map Unit Composition

- *Tierra and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Tierra

Setting

- *Landform:* Hills
- *Landform position (two-dimensional):* Backslope
- *Landform position (three-dimensional):* Side slope, crest
- *Down-slope shape:* Convex
- *Across-slope shape:* Convex
- *Parent material:* Alluvium

Properties and qualities

- *Slope:* 21 to 41 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Moderately well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Available water capacity:* Moderate (about 7.4 inches)

Interpretive groups

- *Land capability (nonirrigated):* 6e

Typical profile

- *0 to 17 inches:* Loam
- *17 to 37 inches:* Clay
- *37 to 60 inches:* Sandy clay loam

Minor Components

Colma

- *Percent of map unit:* 10 percent

Santa lucia

- *Percent of map unit:* 5 percent



TuB—Tunitas clay loam, gently sloping

Map Unit Setting

- *Elevation:* 50 to 500 feet
- *Mean annual precipitation:* 25 inches
- *Mean annual air temperature:* 55 degrees F
- *Frost-free period:* 325 days

Map Unit Composition

- *Tunitas and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Tunitas

Setting

- *Landform:* Flood plains, alluvial fans
- *Landform position (two-dimensional):* Toeslope, backslope
- *Landform position (three-dimensional):* Tread, talf
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Alluvium

Properties and qualities

- *Slope:* 2 to 5 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Moderately well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* High (about 9.3 inches)

Interpretive groups

- *Land capability classification (irrigated):* 2s
- *Land capability (nonirrigated):* 3s

Typical profile

- *0 to 12 inches:* Clay loam
- *12 to 30 inches:* Clay
- *30 to 60 inches:* Clay

Minor Components

Corralitos

- *Percent of map unit:* 5 percent

Botella

- *Percent of map unit:* 5 percent

Soquel

- *Percent of map unit:* 5 percent



TuD2—Tunitas clay loam, moderately steep, eroded

Map Unit Setting

- *Elevation:* 50 to 500 feet
- *Mean annual precipitation:* 25 inches
- *Mean annual air temperature:* 55 degrees F
- *Frost-free period:* 325 days

Map Unit Composition

- *Tunitas and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Tunitas

Setting

- *Landform:* Flood plains, alluvial fans
- *Landform position (two-dimensional):* Toeslope, backslope
- *Landform position (three-dimensional):* Tread, talf
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Alluvium

Properties and qualities

- *Slope:* 11 to 21 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Moderately well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* High (about 9.2 inches)

Interpretive groups

- *Land capability (nonirrigated):* 4e

Typical profile

- *0 to 8 inches:* Clay loam
- *8 to 26 inches:* Clay
- *26 to 60 inches:* Clay

Minor Components

Botella

- *Percent of map unit:* 5 percent

Unnamed

- *Percent of map unit:* 5 percent
- *Landform:* Drainageways

Corralitos

- *Percent of map unit:* 5 percent
- *Landform:* Swales



TwA—Tunitas clay loam, nearly level, imperfectly drained

Map Unit Setting

- *Elevation:* 50 to 500 feet
- *Mean annual precipitation:* 25 inches
- *Mean annual air temperature:* 55 degrees F
- *Frost-free period:* 325 days

Map Unit Composition

- *Tunitas and similar soils:* 75 percent
- *Minor components:* 25 percent

Description of Tunitas

Setting

- *Landform:* Flood plains, alluvial fans
- *Landform position (two-dimensional):* Toeslope, backslope
- *Landform position (three-dimensional):* Tread, talf
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Alluvium

Properties and qualities

- *Slope:* 0 to 2 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Somewhat poorly drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
- *Depth to water table:* About 0 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* High (about 9.3 inches)

Interpretive groups

- *Land capability classification (irrigated):* 2w
- *Land capability (nonirrigated):* 3w

Typical profile

- *0 to 12 inches:* Clay loam
- *12 to 30 inches:* Clay
- *30 to 60 inches:* Clay

Minor Components

Botella

- *Percent of map unit:* 10 percent

Unnamed

- *Percent of map unit:* 10 percent
- *Landform:* Swales

Corralitos

- *Percent of map unit:* 5 percent



TxC2—Tunitas loam, sloping, eroded

Map Unit Setting

- *Elevation:* 50 to 500 feet
- *Mean annual precipitation:* 25 inches
- *Mean annual air temperature:* 55 degrees F
- *Frost-free period:* 325 days

Map Unit Composition

- *Tunitas and similar soils:* 85 percent
- *Minor components:* 15 percent

Description of Tunitas

Setting

- *Landform:* Flood plains, alluvial fans
- *Landform position (two-dimensional):* Toeslope, backslope
- *Landform position (three-dimensional):* Tread, talf
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Alluvium

Properties and qualities

- *Slope:* 5 to 11 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Moderately well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* High (about 9.1 inches)

Interpretive groups

- *Land capability classification (irrigated):* 3e
- *Land capability (nonirrigated):* 3e

Typical profile

- *0 to 8 inches:* Loam
- *8 to 26 inches:* Clay
- *26 to 60 inches:* Clay

Minor Components

Corralitos

- *Percent of map unit:* 5 percent

Botella

- *Percent of map unit:* 5 percent

Soquel

- *Percent of map unit:* 5 percent

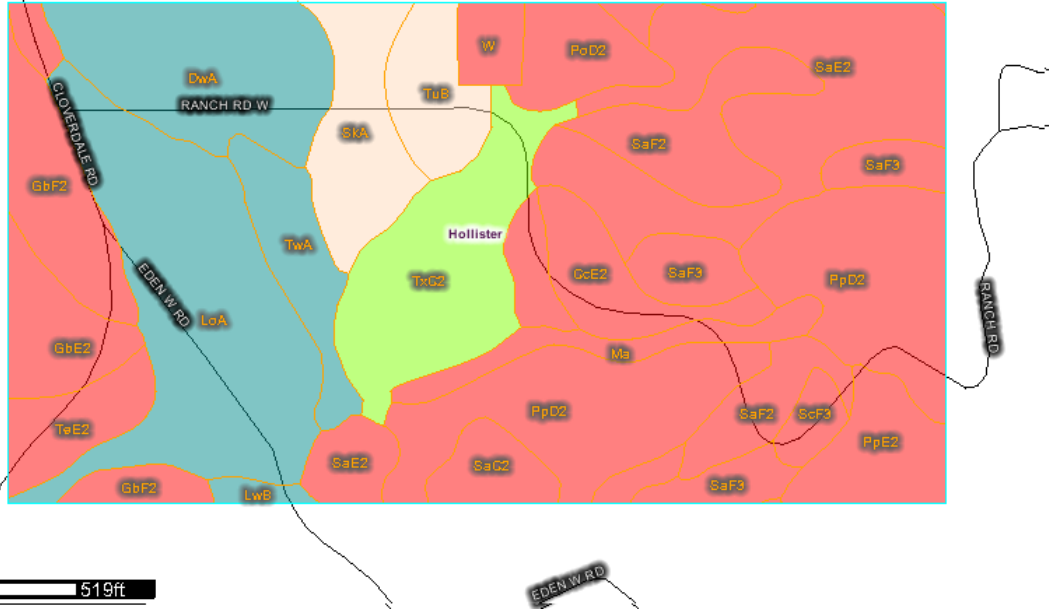
W—Water

Map Unit Composition

- *Water:* 100 percent



Farmland Soil Rating:



Map unit symbol Map unit name

Map unit symbol	Map unit name	Rating
CcD2	Cayucos clay loam, moderately steep, eroded	Not prime farmland
CcE2	Cayucos clay loam, steep, eroded	Not prime farmland
DwA	Dublin clay, nearly level, imperfectly drained	Prime farmland if irrigated and drained
GbE2	Gazos loam, steep, eroded	Not prime farmland
GbF2	Gazos loam, very steep, eroded	Not prime farmland
LoA	Lockwood loam, nearly level, imperfectly drained	Prime farmland if irrigated and drained
LwB	Lockwood loam, gently sloping, seeped	Prime farmland if irrigated and drained
Ma	Mixed alluvial land	Not prime farmland
PoD2	Pomponio clay loam, moderately steep, eroded	Not prime farmland
PpD2	Pomponio loam, moderately steep, eroded	Not prime farmland
PpE2	Pomponio loam, steep, eroded	Not prime farmland
SaC2	Santa Lucia loam, sloping, eroded	Not prime farmland
SaE2	Santa Lucia loam, steep, eroded	Not prime farmland
SaF2	Santa Lucia loam, very steep, eroded	Not prime farmland
SaF3	Santa Lucia loam, steep and very steep, severely eroded	Not prime farmland
ScF3	Santa Lucia stony loam, very shallow, steep and very steep, severely eroded	Not prime farmland
SkA	Soquel loam, nearly level	Prime farmland if irrigated
TeE2	Tierra loam, steep, eroded	Not prime farmland
TuB	Tunitas clay loam, gently sloping	Prime farmland if irrigated
TuD2	Tunitas clay loam, moderately steep, eroded	Not prime farmland
TwA	Tunitas clay loam, nearly level, imperfectly drained	Prime farmland if irrigated and drained
TxC2	Tunitas loam, sloping, eroded	Farmland of statewide importance
W	Water	Not prime farmland

Totals for Area of Interest (AOI) 149.0100.0%

Description — Farmland Classification

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.



Wetlands & FEMA Floodplain

General Map:



Property Overlay:



NO WETLANDS OR FLOOD ZONES ON SITE



Sensitive Species

No Sensitive Species Found Onsite

Historical Standing

No Historical Remarks Found Onsite

**Zoning & Permissible Uses
Building Restriction Lines & Bufferyards
Estimated Density or Building Envelope**

Property Zone: PADCD

CHAPTER 21A. "PAD" DISTRICT (PLANNED AGRICULTURAL DISTRICT)

SECTION 6350. PURPOSE OF THE PLANNED AGRICULTURAL DISTRICT.

The purpose of the Planned Agricultural District is to: 1) preserve and foster existing and potential agricultural operations in San Mateo County in order to keep the maximum amount of prime agricultural land and all other lands suitable for agriculture in agricultural production, and 2) minimize conflicts between agricultural and non-agricultural land uses by employing all of the following techniques:

- (a) establishing stable boundaries separating urban and rural areas and, when necessary, clearly defined buffer areas,
- (b) limiting conversions of agricultural lands around the periphery of urban areas to lands where the viability of existing agricultural use has already been severely limited by conflicts with urban uses, and where the conversion of such land would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development,
- (c) developing available lands not suitable for agriculture before converting agricultural lands,
- (d) assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality, and
- (e) assuring that all divisions of prime agricultural land (except those stated in (b)) and all adjacent development does not diminish the productivity of prime agricultural lands and other land suitable for agriculture.

SECTION 6351. DEFINITIONS. For the purposes of this Chapter, certain terms used herein are defined as follows:

A. Prime Agricultural Land

1. 1. All land which qualifies for rating as Class I or Class II in the U.S. Department of Agriculture Soil Conservation Service Land Use Compatibility Classification, as well as all Class III lands capable of growing artichokes or Brussels sprouts.
2. 2. All land which qualifies for rating 80-100 in the Storie Index Rating.
3. 3. Land which supports livestock use for the production of food and fiber, and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S. Department of Agriculture.
4. 4. Land planted with fruit or nut bearing trees, vines, bushes, or crops which have a non-bearing period of less than five years and which normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200 per acre.
5. 5. Land which has returned from the production of an unprocessed agricultural plant product on an annual value that is not less than \$200 per acre within three of the five previous years.

The \$200 per acre amount in subsection (4) and (5) shall be adjusted regularly for inflation, using 1965 as the base year, according to a recognized Consumer Price Index.

B. Lands Suitable for Agriculture

Land other than Prime Agricultural Land on which existing or potential agricultural use is feasible, including dry farming, animal grazing, and timber harvesting.

C. Other Lands

Any portion of a parcel in the Planned Agricultural District which does not meet the definition of Prime Agricultural Land or Lands Suitable for Agriculture.

D. Agriculture

Activities including, but not limited to, the cultivation of food, fiber, or flowers, and the grazing, growing or pasturing of livestock.

E. Uses Ancillary to Agriculture

Agricultural grading equipment supplies, agricultural rental supplies, topsoil stockpiling, and other similar uses determined to be appropriate by the Planning Director.

F. Non-Residential Development Customarily Considered Accessory to Agricultural Uses

Barns, storage/equipment sheds, stables for farm animals, fences, water wells, well covers, pump houses, water storage tanks, water impoundments, water pollution control facilities for agricultural purposes, and other similar uses determined to be

appropriate by the Planning Director.

G. Commercial Recreation

Country inns, commercial stables, riding academies, campgrounds, rod and gun clubs, private beaches, food/gasoline/telephone services, hostels, and other similar uses determined to be appropriate by the Planning Commission.

