



County of San Mateo Planning & Building Department Agricultural Advisory Committee

John Vars, Chair
Natalie Sare, Vice Chair
Daniel Theobald
Cole Mazariegos-Anastassiou

Dr. Igor Lacan
James Oku
Jess Brown
Jim Howard

Jonathan Winslow
Koren Widdel
Peter Marchi
Ryan Casey

County Office Building
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-1825
planning.smcgov.org

Regular Meeting

Date: Monday, September 11, 2023
Time: 6:00 p.m. to 8:00 p.m.
Place: Ted Adcock Community Center – South Day Room
535 Kelly Avenue, Half Moon Bay, California

*****IN-PERSON WITH REMOTE PUBLIC PARTICIPATION AVAILABLE*****

This meeting of the Agricultural Advisory Committee will be at the Ted Adcock Community Center, South Day Room, at 535 Kelly Avenue, Half Moon Bay, California. Members of the public will be able to participate in the meeting in person at the Ted Adcock Community Center, South Day Room, or remotely via the Zoom platform. For information regarding how to participate in the meeting, either in person or remotely, please refer to the instructions below.

Remote Public Participation Option

1. The September 11, 2023 Agricultural Advisory Committee meeting may be accessed remotely by members of the public through Zoom online at: <https://smcgov.zoom.us/j/97269059583>. **The meeting ID is:** 972 6905 9583. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID:** 972 6905 9583 and then press #. (To find your local number: <http://smcgov.zoom.us/u/admSDqceDg>).
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 may 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 calling in on a phone. 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.

*Written public comments may be emailed to oboo@smcgov.org, and such written comments should indicate the specific agenda item on which you are commenting.

***Please see instructions for written and spoken public comments below.**

ADA Requests

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 meeting, should contact Olivia Boo, Planning Liaison, as early as possible but no later than 10:00 a.m. on the business day before the meeting at (650) 363-1818 and/or oboo@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.

***Instructions for Public Comment During Meeting**

Members of the public may address the Members of the Agricultural Advisory Committee as follows:

***Written Comments:**

Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:

1. Your written comment should be emailed to oboo@smcgov.org.
2. Your email 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 or is on the consent agenda.
3. If your emailed comment is received by 5:00 p.m. on the business day before the meeting, it will be provided to the Members of the Agricultural Advisory Committee and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00 p.m. on the business day before the meeting, the Planning Liaison will make every effort to either (i) provide such emailed comments to the Agricultural Advisory Committee and make such emails publicly available on the agenda website prior to the meeting, or (ii) read such emails during the meeting. Whether such emailed comments are forwarded and posted, or are read during the meeting, they will still be included in the administrative record.

***Spoken Comments**

If you wish to speak to the Agricultural Advisory Committee, please fill out a speaker's slip and hand it to the Committee Secretary. If you have anything that you wish distributed to the Agricultural Advisory Committee and included in the official record, please hand it to the Committee Secretary who will distribute the information to the Agricultural Advisory Committee members and staff.

If participating by Zoom, please click on the "raise hand" feature or *9 if calling in on a phone. Once the Chair calls on you to speak, you will be activated and/or unmuted to speak.

***Additional Information:**

Public records that relate to any item on the agenda for a regular meeting are available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members of the Agricultural Advisory Committee.

MATERIALS PRESENTED FOR THE MEETING:

Applicants and members of the public may 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. To subscribe to the Agricultural Advisory Committee agenda mailing list, please “subscribe” to email updates at the above website link.

CORRESPONDENCE TO THE COMMITTEE:

Olivia Boo, Agricultural Advisory Committee Liaison
455 County Center, 2nd Floor
Redwood City, CA 94062
(650) 363-1818
Email: oboo@smcgov.org

NEXT MEETING:

The next regularly scheduled Agricultural Advisory Committee meeting is on October 16, 2023.

AGENDA
6:00 p.m.

