



## County of San Mateo Planning & Building Department Agricultural Advisory Committee

BJ Burns  
Fred Crowder  
Jess Brown  
Jim Howard

John Vars  
Judith Humburg  
Laura Richstone  
Lauren Silberman

Louie Figone  
Frank McPherson  
Robert Marsh  
Ron Sturgeon

William Cook  
Cynthia Duenas  
Peter Marchi  
Natalie Sare

County Office Building  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, California 94063  
650/363-1829  
Fax: 650/363-4849

### Regular Meeting

**\*\*BY VIDEOCONFERENCE ONLY\*\***

**Date: Monday, May 11, 2020**  
**Time: 7:30 p.m. to 9:00 p.m.**  
**Place: Virtual Meeting due to COVID-19 Shelter in Place Order**

Pursuant to the Shelter in Place Orders issued by the San Mateo County Health Officer and the Governor, the Governor's Executive Order N-29-20, and the CDC's social distancing guidelines which discourage large public gatherings, the Half Moon Bay Public Library is no longer open to the public for Agricultural Advisory Committee meetings.

#### **\* PUBLIC PARTICIPATION**

##### **Written Comments:**

Members of the public may provide written comments by email to [LRichstone@smcgov.org](mailto:LRichstone@smcgov.org) and should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda.

The length of the emailed comment should be commensurate with the 5 minutes customarily allowed for verbal comments, which is approximately 300-400 words. To ensure your comment is received and read into the record for the appropriate agenda item, please submit your comments no later than 5:00 p.m. the day before the meeting. The County will make every effort to read emails received after that time, but cannot guarantee such emails will be read into the record. Any emails received after the deadline which are not read into the record will be provided to the Committee after the meeting and become part of the administrative record.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet, or other writings that may be distributed at the meeting should contact Laura Richstone, the Planning Liaison, by 10:00 a.m. on the Friday before the meeting at [LRichstone@smcgov.org](mailto:LRichstone@smcgov.org). Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

##### **Spoken Comments**

Spoke public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

1. The May 11, 2020 Agricultural Advisory meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/99448152306>. The meeting ID is: 994 4815 2306. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). Enter the meeting ID: 985-5384-4163, then press #. (To find your local number: <http://smcgov.zoom.us/u/admSDqceDq>)
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up to date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionalities may be disabled in older browsers including internet explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Committee calls for the item on which you wish to speak, click on “raise hand” or \*9 if you have called in using your telephone. The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

**MATERIALS PERSENTED FOR THE MEETING:**

Applicants and members of the public are encouraged to submit materials to the Agricultural Advisory Committee. All materials (including but not limited to models and pictures) submitted on any item on the agenda are considered part of the administrative record for that item, and must be retained by the Committee Secretary. If you wish to retain the original of an item, a legible copy must be left with the Committee Secretary.

**AGENDAS AND STAFF REPORTS ONLINE:**

To view the agenda, please visit our website at <https://planning.smcgov.org/agricultural-advisory-committee>. Staff reports will be available on the website one week prior to the meeting. For further information on any item listed below please contact the corresponding Project Planner indicated.

**CORRESPONDENCE TO THE COMMITTEE:**

Laura Richstone, Agricultural Advisory Committee Liaison  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94062  
Phone: 650/363-1829  
Facsimile: 650/363-4849  
Email: [LRichstone@smcgov.org](mailto:LRichstone@smcgov.org)

**AGENDAS AND STAFF REPORTS ONLINE:**

To view the agenda, please visit our website at <http://planning.smcgov.org/agricultural-advisory-committee>, associated staff reports and attachments will be available on our

website one week prior to the meeting. For further information on any item listed below, please contact the Project Planner indicated.

**NEXT MEETING:**

The next regularly scheduled Agricultural Advisory Committee meeting will be held on June 8, 2020.

**AGENDA**  
**7:30 p.m.**

1. **Call to Order**
2. **Member Roll Call**
3. **Oral Communications** to allow the public to address the Committee on any matter not on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time.
4. **Committee Member Update(s) and/or Questions**
5. **Committee to Vote** on a proposal to amend the regularly scheduled meeting time to 7:00 p.m. to 9:00 p.m. year-round. Current meeting times for the Committee are 7:00 p.m. to 9:00 p.m. October to February and 7:30 p.m. to 9:00 p.m. March to September on the second Monday of each month.

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**REGULAR AGENDA**

6. **Owner:** Tomcats Ranch LLC.  
**Applicant:** Kerry Burke  
File Number: PLN 2019-00379  
Location: 2997 Pescadero Road, Pescadero  
Assessor's Parcel No. 087-110-020

Consideration of an after-the-fact Coastal Development Permit and Planned Agricultural District Permit to legalize a 780 sq. ft. greenhouse and barn-to-office conversion in the unincorporated Pescadero area of San Mateo County. No Grading or tree removal is required. The project is appealable to the California Coastal Commission. Please direct any questions to Project Planner Kelsey Lang at [KLang@smcgov.org](mailto:KLang@smcgov.org)

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7. Committee to a draft final correspondence to the Planning and Building Department outlining questions and concerns in response to an informational item heard at the January 2020 Committee meeting described below:

**Owner:** *Various*  
**Applicant:** *MROSD & POST*  
**File Number:** *PLN 2019-00258*  
**Location:** *PAD and RM Zoned Lands within the Coastal Zone*  
**Assessor's Parcel No.** *Various*

*Consideration of a series of text amendments to the San Mateo County Zoning and Subdivision Ordinances for consistency with the California Coastal Act*

*Policy 1.2 “Definition of Development” to address future public recreational facility projects on lands owned by the Midpeninsula Open Space District (MROSD) and Peninsula OpenSpace Trust (POST) in the coastal zone. The proposed text amendments would not exempt MROSD or other public agencies from compliance with the General Plan or other applicable Zoning and Subdivision regulations requirements. Please Direct any questions to Project Planner Melissa Ross 650-599-1559 or [mross@smcgov.org](mailto:mross@smcgov.org)*

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8. **Committee Discussion** on current COVID-19 pandemic, potential policies needed to protect local agricultural and water from contamination, how the pandemic may affect local food supply, and access to farm labor.
9. **Consideration of the Action Minutes** for the December 9, 2019, January 13, 2020, February 10, 2020, March 9, 2020 and April 13, 2020 regular meetings.
10. **Community Development Director’s Report**
11. **Adjournment**

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Agricultural Advisory Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request a alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the County Representative at least five (5) working days before the meeting at (650) 363-1829, or by fax at (650) 363-4849, or e-mail LRichstone@smcgov.org. Notification in advance of the meeting will enable the Committee to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it.