H. Public Recreation

Lands and facilities serving primarily a recreation function which are operated by public agencies or other non-profit organizations. Public recreation facilities include, but are not limited to, public beaches, parks, recreation areas, natural preserves, wild areas and trails.

I. Land Division

The creation of any new property line whether by subdivision or other means.

J. Density Credits

The maximum number of land divisions permitted for a parcel computed in accordance with Section 6356. Credits may be combined for uses on a single parcel if the number of land divisions permitted is reduced accordingly; however, only one credit shall be assigned to an agricultural parcel. Only one dwelling unit or non-agricultural use shall be permitted per parcel.

K. Feasible

Capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, social, and technological factors.

L. Non-Agricultural Parcel

After a Master Land Division Plan has been approved, the parcels which may be used for non-agricultural purposes.

M. Agricultural Parcel

After a Master Land Division has been approved, the remaining, large residual parcel restricted to agricultural uses by an easement as specified in Section 6361B.

SECTION 6352. USES PERMITTED. The following uses are permitted in the PAD:

A. On Prime Agricultural Lands

1. 1. Agriculture.
2. 2. Non-residential development customarily considered accessory to agricultural uses.
3. 3. Soil dependent greenhouses and nurseries provided that a soil management plan is prepared showing how open prime soils on the site will be preserved and how soils will be returned to their original condition when operations cease.
4. 4. Temporary roadstands for seasonal sale of produce grown in San Mateo County providing that (1) sales activities are limited to less than a nine-month operating period per year, (2) all structures are of portable construction and shall be removed from the site within 10 days of the seasonal closure of the stand, (3) roadstand size shall be limited to 200 square feet and appearance, including signs, color and materials, is consistent with the policies of the certified LCP and meets the satisfaction of the Planning Director, and (4) access and parking requirements meet the satisfaction of the Director of Public Works, however, no impervious paving shall be required.
5. 5. Repairs, alterations, and additions to existing single-family residences.
6. 6. Keeping of pets in association with a one-family dwelling.
7. 7. Limited keeping of pets in association with a farm labor housing unit or multiple-family dwelling unit.
8. 8. Animal fanciers.

B. On Land Suitable for Agriculture and Other Lands

1. 1. Agriculture.
2. 2. Non-residential development customarily considered accessory to agricultural uses.
3. 3. Dairies.
4. 4. Greenhouses and nurseries.
5. 5. Temporary roadstands for seasonal sale of produce grown in San Mateo County providing that (1) sales activities are limited to less than a nine-month operating period per year, (2) all structures are of portable construction and shall be removed from the site within 10 days of the seasonal closure of the stand, (3) roadstand size shall be limited to 200 square feet and appearance, including signs, color and materials, is consistent with the policies of the certified LCP and meets the satisfaction of the Planning Director, and (4) access and parking requirements meet the satisfaction of the Director of Public Works, however, no impervious paving shall be required.
6. 6. Repairs, alterations, and additions to existing single-family residences.
7. 7. Keeping of pets in association with a one-family dwelling.
8. 8. Limited keeping of pets in association with a farm labor housing unit or multiple-family dwelling unit.
9. 9. Animal fanciers.

SECTION 6353. USES PERMITTED SUBJECT TO THE ISSUANCE OF A PLANNED AGRICULTURAL PERMIT.

The following uses are permitted in the PAD subject to the issuance of a Planned Agricultural Permit, which shall be issued in accordance with the criteria set forth in Section 6355 of this ordinance.

Applications for Planned Agricultural Permits shall be made to the County Planning Commission and shall be considered in accordance with the procedures prescribed by the San Mateo County Zoning Ordinance for the issuance of use permits and shall be subject to the same fees prescribed therefore.

A. On Prime Agricultural Lands

1. 1. Single-family residences.
2. 2. Farm labor housing.
3. 3. Public recreation/shoreline access trail (see Section 6355D.2).
4. 4. Non-soil dependent greenhouses and nurseries if no alternative building site on the parcel exists.
5. 5. Onshore oil and gas exploration, production, and minimum necessary related storage subject to the issuance of an oil well permit, except that no wells shall be located on prime soils.
6. 6. Uses ancillary to agriculture.
7. 7. Permanent roadstands for the sale of produce, providing that the amount of prime agricultural land converted does not exceed one-quarter (1/4) acre, and subject to the findings required for the approval of use permits established in Section 6503 of the San Mateo County Zoning Ordinance.
8. 8. Facilities for the processing, storing, packaging, and shipping of agricultural products.
9. 9. Commercial woodlots and temporary storage of logs.

B. On Lands Suitable for Agriculture and Other Lands

1. 1. Single-family residences.
2. 2. Farm labor housing.
3. 3. Multi-family residences if for affordable housing.
4. 4. Public recreation/shoreline access trail (see Section 6355D.3 and 4).
5. 5. Schools.
6. 6. Fire stations.
7. 7. Commercial recreation.
8. 8. Aquacultural activities.
9. 9. Wineries, subject to the findings required for the approval of use permits established in Section 6503 of the San Mateo County Zoning Ordinance.
- .10. Timber harvesting, commercial woodlots and log storage, providing that no commercial timber harvesting shall occur within 1,000 feet of any legal dwelling in existence on June 18, 1991, except under the following circumstances:
 - .a. Timber harvesting operations for which all permits had been received on or before June 18, 1991, may complete operations in accordance with the terms and conditions of such permits.
 - .b. Timber harvesting operations may occur within the 1,000-foot buffer zone with prior written approval of the owner of the affected dwelling, subject to the prior recordation of the statement specified in Section 6401.5.
 - .c. Normal forest maintenance may be conducted within the 1,000-foot buffer zone, but shall be limited to: (a) removing dead, dying, or diseased trees and snags; (b) salvaging downed wood; (c) cutting trees for the purposes of developing viewsheds or landscape aesthetics in accordance with other applicable provisions of this Part and of Division VII, San Mateo County Ordinance

Code; or (d) clearing for firebreaks, in accordance with requirements of the County Fire Marshal or other applicable fire authority having jurisdiction.

Notwithstanding the above, access roads to the site of timber harvesting operations may be constructed, improved, and used within the 1,000-foot buffer zone. The limitation on harvesting within 1,000 feet of an existing dwelling shall not apply to a dwelling located on the parcel which is proposed for timber harvesting.

For the purpose of this section¹, the distance from a dwelling shall be measured along the surface of the ground.

1. 11. Onshore oil and gas exploration, production, and storage subject to the issuance of an oil well permit.
2. 12. Facilities for the processing, storing, packaging, and shipping of agricultural products.
3. 13. Uses ancillary to agriculture.
4. 14. Kennels or catteries, subject to a kennel/cattery permit.
- .15. Scientific/technical research and test facilities, provided a Planned Agricultural Permit shall only be issued for this use upon the following findings:
 - .a. That the use is of a low-intensity nature with minimum of permanent construction required, no permanent on-site personnel or permanent on-site vehicles.
 - .b. That the nature of the operation requires an open, isolated, and radio frequency interference-free environment.
 - .c. That no manufacturing or industrial activities are involved.
- ¹ Not effective in the Coastal Zone unless and until certification without change by the California Coastal Commission. Certification had not occurred as of the reprinting date of this Chapter {July 1999}.
 - .d. That the size, location and design of any proposed facility as well as level of activity on the site are compatible with the policies of the Local Coastal Program.
 - .e. That the proposed use does not impair existing or potential agricultural uses on the site or on surrounding properties. The applicant shall demonstrate how agriculture will not be impaired, including provisions for leasing portions of the site for agricultural uses.
 - .f. That the proposed use or facility does not create a potential for any health or safety hazard.
 - .g. That the applicant for such a facility shall describe the manner in which other users might be accommodated in sharing the proposed facility so as to avoid the duplication of such facilities in the future.
 - .h. That the applicant demonstrate that no feasible sites exist in the RM, RM-CZ, TPZ, or TPZ-CZ zones for the proposed facility.
16. Permanent roadstands for the sale of produce, subject to the findings required for the approval of use permits established in Section 6503 of the San Mateo County Zoning Ordinance.

SECTION 6354. LAND DIVISIONS. All land divisions permitted in the PAD are subject to the issuance of a Planned Agricultural Permit.

SECTION 6355. SUBSTANTIVE CRITERIA FOR ISSUANCE OF A PLANNED AGRICULTURAL PERMIT.

It shall be the responsibility of an applicant for a Planned Agricultural Permit to provide factual evidence which demonstrates that any proposed land division or conversion of land from an agricultural use will result in uses which are consistent with the purpose of the Planned Agricultural District, as set forth in Section 6350. In addition, each application for a division or conversion of land shall be approved only if found consistent with the following criteria:

A. General Criteria

1. 1. The encroachment of all development upon land which is suitable for agricultural use shall be minimized.
2. 2. All development permitted on a site shall be clustered.
3. 3. Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.

B. Water Supply Criteria

1. 1. The existing availability of an adequate and potable well water source shall be demonstrated for all non-agricultural uses according to the following criteria: (a) each existing parcel developed with non-agricultural uses, or parcel legalized in accordance with Local Coastal Program Policy 1.29, shall demonstrate a safe and adequate well water source located on that parcel, and (b) each new parcel created by a land division shall demonstrate a safe and adequate well water source located either (1) on that parcel, or (2) on the larger property that was subdivided to create the new parcel, provided that a single well water source may not serve more than four (4) new parcels.
2. 2. Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.
3. 3. All new non-agricultural parcels are severed from land bordering a stream and their needs prohibit the transfer of riparian rights.

C. Criteria for the Division of Prime Agricultural Land

1. 1. Prime Agricultural Land which covers an entire parcel shall not be divided.
2. 2. Prime Agricultural Land within a parcel shall not be divided unless it can be demonstrated that existing or potential agricultural productivity of all resulting parcels would not be diminished.
3. 3. Prime Agricultural Land within a parcel will not be divided when the only building site would be on such Prime Agricultural Land.

D. Criteria for the Conversion of Prime Agricultural Lands

1. General Criteria

Prime Agricultural Land within a parcel shall not be converted to uses permitted by a Planned Agricultural Permit unless it can be demonstrated that:

- .a. No alternative site exists on the parcel for the use,

- .b. Clearly defined buffer areas are provided between agricultural and non-agricultural uses,
- .c. The productivity of an adjacent agricultural land will not be diminished, and
- .d. Public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality.

2. Public Recreation Facilities Criteria

For a recreation facility on land owned by a public agency before the effective date of this ordinance, the following additional criteria applies:

- .a. The agency, as a condition of approval of the Planned Agricultural Permit, executes a recordable agreement with the County that all prime agricultural land and other land suitable for agriculture which is not needed for recreational development or for the protection and vital functioning of a sensitive habitat will be permanently protected for agriculture.
- .b. The agency, whenever legally feasible, agrees to lease the maximum amount of agricultural land to active farm operators on terms compatible with the primary recreational and habitat use.

3. Agriculturally Related Uses Criteria

For uses ancillary to agriculture, facilities for the processing, storing packaging and shipping of agricultural products, and commercial woodlots and temporary storage of logs, the following additional criteria applies:

- .a. The area of Prime Agricultural Land converted shall be as small as possible, and,
- .b. In all cases, the area of Prime Agricultural Land converted shall not exceed 3 acres.

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

Lands suitable for agriculture and other lands shall not be divided unless it can be demonstrated that existing or potential agricultural productivity of any resulting agricultural parcel would not be reduced.

F. Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands

All lands suitable for agriculture and other lands within a parcel shall not be converted to uses permitted by a Planned Agricultural Permit unless all of the following criteria are met:

1. 1. all agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable, and
2. 2. continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors (Section 30108 of the Coastal Act), and
3. 3. clearly defined buffer areas are developed between agricultural and non-agricultural uses, and
4. 4. the productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing, and
5. 5. public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality,

and

For parcels adjacent to urban areas, permit conversion if the viability of agricultural uses is severely limited by conflicts with urban uses, and the conversion of land would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development, and conditions 3, 4, and 5 of this subsection are satisfied.

SECTION 6356. MAXIMUM DENSITY OF DEVELOPMENT. In the Planned Agricultural District, for purposes of determining the maximum total number of density credits accumulated on any parcel, the following system shall be used:

The total parcel shall be compared against the criteria of this section in the order listed. Once considered under a criterion, a segment of the parcel shall not be considered under subsequent criteria. When the applicable criteria have been determined for each of the areas, any portion of the parcel which has not yet been assigned a maximum density accumulation shall be assigned a density of one density credit per 40 acres.

The sum of densities accrued under all applicable categories shall constitute the maximum density of development permissible under this section. If the fractional portion of the number of density credits allowed is equal to or greater than .5, the total number of density credits allowed shall be rounded up to the next whole density credit. If the fraction is less than .5, the fractional unit shall be deleted. All legal parcels shall accumulate at least one density credit.