1. **Call to Order**
2. **Member Roll Call**
3. **Meeting Procedures**
4. **Committee Nomination** for AAC Secretary.
5. **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.
6. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.
7. **Consideration of Meeting Minutes** for the March 13, 2023, June 12, 2023, and July 10, 2023 AAC meetings.
8. **Community Development Director’s Report.** *(Planning Liaison)*
9. **Discussion** on status of Peninsula Open Space Trust parcels excluded from wildlife conservation easements that are associated with the Lake Lucerne Mutual Water Company.

10. **Presentation** on efforts to establish a food hub for San Mateo County. Lead Presenter: Eliza Milio, Ag Stewardship Program Manager and San Mateo County Ag Ombudsman, San Mateo Resource Conservation District.
-

Consent Agenda

11. **Owner:** Dolores Togneri
Applicant: David Repetto
File Number PLN 2023-00249
Location: 12331 San Mateo Road, Half Moon Bay (unincorp.)
Assessor's Parcel No. 056-321-020

Consideration of an Agritourism Event beginning on October 1, 2023, and ending on October 31, 2023, located at 12331 San Mateo Road in unincorporated Half Moon Bay (Repetto's Pumpkins). No operational changes are proposed from last season. Please direct any questions to Project Planner, Tiare Pena at tpeña@smcgov.org.

Action Request: That the AAC recommend approval of the Agritourism Event Permit.

12. **Adjournment**

X: Present Blank Space: Absent or Excused Grey Color: No Meeting *Special Meeting **Position vacant



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

7



County of San Mateo Planning & Building Department Agricultural Advisory Committee

John Vars
Koren Widdel
Jess Brown
Jim Howard

Frank McPherson
Judith Humburg
Lauren Silberman
Ryan Casey

James Oku
Peter Marchi
Natalie Sare
Fred Crowder

Jonathan Winslow
Summer Burlison

County Office Building
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-1825

ACTION MINUTES

Draft

Monday March 13, 2023

A full recording of this meeting can be accessed on the official government YouTube channel of the County of San Mateo at: <https://www.youtube.com/watch?v=HDs7Ws2Nms8>.

1. **Call to Order**

At the Ted Adcock Community Center, in the South Day Room, located at 535 Kelly Avenue, Half Moon Bay, Chair John Vars called the meeting to order at 6:03 pm.

2. **Member Roll Call**

Regular Committee Members Present:

James Oku
John Vars
Peter Marchi
Ryan Casey
Jonathan Winslow
Lauren Silberman

Regular Committee Members Absent:

Natalie Sare

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner
Jess Brown, San Mateo County Farm Bureau Executive Director

Nonvoting Committee Members Absent:

Jim Howard, Natural Resource Conservation Staff
Frank McPherson, UC Co-Op Extension Representative

Planning Liaison Present:

Summer Burlison, Planning Staff Liaison

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.

- Kerry Burke, Land Use Consultant, shared about a recent community meeting regarding local mountain lions, the return of Farm Day Lunch on March 31, 2023, and National Farmworker Appreciation Day.
- Marisol Durani, Legislative Aide for District 3 Supervisor Ray Mueller, shared updates regarding the County's farmworker housing task force and related housing needs and resources.

4. Committee Member Update(s) and/or Questions to allow Committee Members to share news and/or concerns for items not on the agenda.

- John Vars, Committee Chair, shared updates from the second Farmworker Advisory Commission meeting including updates on the County’s response to the recent shooting and related housing needs.
- Lauren Silberman, Committee Secretary, shared a desire for direct communication with farmworkers regarding the farmworker housing task force’s inspection of all farmworker housing in the County.
- Koren Widdel, Agricultural Commissioner, shared the following:
 - The County’s ongoing response to a fertile cape weed infestation in the Pescadero area;
 - The 2022 crop and disaster reporting surveys that have been circulated;
 - The Department of Pesticide Regulation’s sustainable pesticides roadmap; and
 - The March 16, 2023 deadline to apply for FEMA disaster response support and disaster preparedness generally.

5. Committee Nomination for the Committee Secretary position.

The Committee discussed Committee Member Fred Crowder stepping down from the committee, which leaves the Secretary role open, as well as Lauren Silberman’s ability to continue serving as Committee Secretary until she concludes her term on the AAC.