**ROLL SHEET – February 2020**

Agricultural Advisory Committee Attendance 2019-2020

	May	June	July	Aug	Sept.	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
<b>VOTING MEMBERS</b>													
Judith Humburg* Public Member		X			X		X		X		X	X	
BJ Burns Farmer, Vice Chair		X			X		X		X		X	X	
Natalie Sare* Farmer		X			X		X	X	X	X	X	X	
Louie Figone Farmer		X			X		X	X		X	X		
Cynthia Duenas* Public Member					X		X	X		X	X	X	
John Vars Farmer		X			X				X	X	X	X	
William Cook Farmer		X			X		X	X	X			X	
Peter Marchi* Farmer					X		X	X	X	X	X	X	
Robert Marsh Farmer, Chair		X			X		X	X	X	X	X		
Ron Sturgeon Conservationist					X		X		X	X	X	X	
Lauren Silberman Ag Business		X					X	X	X	X	X	X	
Natural Resource Conservation Staff													
San Mateo County Agricultural Commissioner		X			X		X	X	X		X		
Farm Bureau Executive Director		X			X		X		X	X		X	
San Mateo County Planning Staff												X	
UC Co-Op Extension Representative		X							X			X	

**X: Present**

**Blank Space: Absent or Excused**

**Grey Color: No Meeting**

**\* As of 06/25/2019**



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ITEM**

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** May 11, 2020

**TO:** Agricultural Advisory Committee

**FROM:** Kelsey Lang, Planning Staff, klang@smcgov.org

**SUBJECT:** Consideration of an After-the-Fact Coastal Development Permit and Planned Agricultural District Permit to legalize a 780 sq. ft. greenhouse and barn-to-office conversion in the unincorporated Pescadero area of San Mateo County; no grading and no tree removal is required. The project is appealable to the California Coastal Commission.

County File Number: PLN 2019-00379 (Burke/TomKat Ranch LLC)

**PROPOSAL**

The applicant proposes an After-the-Fact Coastal Development Permit (CDP) and Planned Agricultural District (PAD) Permit to legalize a 780 sq. ft. non-soil-dependent greenhouse and to legalize the conversion of 1,324 sq. ft. of an existing 5,592 sq. ft. barn into six offices, two bathrooms, a lunch room, lounge, and storage for ranch headquarters. The greenhouse was built in 2010 without permits, while the barn was existing and converted into office space without permits in 2012. Both structures are within the 12-acre developed area of the four-parcel cattle grazing ranch. No grading or tree removal is required.

**DECISION MAKER**

Planning Commission

**QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE**

**For the Planned Agricultural District (PAD) Permit**

1. Will the development, including the new greenhouse and the barn conversion within the unincorporated County area, have any negative effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?
2. What position do you recommend that Planning staff take with respect to the application for this project?

## For the Williamson Act Contract Determination of Compatibility

1. The primary use of the parcel would continue to be existing commercial agriculture.
2. The proposed compatible use would not substantially interfere with the existing agricultural use on the subject parcel or any other property within the Agricultural Preserve.
3. The proposed compatible use would not hinder or impair agricultural operations in the area by significantly increasing the permanent or temporary human population of the area.
4. The proposed compatible use would not significantly displace or impair current or reasonably foreseeable agricultural operations on the parcel, or any other property within the Agricultural Preserve.
5. The remaining portion of the parcel not subject to the proposed compatible use would be able to sustain the agricultural use.

### **BACKGROUND**

Report Prepared By: Kelsey Lang

Applicant: Kerry Burke

Owner: TomKat Ranch LLC

Location: 2997 Pescadero Road, Pescadero

APN: 087-110-020 (associated grazing APNs include 087-110-010, 087-130-020, and 087-130-030).

Parcel Size: 560 acres, associated with 1,118-acre ranch.

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: The property was placed under a Williamson Act Contract in 1967 (County File Number AP 67-29), which includes the associated parcels, and currently remains under this contract.

Existing Land Use: Agricultural – cattle grazing operation



Water Supply: The developed area is served by an existing domestic well and eight 4,900-gallon water tanks. This application has been reviewed by Environmental Health Services and Cal-Fire, who have both conditionally approved the application for domestic and fire suppression purposes.

Sewage Disposal: The developed area is served by an existing septic system. Environmental Health Services has reviewed and conditionally approved the application.

Flood Zone: Zone A along the southern portion of Honsinger Creek per FEMA Flood Panel 06081C0388E Effective Date: 10-16-2012. This portion of the creek is not within the developed area. Zone X for the remainder of the parcel per FEMA Flood Panel 06081C0388E Effective Date: 10-16-2012. Zone X is land subject to minimal flooding.

Environmental Evaluation: The legalization of the two buildings is exempt under CEQA Categorical Exemptions – Class 3. The greenhouse is a small new building within an existing developed area and is accessory to the existing agricultural uses. The barn-to-office conversion is converting less than 2,500 sq. ft. of an existing structure and has only minor exterior changes.

Setting: The project parcel is approximately 560 acres in size, and one of four parcels that make up a 1,118-acre ranch. A majority of the parcel consists of hills that form a relatively flat valley through the western third of the parcel where development for agricultural purposes exists, including a greenhouse, dwellings, barn/storage buildings, and warehouses. Development is contained to a 12-acre area within the valley. All surrounding parcels are designated for agricultural or open space use. The project site is located in a previously disturbed, relatively flat area of the parcel that is in close proximity to the other existing development on the property.

Chronology:

<u>Date</u>	<u>Action</u>
Sept. 8, 2019	- Application submitted.
Oct. 25, 2019	- Deemed incomplete.
Oct 2019 – March 2020	- Information provided and plans revised to address Williamson Act compliance, Cal Fire comments, and Environmental Health Services comments.
March 11, 2020	- Deemed complete.
April 13, 2020	- Agricultural Advisory Committee

*Will the project be visible from a public road?*

The project will not be visible from a public road, as the area of the development is more than 0.6 miles from the nearest public road, and the development occurs in a valley.

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

As one project was within an existing building and the other project is within the developed area, no habitat or vegetation was removed for the development.

*Is there prime soil on the project site?*

According to the California Important Farmland Mapper produced by the California Department of Conservation, the valley area of this property is considered “Grazing Land” while the remainder is considered “Other Land.” The County General Plan considers the property to be a mix of Prime Agricultural Lands (on the west side of Honsinger Creek), Lands Suitable for Agriculture, and Other Lands. The proposed development is within the area considered Suitable for Agriculture. The NRCS Soil Survey lists the majority of the lands as Grade 3 and 4 under the Storie Index, with a small area as Grade 2. The area of the project is listed as Grade 3. The non-irrigated land capacity classification for the lands range between Class 3 and Class 8. These lands have severe limitations for agricultural crop production. The area of the project is listed as Class 3.

## **DISCUSSION**

### **A. KEY ISSUES**

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

#### **1. Compliance with Planned Agricultural District (PAD) Regulations:**

The project complies with the applicable development standards and requirements, discussed below:

##### **a. Development Standards**

As shown in the table below, the project conforms to Sections 6458 and 6359 of the San Mateo County Zoning Regulations, which regulate the height and setbacks of structures.

	<b>PAD Development Standard</b>	<b>Proposed</b>
Minimum Lot Size	N/A	164.23 acres
Minimum Front Setback	30 feet	+ 2,000 feet
Minimum Side Setbacks	20 feet	+ 1,500 feet
Minimum Rear Setback	20 feet	+ 800 feet

	PAD Development Standard	Proposed
Maximum Building Height	36 feet	Greenhouse - 14 feet 6 inches Barn Building - 22 feet

b. PAD Permit Requirements

The project conforms to the substantive criteria for the issuance of a PAD Permit, as applicable and outlined in Section 6355 of the Zoning Regulations. As proposed and conditioned, the project conforms to the following applicable policies.

(1) General Criteria

- (a) *The encroachment of all development upon land which is suitable for agricultural uses shall be minimized.*

The greenhouse and office conversion proposed for legalization are located on lands that are suitable for agriculture (according to the County’s General Plan Agricultural Lands map) and in a developed area clustered with other existing agricultural and non-agricultural buildings and access roads. According to Section 6352.B. of the PAD Regulations, non-soil dependent greenhouses may be permitted on lands suitable for agriculture. According to Section 6353.B of the PAD Regulations, uses ancillary to agriculture such as offices may be permitted on lands suitable for agriculture subject to the issuance of a PAD permit.