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 Section 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.

Amount of Development Allowed for Non-agricultural Uses, Except Visitor-Serving, Commercial Recreation, and Public Recreation Uses

For new or expanded non-agricultural uses, except visitor-serving, commercial recreation, and public recreation uses, one density credit shall be required for each 315 gallons, or fraction thereof, of average daily water use during the two months of highest water use in a year. This requirement applies to water use by or resulting from the nonagricultural use, including landscaping, swimming pools and all other appurtenant uses.

Residential Uses

For new or expanded residential uses, a single-family dwelling unit shall be deemed to use 315 gallons of water per day during the two months of highest water use in a year (including landscaping, swimming pools and all other appurtenant uses).

Non-Agricultural Uses Except Visitor-Serving Uses

For non-agricultural uses, except visitor-serving uses, the amount of development allowed for each density credit in accordance with the requirements of this policy shall be the amount stated in Table 1.5 in the column headed "Number of Measuring Units Per Density Credit Based on Peak Daily Water Use With Conservation Fixtures."

Amount of Development Allowed for Visitor-Serving, Commercial Recreation, and Public Recreation Uses

For new or expanded visitor-serving, commercial recreation, and public recreation uses, one density credit shall be required for the first 945 gallons, or fraction thereof, of average daily water use during the two months of highest water use in a year. One additional density credit shall be required for each 630 gallons, or fraction thereof, of average daily water use during the two months of highest water use in a year.

This requirement applies to water use by or resulting from the visitor-serving use, including landscaping, swimming pools and all other appurtenant uses. The 945-gallon water use allowance for one density credit may be applied one time only on a parcel.

For visitor-serving, commercial recreation, and public recreation uses listed in Table 1.5, the amount of development allowed for each density credit in accordance with the requirements of this policy shall be:

First Density Credit

For one density credit or the first density credit when multiple density credits are available, either 1 1/2 times the amount stated in Table 1.5 in the column headed "Number of Measuring Units Per Density Credit Based on Peak Daily Water Use With Conservation Fixtures," or the amount stated in that column and a residential dwelling unit associated with a visitor-serving facility that is occupied by the facility owner or operator.

Additional Density Credits

For each additional density credit, the amount stated in Table 1.5 in the column headed "Number of Measuring Units Per Density Credit Based on Peak Daily Water Use With Conservation Fixtures."

For the purpose of this provision, "visitor-serving, commercial recreation, and public recreation uses" shall be only those lands and facilities listed in LCP Policies 11.1, 11.2 and 11.3, and only if those lands and facilities specifically enhance public opportunities for coastal recreation.

As an interim limit, no more than 600 visitor-serving lodging units may be approved in the rural Coastal Zone, as specified by LCP Policy 1.23.

The provisions of this section will not apply to agriculture, farm labor housing, a residential dwelling unit associated with a visitor-serving facility that is occupied by the facility owner or operator, or affordable housing to the extent authorized in Policy 3.23 of the Local Coastal Program on March 25, 1986, or other structures considered to be accessory to agriculture under the same ownership.

A. Prime Agricultural Lands

One density credit per 160 acres for that portion of a parcel which is prime agricultural land as defined in Section 6351 (i.e., the number of acres of Prime Agricultural Land

divided by 160).

B. Lands With Landslide Susceptibility

One density credit per 160 acres for that portion of a parcel which lies within any of the three least stable categories (Categories V, VI and L) as shown on the U.S. Geological Survey Map MF 360, "Landslide Susceptibility in San Mateo County" or its current replacement (i.e., the number of acres of land susceptible to landslides divided by 160).

C. Land With Slope 50% or Greater

One density credit per 160 acres for that portion of a parcel which has a slope 50% or greater (i.e., the number of acres of land with a slope 50% or greater divided by 160).

D. Remote Lands

One density credit per 160 acres for that portion of a parcel over 1/2 mile from a public road that was an existing, all-weather through public road before the County Local Coastal Program was initially certified in November 1980 (i.e., the number of acres of remote land divided by 160).

E. Land With Slope 30% But Less Than 50%

One density credit per 80 acres for that portion of a parcel which has a slope 30% but less than 50% (i.e., the number of acres of land with a slope 30%, but less than 50% divided by 80).

F. Land Within Rift Zones or Active Faults

One density credit per 80 acres for that portion of a parcel which is located within the rift zone or zone of fractured rock of an active fault as defined by the U.S. Geological Survey and mapped on USGS Map MF 355, "Active faults, probably active faults, and associated fracture zones in San Mateo County," or its current replacement (i.e., the number of acres of land within rift zones or active faults divided by 80).

G. Lands Within Flood Hazard Areas

One density credit per 60 acres for that portion of a parcel falling within a 100-year floodplain as most recently defined by the Federal Emergency Management Agency, the U.S. Geological Survey, or the U.S. Army Corps of Engineers (i.e., the number of acres of land within the 100-year floodplain divided by 60).

H. Land With Slope 15% But Less Than 30%

One density credit per 60 acres for that portion of a parcel with a slope in excess of 15% but less than 30% (i.e., the number of acres of land with a slope 15%, but less than 30%

divided by 60).

I. Land Within Agricultural Preserves or Exclusive Agricultural Districts

One density credit per 60 acres for that portion of a parcel within agricultural preserves or the exclusive Agricultural Districts as defined in the Resource Conservation Area Density Matrix policy on March 25, 1986 (i.e., the number of acres of land within Agricultural Preserves or Exclusive Agricultural Districts divided by 60).

J. All Other Lands

One density credit per 40 acres for that portion or portions of a parcel not within the above areas (i.e., the number of acres of all other land divided by 40).

If the same portion of a parcel is covered by two or more of the subsections A. and J., the density credit for that portion shall be calculated solely on the basis of the subsection which permits the least density credit.

SECTION 6357. DENSITY BONUS AND TRANSFER.

A. Consolidating Parcels

In addition to the maximum density of development permitted, bonus densities may be granted when contiguous parcels are combined to form a larger parcel, provided that the density bonus is granted in accordance with LCP Policy 5.11, including deed restriction requirements that any subsequent land division of the merged property shall result in at least one agricultural parcel whose area is greater than the largest parcel before consolidation. The bonus for a proposed combination shall be calculated by:

1. 1. determining the total number of density credits on all parcels included in a master development plan, and
2. 2. multiplying that total by 25% if the merger is entirely of parcels of 40 acres or less, or by 10% if some or all of the parcels combined are larger than 40 acres.

The merged parcel shall be entitled to the number of density credits allowed prior to merger, plus the bonus calculated under this subsection. Once a parcel or portion of a parcel has been granted bonus density credits as a result of a merger under this subsection, no additional bonus credit(s) may be granted for subsequent merger activities involving that parcel or a portion of that parcel.

B. Agricultural Water Improvements

In addition to the maximum density of development permitted, bonus density credit(s) shall be granted for development of new agricultural water storage capacity in accordance with the following table, upon determination by the Planning Commission and Agricultural Advisory Committee that such water capacity is needed, and will be utilized to provide water exclusively for agricultural cultivation or livestock operations. This provision shall apply to:

1. 1. Construction of new water storage facilities, and,
2. 2. Enlargement of existing water storage facilities (excluding main-tenance/dredging activities).

NEW STORAGE CAPACITY (acre-feet)	BONUS DENSITY (dwelling units)
0 - 12.24	0.0
12.25 - 24.49	0.5
24.50 - 36.74	1.0
36.75 - 48.99	1.5
49.00 - 61.24	2.0
Greater than 61.25	Density allocated at above rate

Bonus density credits may be applied on-site, or transferred to another parcel within the rural Coastal Zone, upon determination by the Planning Commission that suitable sites are available on the recipient parcel in accordance with the policies and standards of the Local Coastal Program, providing that density credits are not used to convert Prime Agricultural Land, or locate development within scenic corridors. Frequency of density transfer shall not be limited, providing that each density transfer conforms with the requirements of this section, and appropriate processing fees are collected. At maximum four density credits, whether authorized by this section or other provisions of this Part, may be transferred to any recipient parcel unless otherwise determined by the Planning Commission that additional density would not overburden coastal resources. Should bonus density credits be transferred, deed restrictions must be recorded stating that: (1) the donor parcel has relinquished bonus density credit(s) acquired pursuant to this section, and thereby has voluntarily relinquished all development rights associated with the said density credit(s), and (2) in addition to allowable zoning, the recipient parcel is granted density credit(s) pursuant to this section.

The County shall maintain up to date records in the Planning Department of all bonus credits granted. Records shall indicate the number of bonus credits generated per parcel, and the location and use of the credits including those transferred to another parcel.

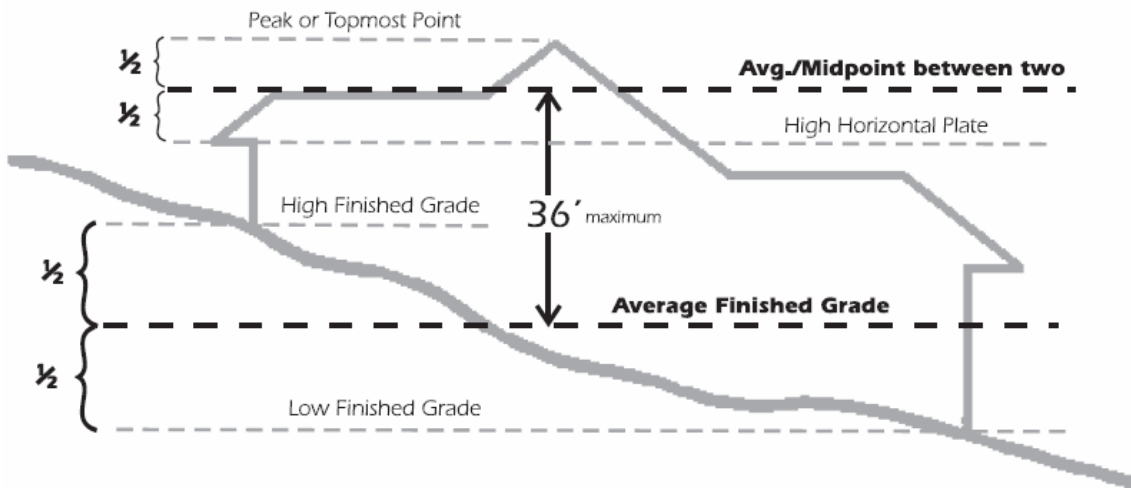
C. Prime Agricultural Land

Parcels consisting either entirely of Prime Agricultural Land or Prime Agricultural Land and land which is not developable under the Local Coastal Program, may apply to transfer development density to another parcel within the rural Coastal Zone, east of Highway 1 only, provided that the entire donor parcel is restricted permanently to agricultural use by an easement granted to the County or other governmental agency, as elaborated below, and upon determination by Planning Commission that suitable sites are available on the recipient parcel in accordance with the policies and standards of the Local Coastal Program, providing that density credits are not used to convert Prime Agricultural Land, or locate development within scenic corridors. Frequency of density transfer shall not be limited, providing that each density transfer conforms with the requirements of this section, and appropriate processing fees are collected. At maximum four density credits whether authorized by this section or other provisions of this Part, may be transferred to any recipient parcel unless otherwise determined by the Planning Commission that additional density would not overburden coastal resources. Deed restrictions must be recorded stating that: (1) the donor parcel has voluntarily relinquished one density credit as determined by this ordinance, and (2) in addition to allowable zoning, the recipient parcel is granted density credit(s) pursuant to this section.

The County shall maintain up to date records in the Planning Department of all density transfer activities. Records shall identify the donor parcel and indicate the number of credits transferred. The location and use of transferred credits shall also be identified.

As a condition of approval for density credit transfer, the applicant shall grant to the County (and the County shall accept) an easement covering the entire donor parcel, containing a covenant, running with the land in perpetuity, which limits the use of the land covered by the easement to agricultural uses, non-residential development customarily considered accessory to agriculture (as defined in Section 6351F of this ordinance) and farm labor housing. The covenant shall specify that, anytime after three years from the date of recordation of the easement, land within the boundaries of the easement may be converted to other uses consistent with open space (as defined in the California Open Space Lands Act of 1972 on January 1, 1980) upon the finding that changed circumstances beyond the control of the landowner or operator have rendered the land unusable for agriculture and upon approval by the State Coastal Commission of a Local Coastal Program amendment changing the land use designation to open space. Uses consistent with the definition of Open Space shall mean all those uses specified in the Resource Management Zone (as in effect on November 18, 1980). Any land use allowed on a parcel through modification of an agricultural use easement shall recognize the site's natural resources and limitations. Such uses shall not include the removal of significant vegetation (except for renewed timber harvesting activities consistent with the policies of the Local Coastal Program), or significant alterations to the natural landforms.