Committee Member Peter Marchi moved, and Committee Member James Oku seconded, a motion to appoint Lauren Silberman to continue serving as Committee Secretary.

Motion passed 5-0-1, with one abstention and one absent member.

6. Community Development Director’s Report

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

No action required. The Committee reviewed the items on this month’s report and discussed the appointment of the new Agricultural Ombudsman Eliza Milio.

Regular Agenda

- 7. Owner:** James Baker
Applicant: James Thompson
File Number: PLN 2016-00515
Location: 900 Seaside School Road, San Gregorio
Assessor’s Parcel No.: 081-240-060

Consideration of a Coastal Development Permit (CDP), Planned Agricultural District Permit (PAD), and Grading Permit to construct a replacement single-family residence, fire turnaround, new septic system, and a domestic well on a 43.21-acre parcel. There is no tree removal and 345 cubic yards of grading proposed. The CDP is appealable to the California Coastal Commission. Please direct questions to Olivia Boo, Planner III, at OBoo@smcgov.org.

Action Request: That the AAC provide a recommendation to the Planning Commission on the proposed project.

PUBLIC SPEAKERS:

Kerry Burke
Marisol Durani

COMMITTEE ACTION:

The applicant made a presentation regarding the proposed project. The Committee discussed existing and needed water infrastructure, the Committee's concerns about Williamson Act compliance regarding total grazing area, needed documentation to confirm Williamson Act compliance, and the need to approve a Williamson Act exception to approve this project.

Kerry Burke, Land Use Consultant, shared her desire to see the required agricultural plan for this parcel and concerns regarding past Williamson Act exceptions granted (i.e. Arata Farms).

Marisol Durani, Legislative Aide for District 3 Supervisor Ray Mueller, advised the Committee of Supervisor Mueller's support for the timely and clear approval of this project.

Committee Member Peter Marchi moved, and Committee Chair John Vars seconded, a motion to approve this project based on meeting presentation clarifications with a request for follow up documentation to confirm compliance with the Williamson Act regarding grazing 75% of the parcel or greater; please note the Committee supports the timely approval of this project.

Motion passed 6-0-0, with one absent member.

8. Adjournment

Meeting was adjourned at 7:47 p.m. by Committee Chair John Vars.



County of San Mateo Planning & Building Department Agricultural Advisory Committee

John Vars, Chair
Natalie Sare, Vice Chair
Lauren Silberman, Secretary
Dr. Igor Lacan

James Oku
Jess Brown
Jim Howard
Jonathan Winslow

Koren Widdel
Peter Marchi
Ryan Casey

County Office Building
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-1825

ACTION MINUTES

Draft

Monday June 12, 2023

A full recording of this meeting can be accessed on the official government YouTube channel of the County of San Mateo at: <https://www.youtube.com/watch?v=TIjN1gjVJNQ>.

1. **Call to Order**

At the Ted Adcock Community Center, in the South Day Room, located at 535 Kelly Avenue, Half Moon Bay, Chair John Vars called the meeting to order at 6:16 pm.

2. **Member Roll Call**

Regular Committee Members Present:

James Oku
Natalie Sare
John Vars
Peter Marchi
Ryan Casey
Jonathan Winslow
Lauren Silberman

Regular Committee Members Absent:

None

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner
Jess Brown, San Mateo County Farm Bureau Executive Director

Nonvoting Committee Members Absent:

Jim Howard, Natural Resource Conservation Staff
Dr. Igor Lacan, UC Co-Op Extension Representative

Planning Liaison Present:

Summer Burlison, Planning Staff Liaison

Committee Member Peter Marchi moved, and Committee Secretary Lauren Silberman seconded, a motion to address Regular Agenda Item #7 next.

Motion passed 6-0-0, with one absent member (at the time of vote).

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.