A majority of the project parcel consists of sloped topography creating a relatively flat, elongated valley cutting through the western third of the parcel. The valley area is categorized as prime agricultural land and lands suitable for agriculture according to the County’s Agricultural Lands map. The surrounding hills are predominantly categorized as “other lands” according to the County’s Agricultural Lands map. The California Storie Index and Non-Irrigated Land Capability Classification identify the majority of the parcel as land with severe agricultural limitations. Under these classifications, the valley area has Grade 2 & 3, and Class 3 lands. The parcel’s topography limits development to 12 acres of the parcel’s centrally located valley area, where existing development consisting of dwellings,

barn/storage buildings, and warehouses supporting on-site agricultural operations is clustered. The project proposes to legalize one greenhouse and the conversion of an existing barn to offices in this valley area clustered with other existing development.

- (b) *All development permitted on a site shall be clustered.*

All development on the property is clustered in the relatively flat valley running through the property. The project will result in the legalization of a greenhouse and barn-to-office conversion in the same developed area.

- (c) *Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.*

The project, as proposed and conditioned, conforms to the following applicable Development Review Criteria of Chapter 20A.2 of the San Mateo County Ordinance Code:

Section 6324.1 (*Environmental Quality Criteria*), Section 6324.2 (*Site Design Criteria*), and Section 6325.2 (*Primary Fish and Wildlife Habitat Areas Criteria*) seek to cluster development, minimize grading and changes in vegetative cover, locate development so that it is subordinate to the pre-existing character of the area, and protect primary wildlife habitat areas. The structures to be legalized are clustered near other existing development in the valley area of the property that is screened by surrounding hills. No grading or tree removal is required and the development is separated by existing development from Honsinger Creek.

Section 6325.3 (*Primary Agricultural Resources Area Criteria*) allows only agricultural and compatible uses on primary agricultural land and agricultural preserve land, and encourages structural uses be located away from prime agricultural soils whenever possible. The project proposes to legalize a greenhouse structure and barn conversion that would be used to support the existing ranch operation. Additionally, see Section A.1.d(1)(a) above regarding the location of these structures on prime agricultural land. Both structures are considered “compatible uses” under the County’s Williamson Act Program and is allowed on the contracted land.

(2) Water Supply Criteria

*Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.*

The developments on the site are served by an existing domestic well and eight 4,900-gallon water tanks disbursed throughout the developed area. Water for cattle grazing is provided by the naturally existing creeks and streams throughout the four ranch parcels. This application has been reviewed by Environmental Health Services and Cal-Fire, who have both determined that there is sufficient water for domestic and fire suppression purposes.

(3) Criteria for the Conversion of Lands Suitable for Agriculture and Other Land

The PAD Regulations allow the conversion of lands suitable for agriculture with a PAD Permit when the following can be demonstrated:

- (a) *all agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable;*

Topographic constraints on the parcel limit development to areas of the parcel that are considered more productive agricultural lands as these are the relatively flat areas of the parcel that can reasonably support development. The project proposes to further the agricultural use of the property. Also, see staff's discussion in Section A.1.b(1)(a) above.

- (b) *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);*

The areas of the parcel where the project has occurred are within the existing developed area. Should these structures be removed, it is very unlikely that the area would be returned to agricultural use, as they are surrounded by other existing structures.

- (c) *Clearly defined buffer areas are provided between agricultural and non-agricultural uses;*

The property has supported commercial agricultural operations since the 1960s and the property will continue to be used for such. The project supports the continuation of the agricultural operation through small-scale greenhouse uses and office for ranch management. Residential uses are the only non-agricultural uses on the property.

- (d) *The productivity of an adjacent agricultural land is not diminished, including the ability of the land to sustain dry farming or animal grazing;*

The project seeks to legalize a greenhouse and a barn-to-office conversion in the developed valley of the parcel. The project will not diminish the agricultural productivity of an adjacent land or parcels as the project area is bordered by hills on both sides that are categorized as “other lands” due to their topography.

- (e) *Public services and facility expansions and permitted uses will not impair agricultural viability either through increased assessment costs or degraded air and water quality.*

The greenhouse and barn-to-office conversion proposed for legalization were built between 2010-2012 and have been in operation for agricultural use since then. The project will allow these structures to be used to support the existing agricultural operation. The legalization of these structures will not impair agricultural viability through increased assessment costs or degraded air and water quality.

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

The project complies with the following applicable LCP Policies:

### Development Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) allows new development in rural areas only if it is demonstrated that it will not have significant adverse impacts, either individually or cumulatively, on coastal resources and will not diminish the ability to

keep all prime agricultural land and other land suitable for agriculture in agricultural production.

The proposed legalization of the two existing structures will not have significant adverse impact on coastal resources or diminish agricultural productivity, as it is within the 12-acre area of the ranch that has existing development. The developed area of the ranch is more than 0.6 miles from the nearest public road, and no portion of the ranch is within the immediate project area.

Agricultural Component

Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) permits agricultural and agriculturally related development on land suitable for agriculture.

Uses permitted under Policy 5.6 non-residential development accessory and ancillary to agricultural uses, and greenhouses. The structures that are proposed for legalization fit within these use categories and would be used to enhance the agricultural viability of the ranch.

3. Compliance with the Williamson Act

a. Williamson Act Contract Compliance

The project parcel was placed under Williamson Act contract in 1967 (County File No. AP 67-29) along with three other APNs and currently remains under contract. A review of the parcel's compliance with its Williamson Act contract is provided below.

	<b>Williamson Act Program Requirements</b>	<b>Planning Review</b>	<b>Compliance</b>
<b>Land Use Designation</b>	Open Space or Agriculture	Agriculture	Yes
<b>Zoning<sup>1</sup></b>	PAD, RM, or RM-CZ	PAD	Yes
<b>Parcel Size</b>	100 acres	560-acre parcel / 1,118-acre ranch	Yes
<b>Percent used for grazing</b>	75% (838 acres)	87% (976 acres)	Yes
<b>Fenced grazing areas</b>	Required	Fencing present	Yes
<b>Water source within grazing areas</b>	Required	Water available	Yes
<b>Lease agreement for grazing</b>	Required	Provided	Yes

<sup>1</sup> Zoning designations: "PAD" (Planned Agricultural District), "RM" (Resource Management), and "RM-CZ" (Resource Management-Coastal Zone).

The parcel meets the Williamson Act requirements for grazing based on staff's review.

*Agricultural Uses*

This parcel has been used as part of a commercial cattle grazing operation in recent years. TomKat Ranch LLC leases 976 acres for grazing and portions of the 12-acre developed area to LeftCoast GrassFed LLC. LeftCoast runs approximately 105 head of cattle on the properties.

*Compatible Uses*

Other existing development ("compatible uses") on the property include four dwellings, a bunkhouse (with no cooking facilities), and a separate kitchen building. One of the existing barns has been converted into six offices, with a lunchroom, restroom and lounge (the subject of this application).