SECTION 6358. MAXIMUM HEIGHT OF STRUCTURES. In the Planned Agricultural District, no residential or commercial structure shall exceed three stories or 36 feet in height, except as allowed by use permit provisions in Chapter 22, Article 2, Section 6405, of the San Mateo County Ordinance Code.



SECTION 6359. MINIMUM YARDS. In the absence of more restrictive provisions within this ordinance, the minimum yards required in the Planned Agricultural District shall be as follows:

A. Agricultural Development

Front:	30	feet
Side:	20	feet
Rear:	20	feet

B. Non-Agricultural Development

Front:	50	feet
Side:	20	feet
Rear:	20 feet	

SECTION 6360. PARCEL SIZE. The parcel size in the PAD shall be in accordance with the following:

A. Agricultural Parcels

For any parcel created after the effective date of this ordinance which is to be used for agricultural purposes, the parcel size shall be as specified in the Planned Agricultural Permit issued pursuant to Section 6354 of this ordinance.

B. Non-Agricultural Parcels

For any parcel created after the effective date of this ordinance which is to be used for non-agricultural purposes, the parcel size shall be determined on a case-by-case basis to ensure that domestic well water and on-site sewage requirements are met. Non-agricultural parcels shall be as small as possible, and when used for residential purposes shall not exceed 5 acres. All nonagricultural parcels shall be clustered (in one or as few clusters as possible), and sited in locations most protective of existing and potential agricultural uses.

C. Parcels Created Before Ordinance Adoption

For any parcel legally created before adoption of this ordinance, minimum parcel size shall be determined in accordance with Section 6311 of the San Mateo County Ordinance Code.

SECTION 6361. PROCEDURAL CRITERIA FOR ISSUANCE OF A PLANNED AGRICULTURAL PERMIT.

A. Master Land Division Plan

Before any division of land, the applicant shall file a Master Land Division Plan demonstrating how the parcel will be ultimately divided according to maximum density of development permitted and which parcels will be used for agricultural and non-agricultural uses if conversions are permitted. Division for non-agricultural parcels shall be as small as practicable, not to exceed 5 acres when used for residential purposes, and shall ensure that minimum domestic well water and on-site sewage disposal area requirements are met. Division shall be permitted in phases, and all future divisions occurring on land for which a plan has been filed must conform to that plan. Master Land Division Plans shall not be required for land divisions which solely provide affordable housing, as defined by LCP Policy 3.7 on March 25, 1986.

B. Easements on Agricultural Parcels

After a Master Land Division Plan has been filed, and as a condition of approval thereof, the applicant shall grant to the County (and the County shall accept) an easement containing a covenant, running with the land in perpetuity, which limits the use of the land covered by the easement to agricultural uses, non-residential development customarily considered accessory to agriculture (as defined in Section 6352C and D of this ordinance) and farm labor housing. The covenant shall specify that, anytime after three years from the date of recordation of the easement, land within the boundaries of the easement may be converted to other uses consistent with open space (as defined in the California Open Space Lands Act of 1972 on January 1, 1980) upon the finding that changed circumstances beyond the control of the landowner or operator have rendered the land unusable for agriculture and upon approval by the State Coastal Commission of a Local Coastal Program amendment changing the land use designation to open space. Uses consistent with the definition of Open Space shall mean all those uses specified in the Resource Management Zone (as in effect on November 18, 1980). Any land use allowed on a parcel through modification of an agricultural

use easement shall recognize the site's natural resources and limitations. Such uses shall not include the removal of significant vegetation (except for renewed timber harvesting activities consistent with the policies of the Local Coastal Program), or significant alterations to the natural landforms.

C. Agricultural Land Management Plan

For parcels 20 acres or more in size before division or conversion, the applicant shall file an agricultural land management plan demonstrating how, if applicable, the agricultural productivity of the land will be fostered and preserved in accordance with the requirements of Sections 6350 and 6355 of this ordinance.

D. Map and Deed Notice

When a parcel on or adjacent to agricultural land is subdivided, the following statement shall be included as a condition of approval on all parcel and final maps and in each parcel deed.

This subdivision is adjacent to property utilized for agricultural purposes, and residents of the subdivision may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; and from the pursuit of agricultural operations, including plowing, spraying, pruning and harvesting, which occasionally generate dust, smoke, noise and odor. San Mateo County has established agriculture as a priority use on productive agricultural lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations.

E. Findings

The County shall make findings with respect to each application for division or conversion of lands in the Planned Agricultural District. Such findings shall be in writing, based on fact, and shall set forth specific reasons why proposed division or conversion meets or fails to meet all applicable requirements of this ordinance.

SECTION 6362. ESTABLISHMENT OF AN AGRICULTURAL ADVISORY COMMITTEE.

To assist in the achievement of the objectives of this ordinance, the Board has established an Agricultural Advisory Committee composed of farmers familiar with Coastside crops, agricultural experts, and representatives of the general public interest. Said Committee shall actively assist in the preservation of agriculture of the Coastside by advice and recommendation to the Planning Commission and the Board of Supervisors to achieve the objectives of this ordinance.

SECTION 6363. ESTABLISHMENT AND APPLICATION OF PLANNED AGRICULTURAL DISTRICT.

Any parcel of land in the Coastal Zone which contains prime agricultural land and lands suitable for agriculture shall be included in the Planned Agricultural District. The Planned Agricultural District is hereby established and applied to the area depicted on the maps entitled "Planned Agricultural District Boundary," for the Mid-Coast and South Coast, both dated January 23, 1979, and on file in the offices of the County Planning Department.

(Chapter 21A, Sections 6350 through 6360 - Added by Ordinance No. 2614

October 16, 1979) (Chapter 21A, Sections 6350 through 6363 - Amended by Ordinance No. 2694

December 16, 1980) (Chapter 21A, Sections 6350 through 6363 - Repealed and Replaced Sections 6350

through 6363 by Ordinance No. 2780 - April 6, 1982)

Basic Zoning Development Standards

District	Minimum building site		Minimum lot area per dwelling unit	Minimum yards required (setbacks)			Maximum height		Maximum coverage permitted %
	Lot width (ft.)	Minimum area (sq.ft.)		Front (ft.) All Lots	Side** (ft.)	Rear (ft.)	Stories	Feet	
S-1	50	5,000	500	20	5	20	3	36	50
S-2	50	5,000	1,000	20	5	20	3	36	50
S-3	50	5,000	1,250	20	5	20	3	36	50
S-4	50	5,000	1,650	20	5	20	3	36	50
S-5	50	5,000	2,500	20	5	20	3	36	50
S-6	50	5,000	3,500	20	5	20	3	36	50
S-7	50	5,000	5,000	20	5	20	3	36	50
S-8	50	7,500	7,500	20 ^①	5	20	3	36	40
S-9	50	10,000	10,000	20	10	20	3	36	30
S-10	75	20,000	20,000	20	10	20	3	36	25
S-11*	100	1-5 ac.	1-5 ac.	50	20	20	3	36	15
S-17*	50	5,000	5,000	20	5-10	20	*	28 ^③	35-50
S-50*	50	5,000	2,500	20	5	20	2	28 ^③	50
S-71*	50	5,000	5,000	20	5	20	*	30 ^③	50
S-72*	50	5,000	5,000	20	5	*	*	*	50
S-73*	50	5,000	5,000	20	5	20	2*	28 ^③	50
S-82*	50	7,500	7,500	20	5	*	*	*	50
S-90*	50	10,000	10,000	40 ^④	10 ^⑤	20	*	30 ^③	30
S-91*	50	10,000	10,000	20	10	20	*	28 ^③	30
S-92*	50	10,000	10,000	20	10	*	*	*	50
S-93*	50	10,000	10,000	20	10	20	2*	30 ^③	30
S-100*	75	20,000	20,000	40	10 ^⑤	20	-	30 ^③	25
S-101*	75	20,000	20,000	20	10	20	-	28 ^③	25
S-102*	75	20,000	20,000	20	10	20	-	30 ^③	25
SS-103	-	14,000	14,000	25	10	25	2.5	35	-
SS-104	-	*	*	*	8	20	2.5	35	-
RH*	50	*	*	20	20 ^②	20	-	28 ^③	25
RM	-	*	*	50	20	20	3	36	-
RM-CZ	-	*	*	50	20	20	3	36	-
PAD	-	*	*	30/50 ^④	20	20	3	36	-

Maximum coverage limitations shall apply to all structures except structures in C, H, M or P districts in which there are no dwelling facilities.

* See planner for additional requirements including building height, possible floor area ratio (FAR), daylight plane and design review.

** Side yard setbacks on corner lots shall be 50% of the required front yard setback in the respective district.

① 40 foot setback on corner lots (refer to zoning maps).

② combined total - both sides, 7.5 feet minimum on any one side.

③ from natural grade.

④ agricultural/non-agricultural development.

⑤ combined total - both sides, 5 feet minimum on any one side

⑥ 20 foot setback on lots fronting Bay/Ringwood Roads (refer to zoning maps).

⑦ 15 foot setback allowed on all lots of Enchanted Hills Subdivision as noted on Planning counter maps, Book 38, pages 14, 15, 17, and Book 41, pages 22 & 23.

RECORDING REQUESTED BY:

Chicago Title Company
Escrow No.: 06-87502872-BD
Locate No.: CACTI7741-7741-2375-0087502872
Title No.: 06-87502872-AL

When Recorded Mail Document and Tax Statement To:

Stan & Sue Taigen
100 Ranch Road

Pescadero, Ca 94060

2006-152364

12:59pm 10/10/06 DE Fee: 13.00

Count of pages 3

Recorded in Official Records

County of San Mateo

Warren Slocum

Assessor-County Clerk-Recorder



APN: 087-080-060

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0 City Transfer Tax is \$ 0

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of Pescadero,

"This conveyance is to secure a debt, R & T 11921."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Gregory Stanton Taigen, a married man, *who acquired title as Stanton Taigen, a married man, as his sole and separate property*

~~hereby GRANT(S) to Gregory Stanton Taigen and Susan J. Taigen, husband and wife, as community property with rights of survivorship~~

the following described real property in the City of Pescadero, County of San Mateo, State of California:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: October 2, 2006

STATE OF CALIFORNIA)
COUNTY OF San Mateo)
ON Oct 5, 2006 before me,

[Signature]

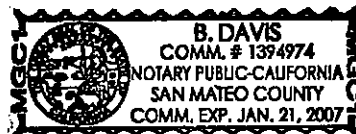
Gregory Stanton Taigen

(here insert name and title of the officer), personally appeared B. DAVIS

(here insert name and title of the officer), personally appeared Gregory Stanton Taigen
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature *[Signature]* (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No.: 06-87502872-BD
Locate No.: CACTI7741-7741-2375-0087502872
Title No.: 06-87502872-AL

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A: (vacant land-100 Ranch Road West)

PARCEL I:

Parcel 1, as shown on that certain Map entitled, "PARCEL MAP FOR THE LEGALIZATION OF THE LANDS OF HATCH AS DESCRIBED IN DOCUMENT NO. 84040325 OFFICIAL RECORDS, SAN MATEO COUNTY, CALIFORNIA", filed in the office of the Recorder of the County of San Mateo, State of California on June 29th, 1989 in Volume 62 of Parcel Maps, at page 45.

PARCEL II:

A non-exclusive easement for ingress and egress and public utilities over a strip of land 60 feet wide, the centerline of which is described as follows:

Beginning at the terminus of the last described parcel, North 38° 27' 00" East 80.10 feet to a point on the Easterly line of the Northwest 1/4 of Section 13, Township 8 South, Range 5 West, M.D.B. & M, distant thereon South 0° 16' 59" West 1125.72 feet from the Northwest corner of said Northwest 1/4 of Section 13; thence North 38° 27' 00" East 332.94 feet to a point herein designated as "U".

PARCEL III:

A non-exclusive easement for ingress and egress and public utilities over and across a strip of land 50 feet wide, the centerline of which is described as follows:

Beginning at point "U" as referred to in Parcel II above; thence South 62° 52' 00" East 111.53 feet; thence South 56° 21' 30" East 194.18 feet; thence South 82° 40' 00" East 83.51 feet; thence North 13° 31' 45" East 99.63 feet; thence North 8° 41' 45" West 196.05 feet; thence North 1° 31' 00" West 95.47 feet; thence North 13° 24' 00" East 121.69 feet; thence North 12° 25' 45" West 197.61 feet; thence North 0° 25' 11" West 151.41 feet; thence North 45° 39' 57" East 172.50 feet to a point herein designated as "V".