- Dante Silvestri, Local Cattle Rancher, raised questions about Midpeninsula Regional Open Space District's (MROSD) purchase from Peninsula Open Space Trust (POST) of Cloverdale

Ranch specifically regarding three parcels that do not have Wildlife Conservation Board easements and the potential for future agricultural activity on these parcels. Mr. Silvestri also raised questions about the proliferation of unregulated roadside farm stands in the county and what legal recourse is available to enforce farmstand regulations.

Committee Member Peter Marchi moved, and Committee Secretary Lauren Silberman seconded, a motion to agendaize this discussion about the Cloverdale Ranch parcels without wildlife easements on the next meeting and invite MROSD and POST to discuss/answer committee questions.

Motion passed 7-0-0, with no absent members.

4. Committee Member Update(s) and/or Questions to allow Committee Members to share news and/or concerns for items not on the agenda.

- Natalie Sare, Committee Member, followed up on previous Committee discussions regarding sourcing a speaker who can present on Prop. 19 and how it affects farms regarding inheritance, which she will continue to coordinate with the Planning Liaison.
- John Vars, Committee Chair, shared updates from the recent Farmworker Affairs Commission regarding the new Ag ID program and ongoing farm labor housing projects.
- Lauren Silberman, Committee Secretary, shared that she will be moving out of the County later this summer and will be stepping down from the Committee at that time. She also shared about the recent \$5 million Serna Grant awarded to the farmworker housing project on Stone Pine Road in Half Moon Bay.

5. Consideration of Meeting Minutes for the January 9, 2023 AAC meeting.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

The Committee discussed the draft minutes.

Committee Chair John Vars moved, and Committee Secretary Lauren Silberman seconded, a motion to approve the minutes as drafted.

Motion passed 6-0-1, with no absent members and one abstention due to meeting attendance.

6. Community Development Director’s Report. (Planning Liaison)

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

No action required. The Committee reviewed the items on this month’s report and discussed the Committee vacancies and ongoing process to fill them.

Regular Agenda

- 7. Owner:** Joshua Skolnick
Applicant: Kerry Burke
File Number: PLN 2022-00211

Location: West side of Cabrillo Highway, Pescadero
Assessor's Parcel No.: 086-250-140, 086-250-150, 086-250-160

Consideration of a Coastal Development Permit (CDP), Planned Agricultural District Permit (PAD), and Architectural Review for the drilling of a test domestic well on an undeveloped 6.53-acre property located on the west side of Cabrillo Highway in the unincorporated Pescadero area of San Mateo County. The CDP is appealable to the California Coastal Commission. The property is located in the Cabrillo Highway State Scenic Corridor.

Action Request: That the AAC provide a recommendation to the Planning Commission on the proposed project.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

The applicant made a presentation regarding the project. The Committee discussed that this project is for a test well to determine water on site and potential path forward, sensitive habitats on the parcel, and that the project will come before the committee again depending on test well results.

Committee Member Peter Marchi moved, and Committee Member James Oku seconded, a motion to recommend passing the project.

Motion passed 7-0-0, with no absent members.

8. Adjournment

Meeting was adjourned at 7:41 p.m. by Committee Chair John Vars.



County of San Mateo Planning & Building Department Agricultural Advisory Committee

John Vars, Chair
Natalie Sare, Vice Chair
Lauren Silberman, Secretary
Dr. Igor Lacan

James Oku
Jess Brown
Jim Howard
Jonathan Winslow

Koren Widdel
Peter Marchi
Ryan Casey

County Office Building
455 County Center, 2nd Floor
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650/363-1825

ACTION MINUTES

Draft

Monday July 10, 2023

A full recording of this meeting can be accessed on the official government YouTube channel of the County of San Mateo at: https://www.youtube.com/watch?v=C_4C2c09oOQ.

1. **Call to Order**

At the Ted Adcock Community Center, in the South Day Room, located at 535 Kelly Avenue, Half Moon Bay, Vice Chair Natalie Sare called the meeting to order at 6:02 pm.