*Compatible Uses Calculation:*

<b>Building Number and Name (See attachment B)</b>	<b>Use</b>	<b>Square Footage (sq. ft.)</b>
3. Milky Lane	Separate Kitchen	1,883
10. Bunkhouse	Residential Use (no kitchen)	680
11. Cottage	Residential Use	525
14. Crown Nine Cottage	Residential Use	460
16. Ranch Manager's Residence	Residential Use	1,165
20. Ranch Headquarters	Office and Storage	5,592
21. Cottage	Residential Use	1,079
Total Square Footage		11,384 sq. ft. (<0.1 % of the primary parcel)

*Determination of Compatibility*

The developed area contains twenty-two buildings, the majority of which are barns and storage buildings which are considered compatible uses as they support agricultural use on the property. For purposes of calculating the maximum allowance of compatible uses, buildings and structures used to support agricultural use are excluded. Seven of the twenty-two buildings do not directly support agriculture. The combined square footage of these buildings is approximately 11,384 square feet (<0.1% of the primary parcel), which is less than the maximum of 25% of the area of the primary parcel.



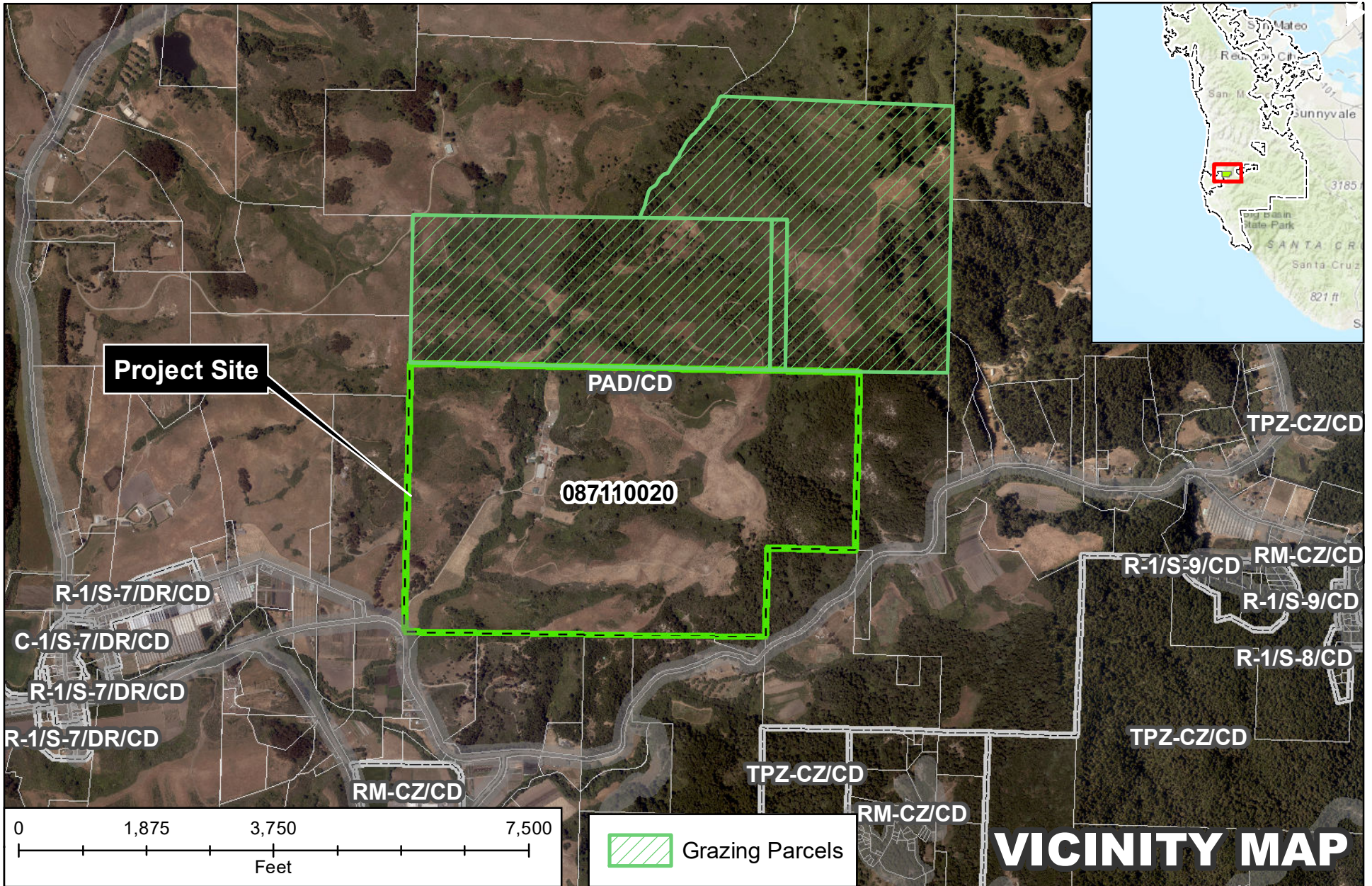
*Staff Evaluation*

Based on the information submitted by the landowner, the commercial grazing agreement on the property meets the minimum requirements for the Williamson Act.

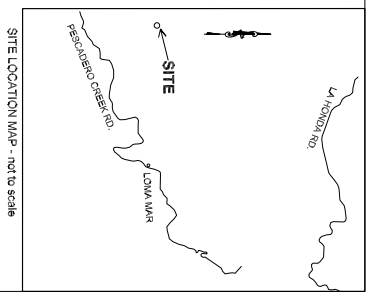
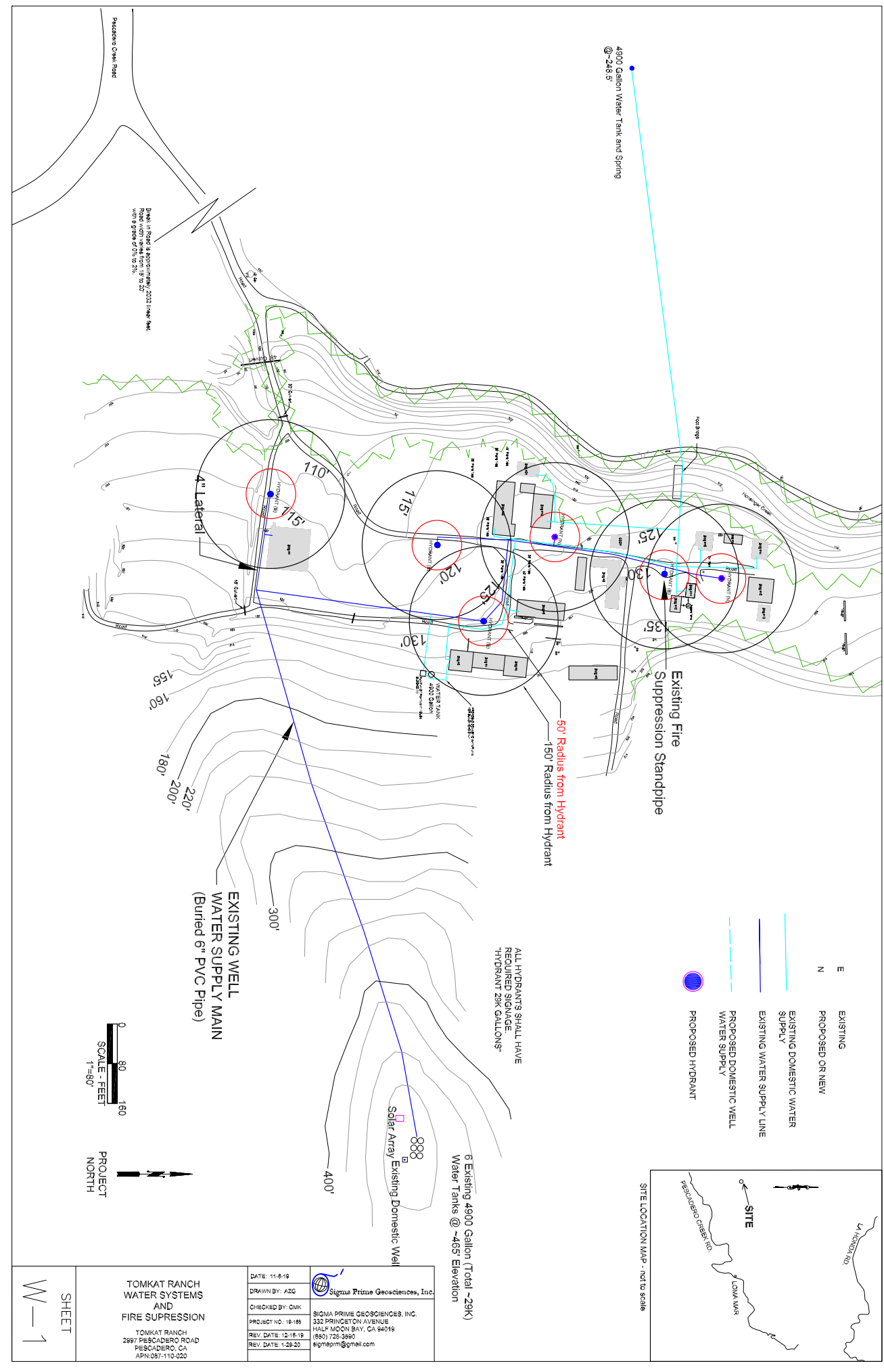
**ATTACHMENTS**