PARCEL IV:

A non-exclusive easement for ingress and egress and public utilities over and across a strip of land 50 feet wide, the centerline of which is described as follows:

Beginning at point "V" referred to in Parcel III above; thence North 23° 24' 24" West 38.27 feet; thence North 42° 52' 06" West 59.01 feet, more or less, to a point on the Northerly line of the Northwest 1/4 of Section 13, Township 8 South, Range 5 West, M.D.B. & M., distant thereon South 89° 35' 11" East 618.04 feet from the Northwest corner of said Northwest 1/4 Section 13.

PARCEL V:

A non-exclusive easement for ingress and egress and public utilities over and across a strip of land 50 feet wide, the centerline of which is described as follows:

Beginning at a point on the Northerly line of the Southwest 1/4 of Section 12, Township 8 South, Range 5 West, M.D.B. & M., distant thereon South 89° 55' 01" East 441.50 feet from the Northwest corner of said Southwest 1/4 of Section 12; thence from the point of beginning South 6° 14' 36" East 210.28 feet; thence South 27° 19' 36" East 246.50 feet; thence South 39° 54' 36" East 403.89 feet; thence South 2° 33' 36" East 144.06 feet; thence South 8° 08' 21" East 123.15 feet; thence South 13° 48' 06" East 105.64 feet; thence South 48° 30' 24" West 116.04 feet; thence North 71° 37' 21" West 208.17 feet; thence North 78° 12' 51" West 97.06 feet; thence South 2° 26' 09" West 79.93 feet; thence South 36° 06' 21" East 85.90 feet; thence South 42° 52' 06" East 76.21 feet, more or less, to a point on the Southerly line of said Southwest 1/4 of Section 12, distant thereon South 89° 35' 11" East 618.04 feet from the Southwest corner of said Southwest 1/4 of Section 12.

PARCEL VI:

A non-exclusive easement for ingress and egress and public utilities over and across a strip of land 50 feet wide, the centerline of which is described as follows:

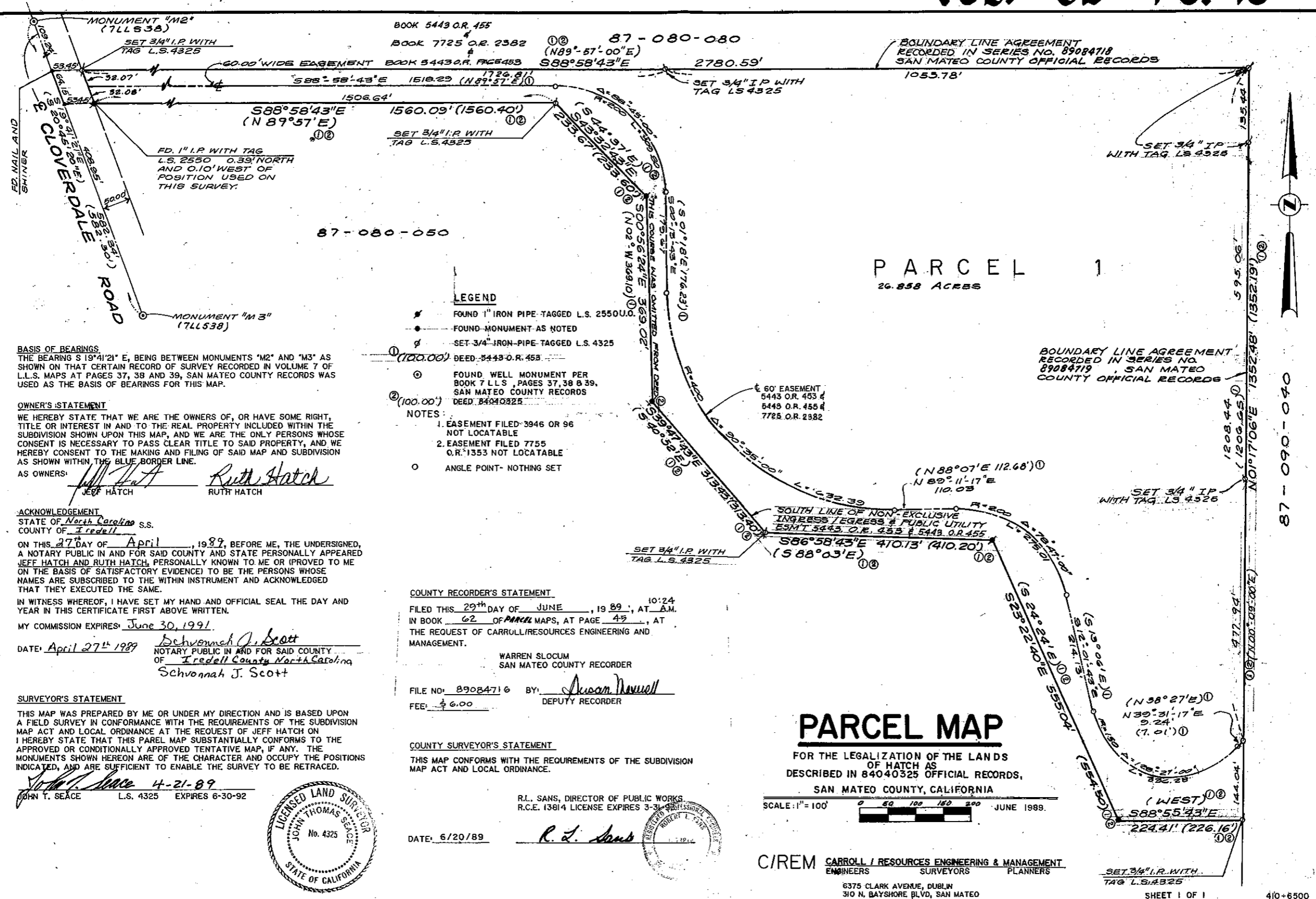
Beginning at the intersection of the center of Pescadero Creek with the North line of the Southwest 1/4 of Section 12, Township 8 South, Range 5 West, M.D.B. & M., distant thereon South 89° 45' 13" West 329.50 feet from the Northeast corner of the Northwest 1/4 of said Southwest 1/4 of said Section 12; thence from the point of beginning South 85° 41' 48" East 64.36 feet; thence South 25° 39' 51" East 83.44 feet; thence South 15° 36' 21" East 191.68 feet; thence South 9° 48' 06" West 500.00 feet; thence South 45° 59' 43" West 215.20 feet; thence North 71° 26' 00" West 267.52 feet; thence South 33° 47' 09" West 266.01 feet; thence South 61° 19' 24" West 87.24 feet; thence South 51° 21' 09" West 139.59 feet; thence South 23° 23' 54" West 123.80 feet; thence South 6° 14' 36" East 18.52 feet, more or less, to a point on the Southerly line of said Northwest 1/4 of the Southwest 1/4 of Section 12 distant South 89° 55' 01" East 441.50 feet from the Southwest corner of said Northwest 1/4 of the Southwest 1/4 of Section 12.

PARCEL VII:

A non-exclusive easement for ingress and egress and public utilities over the following described property:

Beginning at the intersection of the centerline of Pescadero Creek with the North line of the Southwest 1/4 of Section 12, Township 8 South, Range 5 West, M.D.B. & M.; thence Westerly along the North line of said Southwest 1/4 of Section 12, 110 feet; thence Southerly at right angles to the last mentioned line, 60 feet; thence Easterly parallel with the North line of said Southwest 1/4 of said Section 12, 110 feet, more or less, to the centerline of Pescadero Creek; thence Northerly along the last mentioned line, 60 feet, more or less to the point of beginning.

Joint Plant No:087-008-080-06A



BASIS OF BEARINGS
 THE BEARING S 19°41'21" E, BEING BETWEEN MONUMENTS "M2" AND "M3" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN VOLUME 7 OF L.L.S. MAPS AT PAGES 37, 38 AND 39, SAN MATEO COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

OWNER'S STATEMENT
 WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE BORDER LINE.
 AS OWNERS:
 Jeff Hatch
 Ruth Hatch

ACKNOWLEDGEMENT
 STATE OF North Carolina s.s.
 COUNTY OF Tredell
 ON THIS 27th DAY OF April, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JEFF HATCH AND RUTH HATCH, PERSONALLY KNOWN TO ME OR (PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.
 IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.
 MY COMMISSION EXPIRES: June 30, 1991
 DATE: April 27th 1989
Schvonnah J. Scott
 NOTARY PUBLIC IN AND FOR SAID COUNTY
 OF Tredell County North Carolina
Schvonnah J. Scott

SURVEYOR'S STATEMENT
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JEFF HATCH ON I HEREBY STATE THAT THIS PAREL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
John T. Seace 4-21-89
 JOHN T. SEACE L.S. 4325 EXPIRES 6-30-92



- LEGEND**
- FOUND 1" IRON PIPE-TAGGED L.S. 2550 U.D.
 - FOUND MONUMENT AS NOTED
 - ⊕ SET 3/4" IRON-PIPE-TAGGED L.S. 4325
 - ⊙ DEED: 5443 O.R. 453
 - ⊙ FOUND WELL MONUMENT PER BOOK 7 L.L.S., PAGES 37, 38 & 39, SAN MATEO COUNTY RECORDS DEED: 84040325
- NOTES:**
1. EASEMENT FILED-3946 OR 96 NOT LOCATABLE
 2. EASEMENT FILED 7755 O.R. 1353 NOT LOCATABLE
 - ANGLE POINT- NOTHING SET

COUNTY RECORDER'S STATEMENT
 FILED THIS 29th DAY OF JUNE, 1989, AT 10:24 A.M.
 IN BOOK 62 OF PARCEL MAPS, AT PAGE 43, AT THE REQUEST OF CARROLL/RESOURCES ENGINEERING AND MANAGEMENT.
 WARREN SLOCUM
 SAN MATEO COUNTY RECORDER
 FILE NO: 89084716 BY: Susan Maxwell
 FEE: \$ 6.00 DEPUTY RECORDER

COUNTY SURVEYOR'S STATEMENT
 THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.
 R.L. SANS, DIRECTOR OF PUBLIC WORKS
 R.C.E. 13814 LICENSE EXPIRES 3-31-90
 DATE: 6/20/89
R. L. Sans

PARCEL MAP
 FOR THE LEGALIZATION OF THE LANDS OF HATCH AS DESCRIBED IN 84040325 OFFICIAL RECORDS, SAN MATEO COUNTY, CALIFORNIA
 SCALE: 1" = 100'
 JUNE 1989.
 C/REM CARROLL / RESOURCES ENGINEERING & MANAGEMENT
 ENGINEERS SURVEYORS PLANNERS
 6375 CLARK AVENUE, DUBLIN
 310 N. BAYSHORE BLVD, SAN MATEO
 SHEET 1 OF 1 410-6500

DRAWING NUMBER



National Geodetic Survey Control Points



No Survey Control Points Found Near Site



Traffic Volumes



Property is located in a Unincorporated Zone for the county. No Traffic Counts Exists.

*Traffic Counts along Cabnilo Hwy per the CA State Highway Association available upon request



Airports certified for carrier operations nearest to Redwood City:

- SAN FRANCISCO INTERNATIONAL (about 13 miles; SAN FRANCISCO, CA; ID: SFO)
- METROPOLITAN OAKLAND INTL (about 17 miles; OAKLAND, CA; ID: OAK)
- NORMAN Y. MINETA SAN JOSE INTERNATIONAL (about 24 miles; SAN JOSE, CA; ID: SJC)

Other public-use airports nearest to Redwood City:

- SAN CARLOS (about 2 miles; SAN CARLOS, CA; ID: SQL)
- PALO ALTO ARPT OF SANTA CLARA CO (about 10 miles; PALO ALTO, CA; ID: PAO)
- HAYWARD EXECUTIVE (about 15 miles; HAYWARD, CA; ID: HWD)

Amtrak stations near Redwood City:

- 14 miles: MILLBRAE (MILLBRAE AVE. & CALIFORNIA DR.) - Bus Station. Services: fully wheelchair accessible, public payphones, free short-term parking, call for taxi service, public transit connection.
- 14 miles: SAN FRANCISCO INT'L AIRPO (SAN BRUNO, SAN FRANCISCO INTERNATIONAL AIRPORT) - Bus Station. Services: fully wheelchair accessible, enclosed waiting area, public restrooms, public payphones, snack bar, paid short-term parking, paid long-term parking, car rental agency, taxi stand, public transit connection.
- 16 miles: HAYWARD (22555 MEEKLAND AVE.). Services: fully wheelchair accessible, public payphones, free short-term parking.



Public Safety

County Sheriff:



GREG MUNKS

Per Redwood City – County Capital

Hospitals/medical centers:

- **KAISER FOUNDATION HOSPITAL** (1150 VETERANS BLVD)
- **SEQUOIA HOSPITAL** (170 ALAMEDA DE LAS PLUGAS)

Other hospitals/medical centers:

- RECOVERY INN OF MENLO PARK (about 5 miles; MENLO PARK, CA)
- SAN MATEO COUNTY GENERAL HOSPITAL (about 7 miles; SAN MATEO, CA)
- STANFORD HOSPITAL (about 7 miles; STANFORD, CA)



Crime

According to our research of the California and other state lists there was one registered sex offender living in zip code 94060 in early 2007.