2. **Member Roll Call**

Regular Committee Members Present:

James Oku
Natalie Sare
John Vars
Peter Marchi
Ryan Casey
Jonathan Winslow
Lauren Silberman

Regular Committee Members Absent:

None

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner
Jess Brown, San Mateo County Farm Bureau Executive Director

Nonvoting Committee Members Absent:

Jim Howard, Natural Resource Conservation Staff
Dr. Igor Lacan, UC Co-Op Extension Representative

Planning Liaison Present:

Summer Burlison, Planning Staff Liaison

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.

- Dante Silvestri, Local Cattle Rancher, inquired about the remote participation attendees for this meeting via the new Owl device.

4. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.

- Summer Burlison, Planning Liaison, shared that Planner Olivia Boo will be taking over the role of Planning Liaison.
- Lauren Silberman, Committee Secretary, shared that next month will be her final meeting.
- Natalie Sare, Committee Member, shared updates regarding coordinating a speaker who can present on Prop. 19 and continued coordination with the Planning Liaison.
- Koren Widdel, Agricultural Commissioner, shared about the upcoming Disaster Preparation Day on August 5, 2023.
- John Vars, Committee Chair, shared about the upcoming Farmworker Affairs Commission meeting on July 12, 2023 at the Half Moon Bay Library.
- James Oku, Committee Member, inquired about the committee's requested follow up on the past discussion regarding illegal farmstands and communication with the Sheriff's Office.

5. **Community Development Director's Report.** *(Planning Liaison)*

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

No action required. The Committee reviewed the items on this month's report and discussed that two new committee members will be appointed and start at next month's meeting.

6. **Discussion** on status of Peninsula Open Space Trust parcels excluded from wildlife conservation easements that are associated with the Lake Lucerne Mutual Water Company.

PUBLIC SPEAKERS:

Joe Barroso
Kerry Burke
Dante Silvestri
BJ Burns

COMMITTEE ACTION:

No action required. The Committee discussed that POST will be available to discuss this item and answer questions at the August 2023 AAC meeting, clarified the committee's questions for POST regarding this project, discussed if the parcels without wildlife easements can be made available for new agricultural activities, and shared a desire to have impacted property owners join the continuing discussion.

Joe Barroso, Local Cattle Rancher, asked about potential irrigation needs and shared about his experience maintaining the Cloverdale Ranch irrigation system for several decades.

Kerry Burke, Land Use Consultant, raised questions for Midpeninsula Regional Open Space District (MROSD) regarding how this project will be consistent with their current agricultural policies regarding fostering and improving agriculture, if these parcels have prime soils, and what their responsibility is moving forward after the sale.

Dante Silvestri, Local Cattle Rancher, asked about related water rights on parcels that are not being farmed, how critical this water is to local agricultural activities, writing in utility easements today for future use before the acquisition/transfer, and other lands with wildlife easements.

BJ Burns, Local Farmer and previous committee member, raised questions about if the Cloverdale Ranch house is already occupied by a ranger, how the Cloverdale Ranch water and irrigation system can be protected and kept available for agricultural use on the coast, ensuring public will not

be able to access and compromise the water system, and if a public agency can own a water system.

Regular Agenda

7. **Presentation and Discussion** on San Mateo County Department of Agriculture/Weights & Measures' Agricultural Access (Ag ID) Program. Presentation by: San Mateo County Agriculture/Weights & Measures.

PUBLIC SPEAKERS:

Anonymous

COMMITTEE ACTION:

No action required. The Committee discussed the details of the presentation including the definition of managerial staff, that this program will be adjusted based on specific emergency situations, that much of the planned program is based on California Assembly Bill 141 passing, and criteria for allowing an Ag ID holder to access an evacuated agricultural operation.

An anonymous member of the public asked if there is a similar state level program.

8. **Adjournment**

Meeting was adjourned at 7:37 p.m. by Committee Chair John Vars.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

8

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

DATE: August 31, 2023

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

CONTACT INFORMATION: Olivia Boo, Planner, oboo@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 Division from August 4, 2023 to August 31, 2023.