- A. Vicinity Map
- B. Project Plans

KGL:pac - KGLEE0154\_WPU.DOCX







**TOMKAT RANCH WATER SYSTEMS AND FIRE SUPPRESSION**

TOMKAT RANCH  
2887 PESCADERO ROAD  
PESCADERO, CA  
APN 05-110-020

**SHEET 1**

DATE: 11-8-18	 SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 720-2690 sigmaiprm@gmail.com
DRAWN BY: AZG	
CHECKED BY: DMK	
PROJECT NO.: 18-185	
REV. DATE: 12-18-18	
REV. DATE: 1-28-20	



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ITEM**



# County of San Mateo Planning & Building Department Agricultural Advisory Committee

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County Office Building  
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94063  
650/363-1829

## ACTION MINUTES

*Revised Draft*  
Monday December 09, 2019

### 1. Call to Order

At the Ted Adock Community Center, in the South Day Room, located at 535 Kelly Avenue, Half Moon Bay Chair Marsh called the meeting to order at 7:30 p.m.

### 2. Roll Call

Regular Committee Members Present:

Natalie Sare  
Louie Figone  
Cynthia Duenas  
William Cook  
Peter Marchi  
Robert Marsh  
Lauren Silberman

Regular Committee Members Absent

Judith Humburg  
BJ Burns  
John Vars  
Ron Sturgeon

Nonvoting Committee Members Present

Fred Crowder, San Mateo County Agricultural Commissioner

Nonvoting Committee Members Absent:

Jim Howard, NRCS  
Laura Richstone, Planning Staff Liaison  
Maggie La Rochelle Gunn, UC Co-Op Extension  
Jess Brown, San Mateo County Farm Bureau Executive Director

### 3. Oral Communications

To allow the public to address the Committee on any matter not on the agenda.

No members of the public raised issues not on the agenda. However, the committee discussed the following items: a growers' continuing education workshop, registering bee hives, and bee diseases in San Mateo County.

**4. Chairperson & Vice-Chairperson Annual Election**

Annual vote of the AAC to elect a new Chairperson and Vice-Chairperson. These positions shall be filled by farmers.

Nominations were presented to retain Bob Marsh and BJ Burns as Vice-Chair. There were also nominations to place other farmers within those roles. Fred Crowder suggested, and the Chair and Committee agreed to postpone the vote until next meeting until more members of the Council were present to vote.

**5. Agritourism Memo**

Members of the committee raised concerns regarding the definition agritourism. Specifically, they believe that educational and/or other tours or educational trips in which no fee is charged or product sold should not be considered agritourism. Members also discussed: a possible future recommendation to amend the definition to be more specific; a request that the County provide a report on the Agritourism Permit review and permit process; a recommendation that the County contact annual agritourism permit applicants to remind them to submit permits; and a request to amend the agritourism application form to include a date on when the permits should be submitted.

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

Committee Member Lauren Silberman made a motion to request the County provide instructions on how agritourism permits are submitted and processed. The motion was seconded by Natalie Sare.

**Motion carried 7-0-0.**

**6. Highway 92 Signage Clarification Memo**

Members of the committee wanted to make clear the distinction between signs for farms and signs for agritourism and stated that they endorse signs along Highway 92 that are for non-profits, children oriented programs, and associated community groups.

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

No Committee action is required for this informational item.

**7. Consideration of the November 18, 2019 Minutes**

Committee Member Louie Figone moved to approve the minutes as corrected to reflect the accurate date of permit submittal for the agricultural tourism permits. The motion was seconded by Committee Member Peter Marchi.

**Motion carried 7-0-0**

**8. Community Development Director's Report**

No action required.

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**9. Adjournment**

Meeting was adjourned at 8:56 pm

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## County of San Mateo Planning & Building Department Agricultural Advisory Committee

BJ Burns  
Fred Crowder  
Jess Brown  
Jim Howard

John Vars  
Judith Humburg  
Laura Richstone  
Lauren Silberman

Louie Figone  
Margaret Gunn  
Robert Marsh  
Ron Sturgeon

William Cook  
Cynthia Duenas  
Peter Marchi  
Natalie Sare

County Office Building  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, California 94063  
650/363-1829  
Fax: 650/363-4849

### ACTION MINUTES

*Draft*

Monday January 13, 2020

#### 1. **Call to Order**

At the Ted Adock Community Center, in the South Day Room, located at 535 Kelly Avenue, Half Moon Bay Chair Marsh called the meeting to order at 7:30 p.m.

#### 2. **Roll Call**

##### Regular Committee Members Present:

Judith Humburg  
BJ Burns  
Natalie Sare  
John Vars  
William Cook  
Peter Marchi  
Robert Marsh  
Ron Sturgeon  
Lauren Silberman

##### Regular Committee Members Absent:

Louie Figone  
Cynthia Duenas

##### Nonvoting Committee Members Present:

Igor Lacan UC Co-Op Extension  
Fred Crowder, San Mateo County Agricultural Commissioner  
Jess Brown, San Mateo County Farm Bureau Executive Director

##### Nonvoting Committee Members Absent:

Jim Howard, NRCS  
Laura Richstone, Planning Staff Liaison

#### 3. **Oral Communications**

To allow the public to address the Committee on any matter not on the agenda.

No members of the public raised issues not on the agenda. However, the committee discussed the following items: a request for a Planner to physically staff the AAC meetings, a request for items that do not require a PAD permit but have the potential to impact agriculture to come to the Committee, the accuracy of reports provided by the Planning Department, and the definition of agritourism. UC Co-Op announced that they are hiring a mountain lion advisor and a new administrative director.



**4. Chairperson & Vice-Chairperson Annual Election**

Annual vote of the AAC to elect a new Chairperson and Vice-Chairperson. These positions shall be filled by farmers.