Last Name: **RODRIGUEZ** First Name: **ALBERTO** Middle Name:

THIS SEX OFFENDER HAS BEEN IN VIOLATION OF REGISTRATION REQUIREMENTS SINCE 11/02/1999.



Description	Offenses	Scars/Marks/Tattoos	Known Aliases
Last Known Address:	94060		
County:	SAN MATEO		
Zip Code	94060		
Date of Birth:	10-22-1970		
Sex:	MALE		
Height:	5'3"		
Weight:	130		
Eye Color:	GREEN		
Hair Color:	BROWN		

Specific address not subject to disclosure

Ethnicity: **HISPANIC**

Crime Type	2004 Total
Overall San Mateo Crime Index	3183
San Mateo Violent Crimes	403
San Mateo Murders	4
San Mateo Rapes	22
San Mateo Robberies	117
San Mateo Aggravated Assaults	260
San Mateo Property Crimes	2780
San Mateo Burglaries	355
San Mateo Larceny/Thefts	2205
San Mateo Motor Vehicle Thefts	220
San Mateo Arsons ¹	24

Education

Colleges/Universities in Redwood City:

- **CANADA COLLEGE** (Full-time enrollment: 2,438; Location: 4200 FARM HILL BLVD; Public; Website: canadacollege.net)
- **SAN MATEO COUNTY OFFICE OF EDUCATION-REG OCC PROG** (Location: 101 TWIN DOLPHIN DR; Public)

Other colleges/universities with over 2000 students near Redwood City:

- STANFORD UNIVERSITY (about 7 miles; STANFORD, CA; Full-time enrollment: 14,955)
- COLLEGE OF SAN MATEO (about 8 miles; SAN MATEO, CA; FT enrollment: 5,619)
- FOOTHILL COLLEGE (about 11 miles; LOS ALTOS HILLS, CA; FT enrollment: 7,415)
- CHABOT COLLEGE (about 14 miles; HAYWARD, CA; FT enrollment: 6,852)
- SKYLINE COLLEGE (about 17 miles; SAN BRUNO, CA; FT enrollment: 4,335)
- DE ANZA COLLEGE (about 18 miles; CUPERTINO, CA; FT enrollment: 13,197)
- CALIFORNIA STATE UNIVERSITY-HAYWARD (about 18 miles; HAYWARD, CA; FT enrollment: 9,988)

Public high schools in Redwood City:

- Sequoia High (Students: 447; Location: 1201 Brewster Ave.; Grades: 9-12; Our rating: **62**)
- San Mateo County Special Education (Students: 337; Location: 101 Twin Dolphin Dr.; Grades: K-12; Our rating: **88**)
- Redwood High (Students: 4; Location: 1968 Old Country Rd.; Grades: 9-12; Our rating: **25**)

Private high schools in Redwood City:

- **WEST BAY CHRISTIAN ACADEMY** (Students: 172; Location: 233 TOPAZ ST.; Grades: PK - 12)
- **JANET WHERRY ACADEMY** (Students: 18; Location: 570 EL CAMINO REAL #150-414; Grades: 1 - 12)

Biggest public elementary/middle schools in Redwood City:

- John F. Kennedy Middle (Students: 888; Location: 750 Bradford St.; Grades: 6-8; Our rating: **38**)
- Hoover Elementary (Students: 595; Location: 750 Bradford St.; Grades: K-8; Our rating: **23**)
- Clifford Elementary (Students: 573; Location: 750 Bradford St.; Grades: K-8; Our rating: **79**)
- Roy Cloud Elementary (Students: 515; Location: 750 Bradford St.; Grades: K-8; Our rating: **95**)
- North Star Academy (Students: 481; Location: 750 Bradford St.; Grades: 3-8; Our rating: **94**)
- Sandpiper Elementary (Students: 346; Location: 801 Redwood Shores Pkwy.; Grades: K-5; Our rating: **93**)
- Taft Elementary (Students: 334; Location: Tenth Ave. and Bay Rd.; Grades: K-5; Our rating: **14**)
- Henry Ford Elementary (Students: 323; Location: 750 Bradford St.; Grades: K-5; Our rating: **35**)
- Adelante Spanish Immersion (Students: 315; Location: 750 Bradford St.; Grades: K-8; Our rating: **67**)
- McKinley Institute of Technology (Students: 302; Location: 750 Bradford St.; Grades: 6-8; Our rating: **28**)

Private elementary/middle schools in Redwood City:



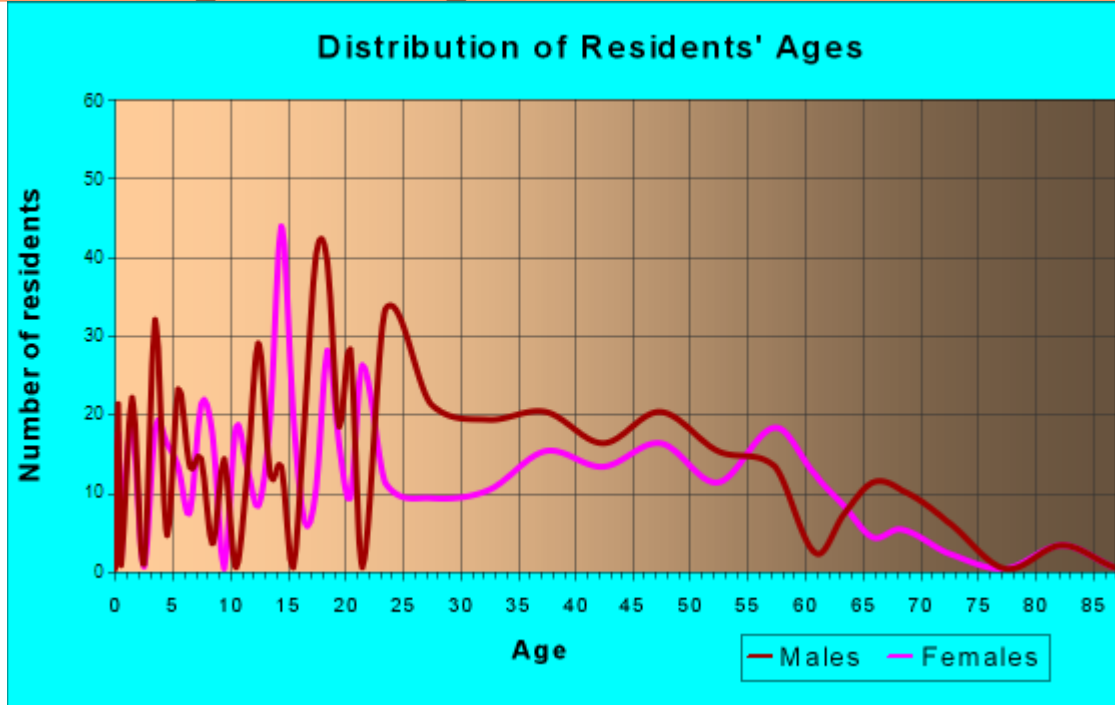
- **OUR LADY OF MT CARMEL SCHOOL** (Students: 336; Location: 301 GRAND STREET; Grades: PK - 8)
- **ST PIUS ELEMENTARY SCHOOL** (Students: 311; Location: 1100 WOODSIDE ROAD; Grades: KG - 8)
- **REDEEMER LUTHERAN SCHOOL** (Students: 189; Location: 468 GRAND STREET; Grades: KG - 8)
- **HERITAGE CHRISTIAN ACADEMY** (Students: 142; Location: 1305 MIDDLEFIELD ROAD; Grades: PK - 8)
- **SEQUOIA PRESCHOOL KINDERGARTEN** (Students: 96; Location: 2323 EUCLID AVE; Grades: PK - KG)
- **REDWOODS INTERNAT MONT HSE CHL** (Students: 40; Location: 2000 WOODSIDE RD.; Grades: PK - KG)
- **THUMBELINA NURSERY** (Students: 27; Location: 20 HORGAN AVE; Grades: PK - KG)
- **J WEINGARTEN PENIN SCH/DEAF** (Students: 19; Location: 3518 JEFFERSON AVE.; Grades: PK - KG)
- **GREENOAKS MONTESSORI** (Students: 8; Location: 1803 ALAMEDA; Grades: PK - KG)

Library in Redwood City:

- **REDWOOD CITY PUBLIC LIBRARY** (Operating income: \$5,427,021; Location: 1044 MIDDLEFIELD RD; 212,402 books; 15,384 audio materials; 12,262 video materials; 854 serial subscriptions)



Census per Site Zip Code



Houses and condos: 722
 Renter-occupied apartments: 314
 % of renters here: 47%
 State: 43%

Land area: 80.0 sq. mi.
 Water area: 0.3 sq. mi.
 Population density: 25 people per square mile (very low).

Real estate property taxes paid for housing units in 2000:
 This zip code: 0.5% (\$1,983)
 California: 0.7% (\$1,564)
 Median real estate property taxes paid for housing units with mortgages in 2005 in San Mateo County:
 \$4,454 (0.6%)
 Median real estate property taxes paid for housing units with no mortgage in 2005 in San Mateo County:
 \$1,906 (0.3%)
 Males: 1,141 (55.9%)
 Females: 901 (44.1%)
 White population: 1,590
 Black population: 10
 American Indian population: 15
 Asian population: 18
 Native Hawaiian and Other Pacific Islander population: 3
 Some other race population: 331
 Two or more races population: 75
 100% rural population.

Estimated median house/condo value in 2005: \$722,901



94060 ██████████ \$722,901
California: ██████████ \$477,700

According to our research of public records there was **one registered sex offender living in 94060 zip code** in early 2007.

The number of registered sex offenders compared to the number of residents in this zip code is smaller than the state average.

Median resident age: ██████████ 33.5 years
California median age: ██████████ 33.3 years

Average household size:
This zip code: ██████████ 2.9 people
California: ██████████ 2.9 people

Averages for the 2004 tax year for zip code 94060, filed in 2005:

Average Adjusted Gross Income (AGI) in 2004: \$53,767 (Individual Income Tax Returns)

Here: ██████████ \$53,767
State: ██████████ \$58,600

Salary/wage: \$42,775 (reported on 82.2% of returns)

Here: ██████████ \$42,775
State: ██████████ \$49,455

(% of AGI for various income ranges: 199.2% for AGIs below \$10k, 83.6% for AGIs \$10k-25k, 79.9% for AGIs \$25k-50k, 81.3% for AGIs \$50k-75k, 61.8% for AGIs \$75k-100k, 50.4% for AGIs over 100k)

Taxable interest for individuals: \$1,619 (reported on 41.5% of returns)

This zip code: ██████████ \$1,619
California: ██████████ \$2,365

(% of AGI for various income ranges: 2.0% for AGIs \$10k-25k, 0.9% for AGIs \$25k-50k, 0.6% for AGIs \$50k-75k, 2.0% for AGIs \$75k-100k, 1.2% for AGIs over 100k)

Taxable dividends: \$4,643 (reported on 22.4% of returns)

Here: ██████████ \$4,643
State: ██████████ \$4,746

(% of AGI for various income ranges: 1.6% for AGIs \$10k-25k, 2.7% for AGIs \$25k-50k, 1.8% for AGIs \$50k-75k, 1.7% for AGIs \$75k-100k, 1.8% for AGIs over 100k)

Net capital gain/losses: +\$15,000 (reported on 19.4% of returns)

Here: ██████████ +\$15,000
State: ██████████ +\$23,418

(% of AGI for various income ranges: -0.7% for AGIs \$10k-25k, -0.2% for AGIs \$25k-50k, 0.9% for AGIs \$50k-75k, 0.2% for AGIs \$75k-100k, 11.7% for AGIs over 100k)

Profit/loss from business: +\$27,659 (reported on 19.7% of returns)

Here: ██████████ +\$27,659
State: ██████████ +\$16,826

(% of AGI for various income ranges: 9.7% for AGIs \$10k-25k, 6.3% for AGIs \$25k-50k, 3.9% for AGIs \$50k-75k, 17.8% for AGIs \$75k-100k, 11.8% for AGIs over 100k)

IRA payment deduction: \$2,636 (reported on 1.7% of returns)

94060: ██████████ \$2,636
California: ██████████ \$3,192



Self-employed pension: \$21,467 (reported on 2.3% of returns)

Here: ██████████ \$21,467

California: ██████████ \$17,688

Total itemized deductions: \$29,721 (1% of AGI, reported on 29.7% of returns)