PLANNED AGRICULTURAL DISTRICT (PAD) PERMIT OUTCOMES

One (1) PAD permit application was heard or considered by the Board of Supervisors and/or Planning Commission during this time period.

- a. **Owner:** Skolnick Joshua L
Applicant: Kerry Burke
File Number: PLN2022-00211
Location: West side of Cabrillo Highway, Pescadero
Assessor's Parcel Nos: 086-250-140, 086-250-150, 086-250-160

Consideration of a Coastal Development Permit (CDP), Planned Agricultural District Permit and Architectural Review Permit, and adoption of a Mitigated Negative Declaration, for the drilling of a test domestic well on a legal undeveloped 6.53-acre property located on the west side of Cabrillo Highway in the unincorporated Pescadero area of San Mateo County. The CDP is appealable to the California Coastal Commission. The property is located in the Cabrillo Highway State Scenic Corridor. Project Planner: Kanoa Kelley, kkelley@smcgov.org.

This project was approved by the Planning Commission on August 23, 2023. The County's local appeal period ends on September 7, 2023.

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

No PAD permit applications were received by the Planning Division during this time period.

COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS

Four (4) rural CDX applications were submitted during this time period. Please see the attached status report regarding the application. The CDX list includes the description of the project and its status. A copy of the listed CDX is available for public review upon request.

OTHER PROJECTS

None.

ADDITIONAL ANNOUNCEMENTS

1. AAC vacancy update.
2. Next meeting is on Oct 16, 2023 - 3rd Monday in October, due to the 2nd Monday in October being Columbus Day/Indigenous People's Day.

COUNTY OF SAN MATEO

Count Distinct (RECORD ID)						
4						
Permit Number	RECORD NAME	DATE OPENED	DESCRIPTION	APN	ADDR FULL LINE1	RECORD STATUS
PLN2023-00255	DECK	8/15/2023	CDx for a 384 sq. ft. raised deck on top of water tanks approved under PLN2019-00388/BLD2019-01937 to hold solar panels, battery boxes, and other equipment. CDX associated with BLD2022-02758.	081350150	100 RALSTON RD, SAN GREGORIO	Approved
PLN2023-00257	AG WELL	8/15/2023	CDx for a new ag well.	086142010	12850 Cabrillo Hwy, Pescadero	Submitted
PLN2023-00262	Pond Repair	8/18/2023	CDx and Grading Exemption for ag pond repair and expansion. RCD is the project sponsor.	088090240	6500 Pescadero Creek Rd, Pescadero	Approved
PLN2023-00271	RESTROOMS	8/27/2023	CDx to allow for the replacement of 8 restrooms (4 vault and 4 chemical restrooms) with ADA compliant vault restrooms at Gazos Creek Beach, Bean Hollow State Beach, Pescadero State Beach South, Pescadero State Beach Central, Pescadero State Beach North, Pomponio State Beach, San Gregorio State Beach, Cowell Ranch, and Burliegh Murray State Park.	066110010	Various locations San Gregorio and Pescadero	Submitted



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

9

Responses provided by Peninsula Open Space Trust
September 11, 2023 AAC Meeting
Agenda Item 9

Why were three (3) parcels excluded from the Wildlife Conservation Board Conservation Easement?
Was it intentional and if so why?

The State of California invested \$10 million, partnering with POST in the protection of the Bolsa Point Ranch portion of Cloverdale. These funds came to POST through a grant from the State Wildlife Conservation Board (WCB). In return, POST granted a Conservation Easement of equivalent value (based on an appraisal completed at the time of the grant) covering parcels totaling 1010 acres. Since the grant funds were less than the value of an easement covering all of Bolsa Point Ranch, lands with existing development were excluded from the WCB Conservation Easement area including the 3 parcels in question.

What is the future intention of the three (3) excluded parcels? Why are they not part of farmland futures and/or can they be offered to farmers?