A nomination was presented by BJ Burns to retain Bob Marsh and BJ Burns as Vice-Chair. A roll call vote on this nomination is as follows:

<b>Aye</b>	<b>Absent</b>
John Vars	Cynthia Duenas
William Cook	Louie Figone
Natalie Sare	
Lauren Silberman	
Peter Marchi	
Ron Sturgeon	
BJ Burns	
Robert Marsh	

The nomination passed with a majority vote. These members will serve in their elected rolls for the remainder of the 2020 AAC term. The next vote to elect a Chair and Vice-Chairperson shall occur at the October 2020 meeting.

- 5. Owner: Various**  
**Applicant: MROSD & POST**  
 File Number: PLN 2019-00258  
 Location: PAD and RM Zoned Lands within the Coastal Zone  
 Assessor's Parcel No. Various

Consideration of a series of text amendments to the San Mateo County Zoning and Subdivision Ordinances for consistency with the California Coastal Act Policy 1.2 "Definition of Development" to address future public recreational facility projects on lands owned by the Midpeninsula Open Space District (MROSD) and Peninsula OpenSpace Trust (POST) in the coastal zone. The proposed text amendments would not exempt MROSD or other public agencies from compliance with the General Plan or other applicable Zoning and Subdivision regulations requirements. Please direct any questions to Project Planner Melissa Ross 650-599-1559 or [mross@smcgov.org](mailto:mross@smcgov.org)

**PUBLIC SPEAKERS:**

1. Kerry Burke
2. Chris Giannini

**COMMITTEE ACTION:**

No Committee action required on informational items. However the Committee did discuss the following: When a LCP amendment triggers a County wide vote; if residential housing is allowed on properties with agricultural easements; the types of recreation MROSD and POST is looking to establish; public agencies' ability to enforce affirmative agricultural easements; why the LCP and implementation plan (i.e. zoning and subdivision regulations) are inconsistent with each other; MROSD and POST's plan to lease/sell agricultural lands back to private landowners and the profitability of future agricultural operations on these lands; and the public lands dedication process.

The following concerns and recommendations were also raised by the Committee: a desire to have the same exception available to private landowners proposing recreation; a concern that the project would be removing protections from parcels that are created by a subdivision that are not intended for public recreation; a desire to still see agriculture on parcels designated for public recreation; a suggestion to work within the existing regulations and not amend the LCP; and a recommendation to add specific language to clarify that the exemption is only for public lands that are recreated from a land division. The Committee stated their intent to work on a letter to the County containing their concerns and recommendations.

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**6. Consideration of the December 9, 2019 Minutes**

Committee Member Lauren Silberman moved and Committee Member John Vars seconded to not approve and revise the December minutes to reflect more detail of the discussion that occurred at the meeting. **Motion carried 10-0-0 (Committee Members Duenas and Figone were absent).**

**7. Community Development Director's Report**

No action required.

**8. Adjournment**

Meeting was adjourned at 10:07 pm

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## County of San Mateo Planning & Building Department Agricultural Advisory Committee

BJ Burns  
Fred Crowder  
Jess Brown  
Jim Howard

John Vars  
Judith Humburg  
Laura Richstone  
Lauren Silberman

Louie Figone  
Margaret Gunn  
Robert Marsh  
Ron Sturgeon

William Cook  
Cynthia Duenas  
Peter Marchi  
Natalie Sare

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Fax: 650/363-4849

### ACTION MINUTES

*Draft*  
February 10, 2020

#### 1. Call to Order

At the Ted Adock Community Center, in the South Day Room, located at 535 Kelly Avenue, Half Moon Bay Chair Marsh called the meeting to order at 7:31 p.m.

#### 2. Roll Call

##### Regular Committee Members Present:

Natalie Sare  
Louie Figone  
Cynthia Duenas  
John Vars  
Peter Marchi  
Robert Marsh  
Ron Sturgeon  
Laura Silberman

##### Regular Committee Members Absent:

Judith Humburg  
BJ Burns  
William Cook

##### Nonvoting Committee Members Present:

Jess Brown, San Mateo County Farm Bureau Executive Director

##### Nonvoting Committee Members Absent:

Jim Howard, NRCS  
Laura Richstone, Planning Staff Liaison  
Igor Lacan UC Co-Op Extension

#### 3. Oral Communications

To allow the public to address the Committee on any matter not on the agenda.

Adria Arko, the San Mateo County Agricultural Ombudsman, stated that she had finished the evaluations/interviews with the AAC and that the report would be sent to a future AAC meeting for discussion.

There was also a general discussion regarding conflicts of interest regarding the POST/MidPen project as several members on the Committee have contracts with POST and/or MidPen. They agreed that members with a direct financial interest regarding the proposed item recuse themselves.

- 4. Committee to draft correspondence to the Planning and Building Department outlining questions and concerns in response to an informational item heard at the January 2020 Committee meeting described below:

<b>Owner:</b>	<b>Various</b>
<b>Applicant:</b>	<b>MROSD &amp; POST</b>
<b>File Number:</b>	<b>PLN 2019-00258</b>
<b>Location:</b>	<b>PAD and RM Zoned Lands within the Coastal Zone</b>
<b>Assessor's Parcel No.</b>	<b>Various</b>

*Consideration of a series of text amendments to the San Mateo County Zoning and Subdivision Ordinances for consistency with the California Coastal Act Policy 1.2 "Definition of Development" to address future public recreational facility projects on lands owned by the Midpeninsula Open Space District (MROSD) and Peninsula OpenSpace Trust (POST) in the coastal zone. The proposed text amendments would not exempt MROSD or other public agencies from compliance with the General Plan or other applicable Zoning and Subdivision regulations requirements. Please direct any questions to Project Planner Melissa Ross 650-599-1559 or [mross@smcgov.org](mailto:mross@smcgov.org)*

**COMMITTEE ACTION:**

Robert Marsh recused himself from this discussion due to a potential conflict of interest.

Committee discussion included the following topics and questions: a desire to have the same provisions available for private landowners, a question of why this is necessary- specifically, why doesn't POST / MidPen just enter into long term leases with tenants negating the need for subdivisions; what protections does POST / MidPen provide for agriculture and what enforcement mechanisms do they use to ensure easement/agreements are met; a worry that this will lead to recreational lands overshadowing agricultural lands on the coast; a desire to build a more robust agricultural products market within the County; a request for a more thorough environmental analysis; a desire for the lands to retain the ability to support a residence for future farmers; a request to the County to review proposed General Plan Conformity applications; and a request to slow this permit process down to allow further time for review by the AAC.

Representatives from POST and MidPen were in attendance and spoke on the following points: The need for the proposed project to bring County regulations into consistency with state law and allow public recreation; the goal of keeping farmable land in private (not public) ownership and allowing farmers the opportunity to buy more affordable farmland; a discussion regarding the public input process and internal policies, regulations and protections put in place regarding the protection of agricultural land and prevention of conflicts between different land uses; and a clarification that the project proposes no changes to the language of the Local Coastal Program (LCP) and that future subdivisions and/or development would still have to go through the zoning requirements (PAD and CDP) and produce a master land use plan.

Committee Member Silberman made a motion that was seconded by Committee Member Sare to request the following information: The actual number of properties affected by the amendment; who is responsible for enforcement and what recourse and/or resources do they have to conduct

enforcement of agreements/easements, what are the existing agricultural protections in place by POST and MidPen, and what type of enforcement will POST and Midpen provide going forward. **Motion carried 7-0-1** (Member Marsh abstained).

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5. **Consideration of the December 2019 and January 2020 Minutes**

No action required. Minutes to be considered at the March 2020 meeting.