Here: ██████████ \$29,721

State: ██████████ \$28,113

(% of AGI for various income ranges: 7.9% for AGIs \$10k-25k, 11.6% for AGIs \$25k-50k, 13.3% for AGIs \$50k-75k, 26.5% for AGIs \$75k-100k, 19.0% for AGIs over 100k)

Charity contributions deductions: \$2,601 (2.2% of AGI, reported on 24.7% of returns)

Here: ██████████ \$2,601

California: ██████████ \$3,923

Here: ██████████ 2.2% of AGI

State: ██████████ 3.3% of AGI

(% of AGI for various income ranges: 0.5% for AGIs \$10k-25k, 0.5% for AGIs \$25k-50k, 0.3% for AGIs \$50k-75k, 1.9% for AGIs \$75k-100k, 1.7% for AGIs over 100k)

Total tax: \$10,494 (reported on 68.1% of returns)

94060: ██████████ \$10,494

State: ██████████ \$10,761

(% of AGI for various income ranges: 4.8% for AGIs below \$10k, 3.5% for AGIs \$10k-25k, 6.3% for AGIs \$25k-50k, 10.5% for AGIs \$50k-75k, 12.8% for AGIs \$75k-100k, 19.4% for AGIs over 100k)

Earned income credit: \$2,082 (reported on 11.4% of returns)

Here: ██████████ \$2,082

State: ██████████ \$1,763

(% of AGI for various income ranges: 7.1% for AGIs below \$10k, 3.3% for AGIs \$10k-25k, 0.3% for AGIs \$25k-50k)

Percentage of individuals using paid preparers for their 2004 taxes: 69.2%

Here: ██████████ 69%

State: ██████████ 66%

(% for various income ranges: 60.0% for AGIs below \$10k, 68.9% for AGIs \$10k-25k, 67.8% for AGIs \$25k-50k, 64.5% for AGIs \$50k-75k, 70.5% for AGIs \$75k-100k, 81.3% for AGIs over 100k)

Percentage of family households:

This zip code: ██████████ 70.1%

Whole state: ██████████ 68.9%

Percentage of households with unmarried partners:

This zip code: ██████████ 7.3%

Whole state: ██████████ 5.9%

Likely homosexual households (counted as self-reported same-sex unmarried-partner households)

- Lesbian couples: 1.3% of all households
- Gay men: 1.0% of all households

Housing units in zip code 94060 with a mortgage: 170 (14 second mortgage, 43 home equity loan, 0 both second mortgage and home equity loan)

Houses without a mortgage: 80



Median monthly owner costs for units with a mortgage: \$1,981

Median monthly owner costs for units without a mortgage: \$393

Residents with income below the poverty level in 1999:

This zip code:  14.2%

Whole state:  14.2%

Residents with income below the 50% of the poverty level in 1999:

This zip code:  7.2%

Whole state:  6.3%

Median number of rooms in houses and condos:

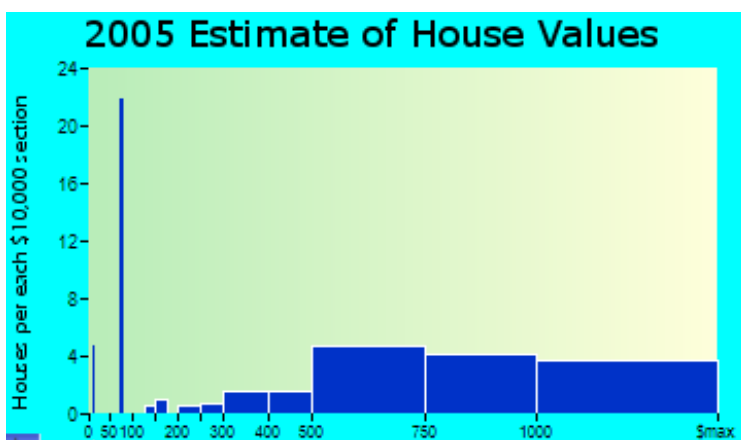
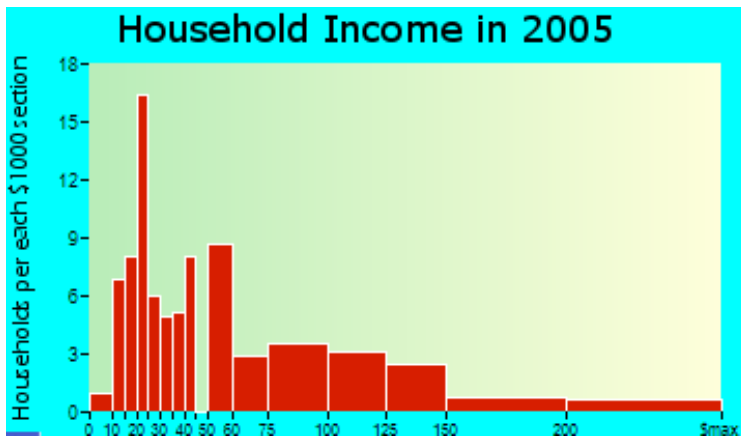
Here:  5.3

State:  5.8

Median number of rooms in apartments:

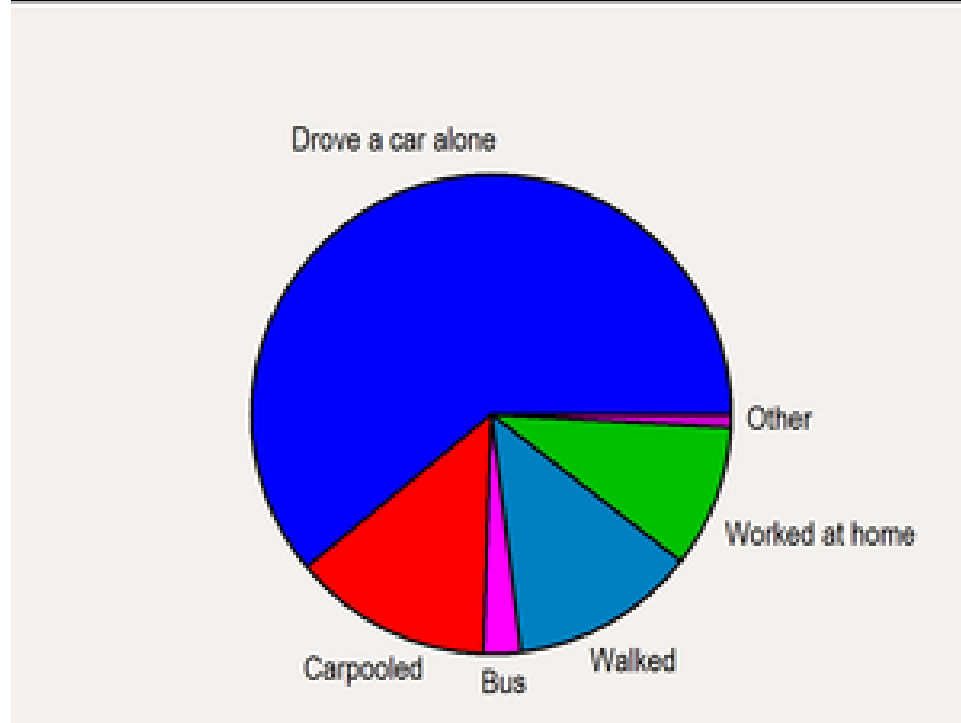
Here:  3.6

State:  3.5

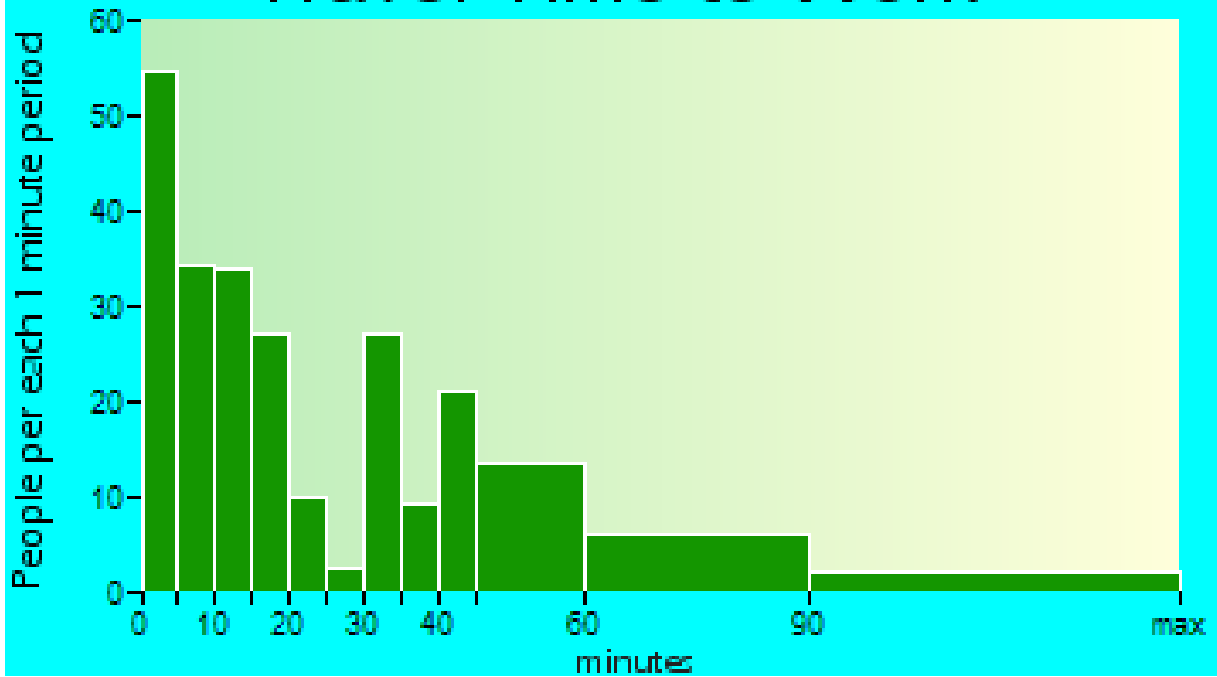




Mode of transportation to work in Zip Code 94060



Travel Time to Work



Percentage of zip code residents living and working in this county: 81.5%

Household type by relationship

Households: 1,809

- In family households: 1,609 (362 male householders, 120 female householders)
404 spouses, 470 children (419 natural, 16 adopted, 35 stepchildren), 18 grandchildren, 27 brothers or sisters, 27 parents, 69 other relatives, 112 non-relatives
- In nonfamily households: 200 (66 male householders (66 living alone)), 95 female householders (54 living alone), 39 nonrelatives
- In group quarters: 322 (0 institutionalized population)

Size of family households: 232 2-persons, 87 3-persons, 62 4-persons, 57 5-persons, 16 6-persons, 28 7-or-more-persons.

Size of nonfamily households: 120 1-person, 41 2-persons.

306 married couples with children.

52 single-parent households (26 men, 26 women).

62.1% of residents of 94060 zip code speak English at home.

33.9% of residents speak Spanish at home (28% very well, 22% well, 18% not well, 33% not at all).

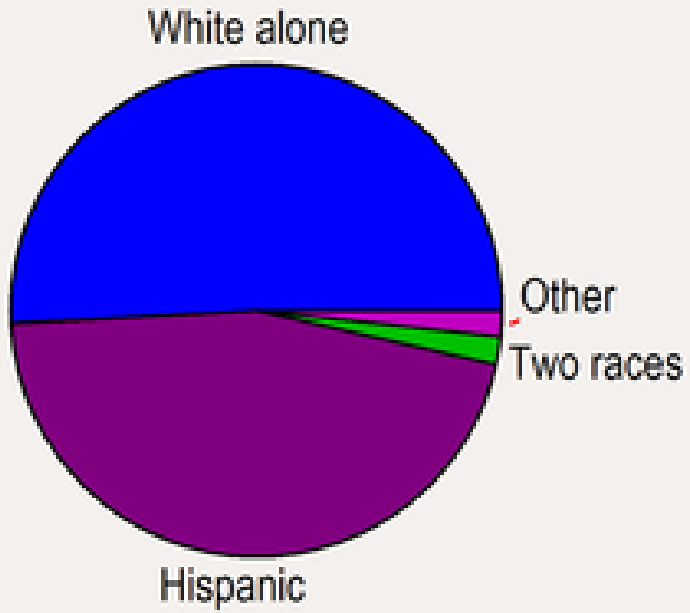
2.3% of residents speak other Indo-European language at home (46% very well, 54% well).

1.3% of residents speak Asian or Pacific Island language at home (52% well, 48% not well).