The 3 parcels are included within the portion of Cloverdale over which Midpen holds a purchase option. These parcels were not in active agricultural production at the time of POST's acquisition of Bolsa Point Ranch, and to the best of our understanding had not been in production for many years prior to that. Portions of the property that were in production at that time were leased and then sold to farmers - subject to a Conservation Easement - a few years after POST's acquisition.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

11

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

DATE: September 11, 2023

TO: Agricultural Advisory Committee

FROM: Tiare Peña, Planning Staff, 650/363-1850

SUBJECT: Consideration of an Agritourism Event beginning on October 1, 2023, and ending on October 31, 2023, located at 12331 San Mateo Road in unincorporated Half Moon Bay (Repetto's Pumpkins).

County File Number: PLN 2023-00249 (Repetto/Togneri)

PROPOSAL

The applicant (Repetto) has submitted an application for an Agritourism Event for the upcoming 2023 October pumpkin selling season. The proposed days and hours of operation are as follows: October 1, 2023 – October 31, 2023, at 12331 San Mateo Road, unincorporated Half Moon Bay (Repetto's Pumpkins). The proposed days and hours of operation are as follow: Daily from 9:00 a.m. to sunset. The proposed Event elements include a pumpkin patch, hay ride and corn maze. Parking for the Event will occur in an existing open field on the 15-acre property. There will be 4-6 employees on-site. No changes are proposed from the previous year's Event operation.

DECISION MAKER

Community Development Director

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

1. Is the agritourism use compatible with the long-term agricultural uses of the land?
2. Will the agritourism operation have an adverse effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?
3. What decision do you recommend the Community Development Director take with respect to this application?

BACKGROUND

Report Prepared By: Tiare Peña

Location: Repettos, 12331 San Mateo Road, Half Moon Bay

APN(s): 056-321-020

Existing Zoning: Planned Agricultural District/Coastal Development

General Plan Designation: Agriculture

Williamson Act: The project site is not encumbered by a Williamson Act contract.

Existing Land Use: Agricultural Uses

Setting: The 15-acre parcel is located on San Mateo Road in the unincorporated area of Half Moon Bay. The property is currently an established ornamental flower agricultural business.

Chronology:

<u>Date</u>	<u>Action</u>
October, 2019	- Agritourism Event permit, PLN 2019-00407, approved.
October, 2020	- Agritourism Event permit, PLN 2020-00286, approved.
August, 2021	- Agricultural Event permit PLN 2021-00270, approved.
July 2022	- Agritourism Event application submitted PLN 2022 00246.
September 2022	- Agricultural Advisory Committee public meeting.
August 2023	- Agritourism Event application submitted, PLN 2023-0000249.
September 2023	- Agritourism Advisory Committee public meeting.

DISCUSSION

Will the project be visible from a public road?

Yes, the project site is visible from San Mateo Road/Highway 92; however, the Event is secondary, and supplemental to ongoing agricultural use of the land, and as a seasonal event not uncharacteristic for the area.

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

No.

Is there prime soil on the project site?

There are prime soils interspersed throughout the site as illustrated in Attachment B.

A. KEY ISSUES

1. Agritourism Event Certificate of Exemption

Planning staff has reviewed this application for conformance with the Agritourism Guidelines. The proposed Agritourism activities are secondary and supplemental to established agricultural uses on the property. All activities are temporary, support the economic viability of the farm and does not prevent future agricultural uses on the land. Staff has determined that this application is in compliance with the Agritourism Guidelines.

2. Compliance with the Williamson Act:

The subject property is not encumbered by a Williamson Act contract.