6. **Community Development Director's Report**

The Committee stated that the listed parcels under Williamson Act seem to differ from previous lists. Committee Silberman motioned and Committee Member Sare seconded that the committee revisit the list at a future date. **Motion carried 8-0-0.**

7. **Adjournment**

Meeting was adjourned at 9:20 p.m.

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## County of San Mateo Planning & Building Department Agricultural Advisory Committee

BJ Burns  
Fred Crowder  
Jess Brown  
Jim Howard

John Vars  
Judith Humburg  
Laura Richstone  
Lauren Silberman

Louie Figone  
Margaret Gunn  
Robert Marsh  
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650/363-1829  
Fax: 650/363-4849

### ACTION MINUTES

*Draft*

Monday March 9, 2020

#### 1. **Call to Order**

At the Ted Adcock Community Center, in the South Day Room, located at 535 Kelly Avenue, Half Moon Bay, Chair Bob Marsh called the meeting to order at 7:30 pm.

#### 2. **Roll Call**

##### Regular Committee Members Present:

Judith Humburg  
BJ Burns  
Natalie Sare  
Louie Figone  
Cynthia Duenas  
John Vars  
Peter Marchi  
Ron Sturgeon  
Lauren Silberman  
Robert Marsh

##### Regular Committee Members Absent:

William Cook

##### Nonvoting Committee Members Present:

Fred Crowder, San Mateo County Agricultural Commissioner

##### Nonvoting Committee Members Absent:

Jim Howard, NRCS  
Laura Richstone, Planning Staff Liaison  
Frank McPherson, UC Co-Op Extension  
Jess Brown, San Mateo County Farm Bureau Executive Director

#### 3. **Oral Communications**

To allow the public to address the Committee on any matter not on the agenda.

Member of the public Ben Wright of Peninsula Open Space Trust (POST) shared a February 2020 report titled Coastal Community Update with updates on coastal projects.

Member of the Public Kerry Burke stated that the 51<sup>st</sup> Annual Farm Day Luncheon will be held on March 27, 2020 and informed members where to buy tickets.

Member of the public Dante Silvestri stated that a Farm Labor Housing (FLH) permit has not been reviewed by the committee recently and inquired if the County would be physically present if/when a new FLH permit is heard by the Committee.

**4. Committee Member Update(s) and Questions**

The committee discussed the following items: meeting times and recent mountain lion sightings in the southern part of the county. Agricultural Commissioner Fred Crowder made announcements regarding the county’s impending response to the Covid19 virus, the new Wildlife Conflicts Adviser, and his retirement at the end of this month. Fred Crowder informed the Committee that a recruitment process has been started for his replacement but no candidate has been selected as of yet.

After a discussion of committee roles and responsibilities, Committee appointed Member Lauren Silberman to be Secretary of the committee, which will take the work of the Secretary role off of Planner Laura Richstone’s plate so she can focus on her role as committee liaison.

- 5. Owner: Peninsula Open Space Trust**
- Applicant: Midpeninsula Regional Open Space Trust**
- File Number: PLN 2020-00062
- Location: La Honda & Stage Roads, unincorporated San Gregorio
- Assessor’s Parcel No. 081-040-010; 081-022-010; 081-022-020

Informational item regarding the proposed acquisition of three parcels by Midpeninsula Regional Open Space District (MROSD) for incorporation into the Tunitas Creek Open Space Preserve. Presentation by MROSD. Please direct any questions to the Project Planner Katie Faulkner, 650-363-1882 or [kfaulkner@smcgov.org](mailto:kfaulkner@smcgov.org).

**PUBLIC SPEAKERS:**

None.

**COMMITTEE ACTION:**

Applicants Mike Williams (MROSD) and Ben Wright (POST) presented the item to the Committee. No committee action required on informational items. However the Committee did discuss the following: recommendations regarding occupying the house on the location as soon as possible; fence upgrades as a requirement of the Williamson act (regardless that non-renewal of Act happened on this property in 2015); observations about an overall shift away from agricultural use of property on the coast and a desire to maintain agricultural use as much as possible; questions regarding long term land use by MROSD and POST; and a question regarding why no committee action is required for this property.

- 6. Owner: Lucky Star Investments Group**
- Applicant: Aneese Bishara**
- File Number: PLN 2018-00330
- Location: 37 Frenchman’s Creek Road, Half Moon Bay
- Assessor’s Parcel No. 048-320-020

Consideration of a Coastal Development Permit and Planned Agricultural District Permit to legalize two greenhouses (11,498 sq. ft. and 11,102 sq. ft.), install a new 28,000-gallon water storage tank, and construct access roadway improvements to comply with Fire standards, at 27 Frenchman’s Creek Road in the unincorporated Half Moon Bay area of San Mateo County; minimal grading and no tree

removal is required. The project is appealable to the California Coastal Commission. Please direct any questions to the Project Planner Summer Burlison 650-363-1815 or [sburlison@smcgov.org](mailto:sburlison@smcgov.org).

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

Following a presentation by the Applicant on property history and recent property improvements, the Committee discussed the existing agricultural uses (hay production, cherry orchards, and cannabis cultivation), location of prime soils on the property, future plans for farm labor housing, and estimated agricultural jobs generated by this property (minimum 20 jobs across two projects).

Committee Member Louie Figone moved and Committee Member Lauren Silberman seconded to recommend approval. **Motion Carried 10-0-0.**

- 7. Committee to continue to draft correspondence to the Planning and Building Department outlining questions and concerns in response to an informational item heard at the January 2020 Committee meeting described below:

<b>Owner:</b>	<b>Various</b>
<b>Applicant:</b>	<b>MROSD &amp; POST</b>
<i>File Number:</i>	<i>PLN 2019-00258</i>
<i>Location:</i>	<i>PAD and RM Zoned Lands within the Coastal Zone</i>
<i>Assessor’s Parcel No.</i>	<i>Various</i>

*Consideration of a series of text amendments to the San Mateo County Zoning and Subdivision Ordinances for consistency with the California Coastal Act Policy 1.2 “Definition of Development” to address future public recreational facility projects on lands owned by the Midpeninsula Open Space District (MROSD) and Peninsula Open Space Trust (POST) in the coastal zone. The proposed text amendments would not exempt MROSD or other public agencies from compliance with the General Plan or other applicable Zoning and Subdivision regulations requirements. Please Direct any questions to Project Planner Melissa Ross, 650-599-1559 or [mross@smcgov.org](mailto:mross@smcgov.org).*

**PUBLIC SPEAKERS:**

- 1. Kerry Burke

**COMMITTEE ACTION:**

No Committee action was required. Committee Chair Bob Marsh recused himself from this discussion due to conflict of interest, and Vice Chair BJ Burns led discussions for this action item. The Committee discussed the following: dissatisfaction regarding the process to review and approve this action item, questions regarding long term land use by MROSD and POST, how density credits are tied to parcels/land, and if a formal subcommittee is required to draft the letter to the County regarding this action item. The Committee stated their intent to have all members send input and feedback regarding this action item to Committee Secretary Lauren Silberman who will generate an initial draft of this letter for review and edits at the next committee meeting. Applicants Michael Williams (MROSD) and Ben Wright (POST) also spoke on the project and answered clarifying questions posed by the Committee.



**8. Consideration of the January 13, 2020 and Revised December 9, 2019 Minutes**

Action Minutes for December 2019 and January 2020 were not considered by the Committee. The Committee will consider these minutes at a future date.