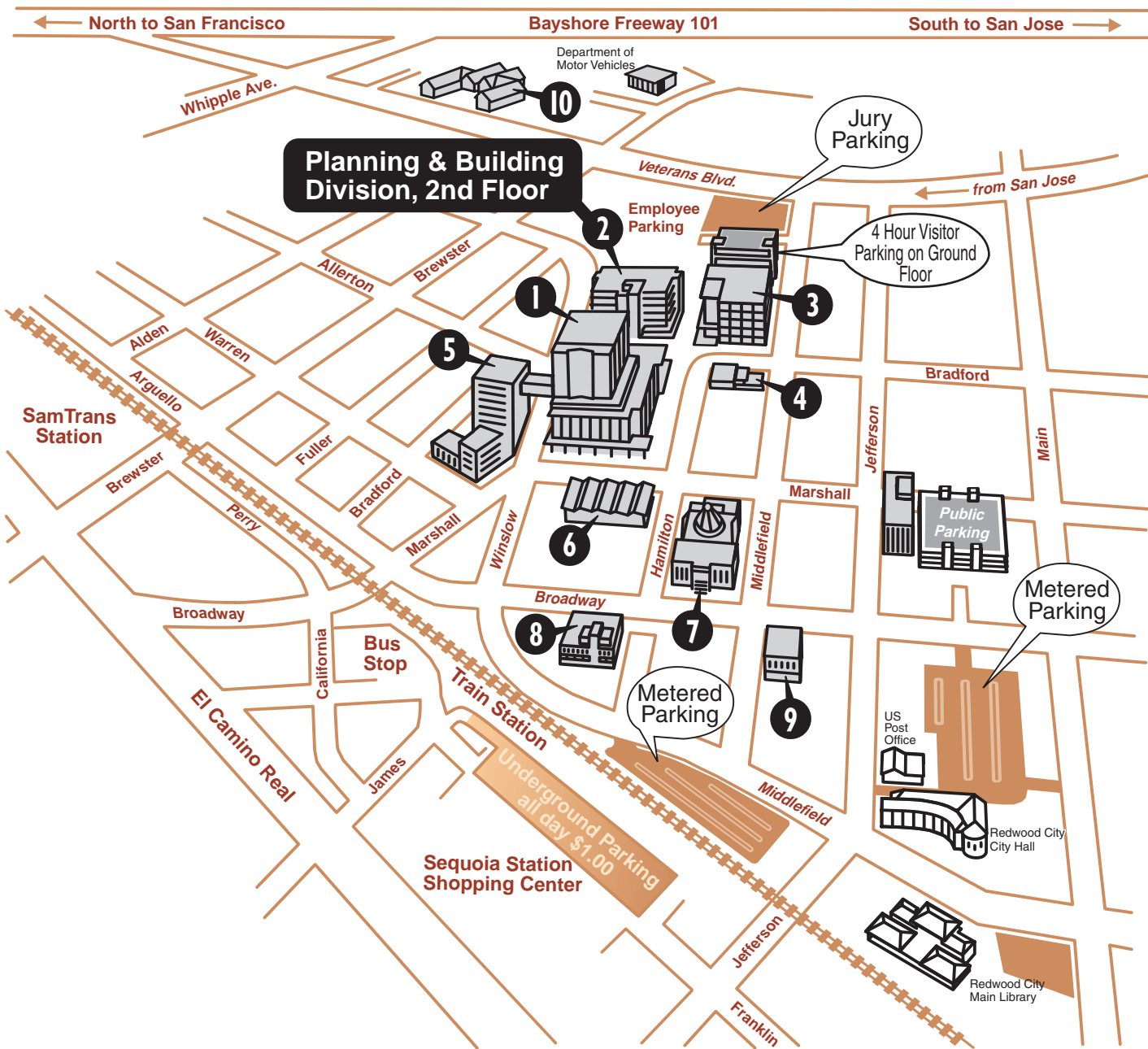
0.4% of residents speak other language at home (100% not at all).



Races in Zip Code 94060



San Mateo County Offices within Redwood City



- 1** Hall of Justice and Records
400 County Center
- 2** County Office Building
455 County Center
- 3** County Office Building
555 County Center
- 4** Traffic Court/Small Claims
500 County Center
- 5** Brendan P. Maguire Correctional Facility
330 Bradford St.
- 6** Law Library
710 Hamilton St.
- 7** Old Courthouse
2200 Broadway
- 8** Sequoia Building
Aid to Victims Division
2317 Broadway
- 9** Social Security Office
2121 Broadway, Suite 200
- 10** Monterey Buildings
Coroner/Public Administration
617 Veterans Blvd., Suite 105

layers on: p&b handout: bldg labels b&w, building b&w

Planning Service Fee Schedule

Established by Board of Supervisors Resolution Numbers 66665 and 67300, (adopted June 8, 2004 and May 17, 2005). Effective August 9, 2004 (#66665) and July 18, 2005 (#67300).

Permit	Fee	Permit	Fee	Permit	Fee
Appeal of Any Permit		Review by Design Review Committee New Use	3,489	Land Clearing Permit	
.....	451	Addition to Existing Use	1,782	State or County Scenic Road Corridor	3,489
Agricultural Preserve and Farmland Security		Environmental Review		Other	1,782
Contract - Less Than 40 Acres	6,941	Categorical Exemption	287	Land Division	
Contract - 40 Acres or More	5,783	Initial Study and Negative Declaration	2,234	San Mateo County Fire Review	
Non-Renewal	1,782	Environmental Impact Report		First 4 lots	199
Cancellation - Immediate	5,783	Processing Fee	5,783	Each additional 4 lots	199
Archeological/Historical Research		Preparation	Cost plus 10%	Certificate of Compliance (verifying parcel legality—Government Code 66499.35a)	1,782
.....	66	Mitigation Monitoring and Reporting (as required by Public Resources Code Section 28781.6)	Cost plus 10%	Certificate of Compliance (legalizing parcel—Government Code 66499.35b)	6,796
Architectural Review in State Scenic Highway Corridor		Environmental Document Recording Fee	81	Lot Line Adjustment	2,655
Exemption	572	Exceptions		Minor Lot Line Adjustment (maximum two parcels; no more than 5% of largest parcel transferred)	1,331
Any New Use	3,489	Fence Height	670	Major Subdivision	
Addition to an Existing Use	1,782	Off-Street Parking		First 5 Lots or Units	15,549
San Mateo County Fire		Administrative	2,648	Each Additional Lot or Unit	287
Review Fee	173	w/Public Hearing, add	2,648	Minor Subdivision	10,371
(See note # 7)		Street Improvement	3,489	Merger (by request of property owner)	0
Coastal Development Permit		Tandem Parking (new second dwelling unit)	1,782	Unmerger (Government Code Section 66451.30)	2,655
Exemption	287	Home Improvement	1,782	Landscape Plan Review	
Staff Level	1,782	w/Public Hearing, add	1,706	Up to 10,000 sq. ft. parcel	287
Public Hearing	3,489	Extension of any Permit		10,001 to 25,000 sq. ft. parcel	451
Biologic Report	287	.....	881	25,001 sq. ft. to 1 acre parcel	572
Confined Animal Permit		General Plan Amendment		Over 1 acre	1,257
Certificate of Exemption	114	.....	15,549	Revised plans	169
Initial Permit		General Plan Conformity		Large Family Day Care Facility Permits	
No Hearing Required	900	.....	3,489	.....	557
Hearing Required	1,800	Geotechnical Review		w/Staff Level Coastal Development Permit, add	557
Permit Self-Renewal (six years)	None	Basic Fee (no report)	622	Legal Counsel Surcharge	
Permit Review (three years)	450	Basic Fee (report required)	2,656	.....	5%
Credit Card Surcharge		Review by Geologist (basic fee)	940	Major Development Pre-Application Procedure	
.....	2%	(See note #4 below)		.....	1,534
Department of Public Works		Grading Permits		Natural Resource Permits	
Review Fee	400	Exemption	572	Drilling Permit	
Density Analysis		1 - 100 cubic yards (cby)	1,482	Exploratory	11,532
PAD, RM, TPZ Districts		101 - 1,000 cby	3,489	Production	5,783
Less Than 40 Acres	803	1,001 - 5,000 cby	5,333	Inspection	1,190
40 to 200 Acres	1,615	5,001 - 10,000 cby	5,783		
201 Acres or More	3,098	10,001 - 100,000 cby	8,213		
S-11, RH, S-104 Districts	451	100,001 - cby and above	9,633		
Design Review (DR District)					
Exemption	451				
Second Units, staff level	451				

San Mateo County Planning & Building Division

Permit	Fee	Permit	Fee
Surface Mining Permit (less than 200 tons/day)		Street Name Change	
Initial/Renewal	5,783	.....	3,489
Inspection	1,190	Timberland Preserve Zone	
Surface Mining Permit (200 tons/day and up)		(TPZ, TPZ-CZ)	
Initial/Renewal	11,532	Minor Development Permit	878
Inspection	1,190	Concept Plan	3,489
Surface Mining Reclamation Plan	2,869	Development and Timber Management Plan (DTM)	3,405
Inspection	1,190	Timber Management Plan	572
Timber Harvesting Permit		Tree Permits	
Initial	5,783	Significant Trees	
Inspection	1,190	Removal	
Renewal	4,362	1st 3 trees	154 ea.
Topsoil Permit		4th thru 6th trees	89 ea.
Initial	3,489	Trees beyond 6th	60 ea.
Inspection	1,190	Trimming (RH/DR District only)	
Noise Report Review		.....	One-half of the above
.....	287	Heritage Trees	
Planned Agricultural Permit		Removal, per tree	451
.....	4,574	Trimming	229
Farm Labor Housing	0	Text Amendment	
Public Noticing		.....	15,549
.....	136	Use Permit - Standard	
Research		Initial	4,650
Per hour over 1.0 hours	122	Renewal/Amendment	3,489
Resource Management District		Inspection	572
(RM, RM-CZ)		Farm Labor Housing	0
Minor Development Review - Certificate of Compliance	572	4-H Projects	See Note #6
Development Review Procedure		Second Dwelling Units	4,680
Environmental Setting Inventory (ESI)	1,782	Use Permits - Special	
Previous ESS Approval	3,489	Auto Wrecking Permit	
No Previous ESS	3,489	Initial	5,783
Final Development Plan	3,489	Renewal/Amendment	3,489
Rezoning		Inspection	572
.....	15,549	Kennel/Cattery Permit	
Sewage Capacity Transfer		Initial	3,489
.....	294	Renewal/Amendment	572
Specific Plan		Inspection	572
BART Station Area Specific Plan (per gross square feet of development)	0.089	Variance	
County to obtain reimbursement in accordance with Government Code Section 65453		Administrative	1,782
Stormwater Pollution Prevention Program		w/Public Hearing, add	1,706
Basic Fee.....	258	NOTES:	
(See note #5)		1. When a violation of the Zoning Ordinance or Subdivision Ordinance (or any other ordinance or law establishing the requirements for the permits or approvals referenced in this schedule) includes or results from the failure to obtain a required permit, the fee for obtaining the permit required to correct the violation shall be	double the fee amount shown, except for grading and tree cutting or trimming violation, for which the fee shall be ten times the amount shown.
			2. Notwithstanding the fee schedule listed above, total costs of all fees for permits, excluding a Variance Permit fee, required to: (1) construct a new single-family residence or additions/remodels to same, or a second dwelling unit (new or legalized); or (2) establish a kennel or cattery (new or legalized) on an existing legal parcel; or (3) construct a project or operate a use in the Princeton area, shall not exceed \$5,614 in FY 2004/05 provided that all permits are applied for and processed concurrently.
			3. The Planning Director is authorized to adjust fees in unusual circumstances when the regular fees listed above would clearly be excessive for a minor project requiring limited service. In such cases, the Planning Director is authorized to reduce the fees to reflect actual staff costs. In other cases, when County costs for reviewing a major project will clearly exceed revenues from the regular fees, the Planning Director is authorized to increase the fees to reflect actual staff costs. Any adjustment in fees shall be documented by the Planning Director in writing.
			4. Basic fee covers the average County cost to review a geotechnical report (4 hours). Smaller projects which require less review time will be refunded the difference in cost, and larger projects which require more review will be charged for additional time on a case by case basis.
			5. Basic fee includes one-time Planning and Public Works review of applicant's proposed Stormwater Best Management Practices, as well as two site inspections. County time beyond will be charged at the hourly rate of staff involved.
			6. Use Permit and related fees are waived for 4-H or similar projects authorized under Section 6500(c)13 of the Zoning Code. Written certification from the County Agricultural Extension Office is required, stating that the application involves an official 4-H project.
			7. San Mateo County Fire Review fee for the following Planning permits: Agricultural Preserve contracts, Grading and Land Clearing Permits, Fence Height Exceptions, Off-Street Parking Exceptions, Certificates of Compliance (Type B), Lot Line Adjustments, Major Development Pre-Application projects, Street Naming, Use Permits, and Confined Animal Permits.
			8. All planning and building fees are waived for new affordable housing projects, as mandated by Board of Supervisors Resolution No.62405.