FINDINGS

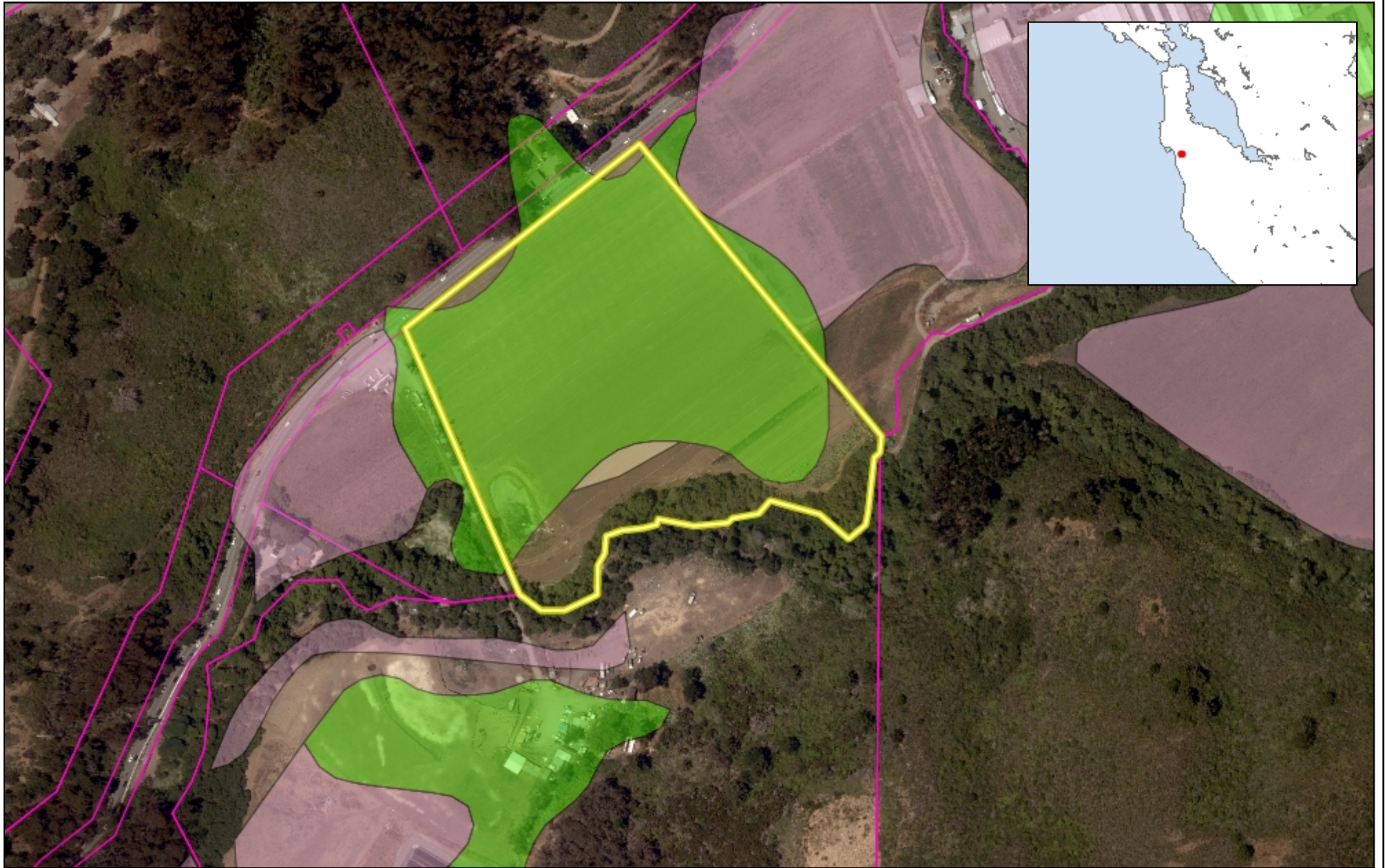
1. That the Agritourism use is compatible with the long-term agricultural uses of the land because the proceeds from the pumpkin sales support the economic viability of the farm. This is an established agricultural farm; therefore, this finding can be made.
2. That the Agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property. The applicant will hire five (5) employees for the season to assist with parking and pumpkin sales. This finding can be made.

3. That the Agritourism operation is in substantial conformance with the goals set forth in the San Mateo County Agritourism Guidelines. Specifically, that the operation is secondary and supplemental to existing agricultural operation on the land. Due to the ongoing agricultural uses on the property, this finding can be made.
4. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program and San Mateo Zoning Regulations.

ATTACHMENTS

- A. Prime Soil Map

TGP:cmc – TGPHH0256_WCU.DOCX



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:4,514



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