**9. Community Development Director's Report**

No action required.

**10. Adjournment**

Meeting was adjourned at 9:05 pm.

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## County of San Mateo Planning & Building Department Agricultural Advisory Committee

BJ Burns  
Fred Crowder  
Jess Brown  
Jim Howard

John Vars  
Judith Humburg  
Laura Richstone  
Lauren Silberman

Louie Figone  
Frank McPherson  
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Redwood City, California 94063  
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Fax: 650/363-4849

### ACTION MINUTES

*Draft*

Monday April 13, 2020

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the Shelter-in-Place Order issued by the San Mateo County Health Officer on March 16, 2020 and March 31, 2020, the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, public hearings will not be held in person until the Shelter-in-Place Order is lifted. As such, the April 13, 2020 Agricultural Advisory Committee meeting has held virtually. Members of the public had the opportunity to provide written comments by email to the San Mateo County Planning Liaison Laura Richstone at [LRichstone@smcgov.org](mailto:LRichstone@smcgov.org). to be read into the record and discussed at the meeting. Said comments were required to be submitted via email no less than 30 minutes before the scheduled meeting. Comments received after that time will be held for the next scheduled meeting.

#### 1. **Call to Order**

At the virtual meeting room hosted by the San Mateo County Planning Department on the Zoom Video Communications platform, Vice Chair BJ Burns called the meeting to order at 7:38 p.m.

#### 2. **Roll Call**

##### Regular Committee Members Present:

Judith Humburg  
BJ Burns  
Natalie Sare  
Cynthia Duenas  
John Vars  
William Cook  
Peter Marchi  
Ron Sturgeon  
Lauren Silberman

##### Regular Committee Members Absent:

Louie Figone  
Robert Marsh

##### Nonvoting Committee Members Present:

Laura Richstone, Planning Staff Liaison

##### Nonvoting Committee Members Absent:

San Mateo County Agricultural Commissioner  
Jim Howard, NRCS  
Frank McPherson, UC Co-Op Extension  
Jess Brown, San Mateo County Farm Bureau Executive Director

**3. Oral Communications**

No members of the public raised issues not on the agenda.

**4. Committee Member Update(s) and/or Questions**

The committee thanked county staff for coordinating the virtual meeting under the current Covid-19 Shelter-in-Place Orders.

- 5. **Owner:** Kevin Palmer
- Applicant:** Kevin Palmer, Long Branch Saloon
- File Number:** PLN 2020-00084
- Location:** 321 Verde Road, Pescadero
- Assessor's Parcel No.** 066-320-170

Consideration of an Agritourism Permit to host up to 12 private farm/ranch events including educational farm tours, private nonprofit events, farmer's markets, and/or private gatherings on the subject parcel. Hours of operation are 11:00 a.m. – 4 p.m. and 6:00 p.m. – 10:00 p.m. with a 5 hour maximum event time. Please direct any questions to Project Planner Tiare Peña at [TPena@smcgov.org](mailto:TPena@smcgov.org).

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

The Committee discussed the following: ensuring that the permit application specifies that the project is located in Half Moon Bay, the Applicant's history of community service, and an inquiry as to whether this project would be more appropriate under a use permit instead of an agritourism permit, under a larger conversation of whether the activities are a secondary use to agriculture. The Committee stressed that it is difficult to make a living through agriculture on the coast and want to make sure the Committee is encouraging and helping people trying to do that.

Vice Chair BJ Burns moved and Secretary Natalie Sare seconded to recommend approval. **Motion Carried 9-0-0.**

**6. Informational Item**

The Committee reviewed correspondence to the Committee authored by Committee Member Ron Sturgeon (writing as a private citizen) regarding the proposed Text Amendment to the San Mateo County Subdivision and Zoning Ordinances for consistency with the California Coastal Act.

- 7. Committee to continue to draft correspondence to the Planning and Building Department outlining questions and concerns in response to an informational item heard at the January 2020 Committee meeting described below:

<b>Owner:</b>	<b>Various</b>
<b>Applicant:</b>	<b>MROSD &amp; POST</b>
<b>File Number:</b>	<b>PLN 2019-00258</b>
<b>Location:</b>	<b>PAD and RM Zoned Lands within the Coastal Zone</b>

Assessor's Parcel No.                      Various

*Consideration of a series of text amendments to the San Mateo County Zoning and Subdivision Ordinances for consistency with the California Coastal Act Policy 1.2 "Definition of Development" to address future public recreational facility projects on lands owned by the Midpeninsula Open Space District (MROSD) and Peninsula Open Space Trust (POST) in the coastal zone. The proposed text amendments would not exempt MROSD or other public agencies from compliance with the General Plan or other applicable Zoning and Subdivision regulations requirements. Please Direct any questions to Project Planner Melissa Ross, 650-599-1559 or [mross@smcgov.org](mailto:mross@smcgov.org).*

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

Written comments were submitted by Michael Williams of MROSD, including a Project Fact Sheet and Map: Grazing Properties of Midpeninsula Regional Open Space District (attached) and read into the record. Additionally, Ben Wright of POST requested the committee find ways to improve the proposal instead of just outright reject the proposal, and noted that the text amendments are not intended to limit agricultural activities.

No Committee action was required. The Committee discussed the following: stressing that the initial draft is a composite of submissions and does not represent the final opinion and recommendation of the committee; agreement that any recommendations regarding local preference or any qualifications for programs be removed from the draft; a suggestion of easements or other safeguards to protect agricultural use; and increased concerns around protecting food crops during the Covid-19 pandemic. The Committee stated their intention to have Committee Member Ron Sturgeon generate a final draft of this letter based on the committee's review and discussion of the draft final letter, which will be reviewed and finalized at the next committee meeting.

**8. Consideration of the Action Minutes**

No minutes to consider at this time. Note that the minutes for the February and March meeting will be considered at the next AAC meeting.

**9. Community Development Director's Report**

No action required.

**10. Adjournment**

Meeting was adjourned at 9:05 pm.



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ITEM**

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** April 30, 2020

**TO:** Agricultural Advisory Committee  
**FROM:** Planning Staff  
**SUBJECT:** Community Development Director's Report

**CONTACT INFORMATION:** Laura Richstone, Planner II, 650-363-1829, [lrichstone@smcgov.org](mailto:lrichstone@smcgov.org)

The following is a list of Planned Agricultural District permits and Coastal Development Exemptions for the rural area of the County that have been received by the Planning Department from April 1, 2020 to April 30, 2020.

**PLANNED AGRICULTURAL DISTRICT PERMIT OUTCOMES**

No PAD permits were heard before the Planning Commission during this time period.

**UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS**

One PAD Permit (PLN2020-00133) was submitted on April 29, 2020 for the construction of a new single-family residence, barn, and affordable housing unit.

**COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS**

No rural CDX applications were submitted during this time period.

**ADDITIONAL ANNOUNCEMENTS**

One Agritourism Permit (PLN2020-00132) was submitted on April 24, 2020 for Cozzolino Farms 2020 pumpkin season.

Three Cannabis Licenses (MNA2018-00028, MNA2018-00029, and MNA 2018-00030) located at 4252 Cloverdale Road, Pescadero were issued on April 20, 2020.

The next regular meeting of the AAC is scheduled for June 8, 2020. The meeting is tentatively scheduled to be held at the Ted Adcock Community Center – South Day Room 535 Kelly Avenue, Half Moon Bay, CA 94019 pending the current Shelter-In-Place Order due to COVID-19.