



County of San Mateo Planning & Building Department
Agricultural Advisory Committee

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161
Fax: 650/363-4849

SPECIAL MEETING PACKET

Date: Monday, September 18, 2017
Time: 7:30 p.m.
Place: Half Moon Bay Historic Train Depot
110 Higgins Canyon Road, Half Moon Bay, California

AGENDA

1. Call to Order
2. Member Roll Call
3. Oath of Office for Ron Sturgeon
4. Public Comments for Items Not on the Agenda
5. Consideration of an Agritourism Event (PLN2017-00368) for the upcoming 2017 October pumpkin selling season. The proposed days and hours of operation are as follows: October 1, 2017 - November 15, 2017; Monday - Friday from 9:00 a.m. to 5:00 p.m., and Saturday - Sunday from 9:00 a.m. to 6:00 p.m. The proposed elements are; 1) a pumpkin patch, pony ride, petting zoo, two inflatable and 2) one food vendor (weekends only). Location: 12009 San Mateo Road, Half Moon Bay (APN 056-331-120). Applicant: John Cozzolino.
6. Consideration of an Agritourism Event (PLN2017-00371) for the upcoming 2017 October pumpkin selling season. The proposed days and hours of operation are as follows: October 1, 2017 - November 15, 2017; Monday through Saturday from 9:00 a.m. to 7:00 p.m., and Sunday from 9:00 a.m. to 6:00 p.m. The proposed elements are; 1) a pumpkin patch, hayride and corn maze and, 2) one food vendor. Location: 12331 San Mateo Road, Half Moon Bay (APN 056-321-020). Applicant: David Repetto.
6. Consideration of an Agritourism Event (PLN2017-00372) for the upcoming 2017 Christmas tree sales season. The proposed days and hours of operation are as follows: November 15 through December 24, 2017 from 9:00 a.m. til 5:00 p.m. The proposed elements are; 1) a train on rubber tires that transport guests along an existing graveled road and 2) one food/snack bar for sales of prepackaged foods and associated seasonal related items. Location: 78 Pilarcitos Creek Road, Half Moon Bay (APN 056-380-020). Applicant Natalie Sare.
7. Consideration of the Action Minutes for the August 14, 2017 regular meeting.
8. Community Development Director's Report
9. Adjournment – Next meeting October 10, 2017

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) 363-1857, or by fax at (650) 363-4849, or e-mail rbartoli@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 – September 18, 2017

Agricultural Advisory Committee Attendance 2016-2017

| | Sept | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | July | Aug | Sept |
|---|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|------|
| VOTING MEMBERS | | | | | | | | | | | | | |
| Brenda Bonner Public Member | | X | X | X | X | X | X | X | | | X | X | |
| BJ Burns Farmer, Vice Chair | X | X | X | X | X | X | X | X | | X | X | X | |
| Robert Cevasco Farmer | | X | | | X | X | X | X | | | X | | |
| Louie Figone Farmer | X | | X | X | X | X | X | X | | X | X | X | |
| Marilyn Johnson Public Member | X | X | X | | X | X | X | X | | X | X | X | |
| John Vars ** Farmer | | | | | | X | | | | X | | X | |
| Peter Marchi Farmer | X | X | X | X | X | X | X | X | | X | | X | |
| Doniga Markegard Farmer | | | X | | X | X | X | | | | X | X | |
| Robert Marsh Farmer, Chair | X | X | X | X | X | X | X | X | | X | X | X | |
| Ron Sturgeon * Conservationist | | | | | | | | | | | | | |
| Vacant Ag Business | | | | | | | | | | | | | |
| NON-VOTING MEMBERS | | | | | | | | | | | | | |
| Natural Resource Conservation Staff | | | | | | | | | | | | | |
| San Mateo County Agricultural Commissioner | X | X | X | | X | X | X | X | | | | | |
| Farm Bureau Executive Director | X | X | X | X | X | X | X | X | | X | X | X | |
| San Mateo County Planning Staff | X | X | X | X | X | X | X | X | | X | X | X | |
| UC Co-Op Extension Representative | | | | | X | | | | | | | | |

X: Present

Blank Space: Absent or Excused

Grey Color: No Meeting

*** As of 9/18/17**

**** As of 2/1/17**

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

DATE: September 18, 2017

TO: Agricultural Advisory Committee

FROM: Tiare Peña
(650) 363-1850

SUBJECT: Agritourism Event
12009 San Mateo Road (Cozzolino)

County File Number: PLN2017-00368

PROPOSAL

The applicant (John Cozzolino) has submitted an application for an Agritourism Event for the upcoming 2017 October pumpkin selling season. The proposed days and hours of operation are as follows: October 1, 2017 - November 15, 2017; Monday - Friday from 9:00 a.m. to 5:00 p.m., and Saturday - Sunday from 9:00 a.m. to 6:00 p.m. The proposed elements are; 1) a pumpkin patch, pony ride, petting zoo, two inflatable and, 2) one food vendor (weekends only).

DECISION MAKER

Community Development Director

BACKGROUND

Report Prepared By: Tiare Peña

Location: 4-C's Pumpkin Farm, 12009 San Mateo Road, Half Moon Bay

APN: 056-331-120

Existing Zoning: Planned Agricultural District/Coastal Development

General Plan Designation: Agriculture

Existing Land Use: Agricultural uses

Setting: The 18.89 acre parcel is located on San Mateo Road in the unincorporated area of Half Moon Bay. The property is utilized as an established pumpkin, and oat hay agricultural growing operation.

Williamson Act: The project site under a Williamson Act contract (AP 72-18).

Chronology:

| <u>Date</u> | <u>Action</u> |
|--------------------|---|
| 2014 | - Application for Agritourism Event approved by County and AAC (PLN2014-00286) for Agritourism Event for the October pumpkin selling season. The proposed days and hours of operation are as follows: October 1- November 15; Monday - Friday from 9:00 a.m. to 5:00 p.m., and Saturday - Sunday from 9:00 a.m. to 6:00 p.m. The proposed elements are; 1) a pumpkin patch, pony ride, petting zoo, two inflatable and and, 2) one food vendor (weekends only). |
| 2015 | - Application for Agritourism Event approved by County and AAC (PLN2015-00435). No change in project from 2014. |
| 2016 | - Application for Agritourism Event approved by County and AAC (PLN2016-00410). No change in project from 2015. |
| August 2017 | - Application for Agritourism Event received by San Mateo County Planning Department. No change in project from 2016. |
| September 18, 2017 | - San Mateo County Agricultural 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.

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

No.

Are there prime soils on the project site?

There are prime soils interspersed throughout the site.

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, supports 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. The Agritourism event will utilize less than 1 acre. Parking is excluded from acreage calculation.

2. Compliance with the Williamson Act:

The subject property is under a Williamson Act contract (AP 72-18).

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 one employee 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:

Application for Agritourism Event

Application for Agritourism Event

455 County Center, 2nd Floor
Redwood City • CA • 94063 • Mail Drop PLN 122
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

Primary Permit #: PLN 2017-00368

1. Instructions

Please fill out the general Planning Permit Application Form, Environmental Information Form, and this form when applying for a Agritourism use.

2. Project Information

Parcel/Lot Size: 056-331-120
18.89 acres

If less than 40 Acres project not to exceed 1 gross Acre)

If more than 40 Acres project not to exceed 2 gross Acres)

Please describe hours, number of employees and statement of conformance with agritourism guidelines:

Monday-Friday 9AM-5PM
*weather permitting
1 employee

Saturday-Sunday 9am-6pm
*weather permitting
Weekend Staff are the owners

Please describe the agricultural uses on the land:

Crop rotation every 2 years between oat hay & pumpkins

Please describe all elements and activities associated with your agritourism activities:

- Pumpkin Sales
- Pony Rides
- Petting Zoo
- Inflatables
- Mobile food Vendor

Applicant's Name: John Cozzolino
4-C's Pumpkin Farm
Address: 12009 San Mateo Rd.
Half Moon Bay, CA 94019

3. Site Description

Please describe any on-site parking areas:
Large open field adjacent to pumpkin field

Please describe any on-site eating establishments:
1- Mobile Food vendor on weekends & Columbus Day only

4. Qualification Requirements

Please initial next to the category which qualifies your project for an agritourism use.
 Event will not occur for more than 45 days. Total acreage does not exceed two gross acres.
 Total acreage does not exceed one gross acre. Does not interfere with agricultural uses of the land.

5. Williamson Act Contract

Is the parcel currently under a Williamson Act Contract? YES NO
If Yes, please provide contract number: 056-331-050 / 056-331-120

6. Materials Required

- a. Three (3) sets of plans that include a scaled site plan, elevations, and floor plans
 - b. One (1) set of reduced plans (8 1/2"X11" or 11"X17")
 - c. All applicable applications forms
 - d. Environmental Information Form
 - e. Photographs (if requested)
 - f. Fees as set by Resolution of the Board of Supervisors
- Additional information may be required during review of your application.

7. Approval

Planner: _____ Date: _____

8. Processing

- Fee Collected
- Referral to Agricultural Advisory Committee
- Update Permit Plan

9. Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's Signature (1): John Corzadine
Owner's Signature (2): _____
Applicant's Signature: John Corzadine

18,900 acres

HWY 92

La Nebbia Winery

Exit

Parking

ENTRANCE

ADDITIONAL PARKING

Pumpkin Field

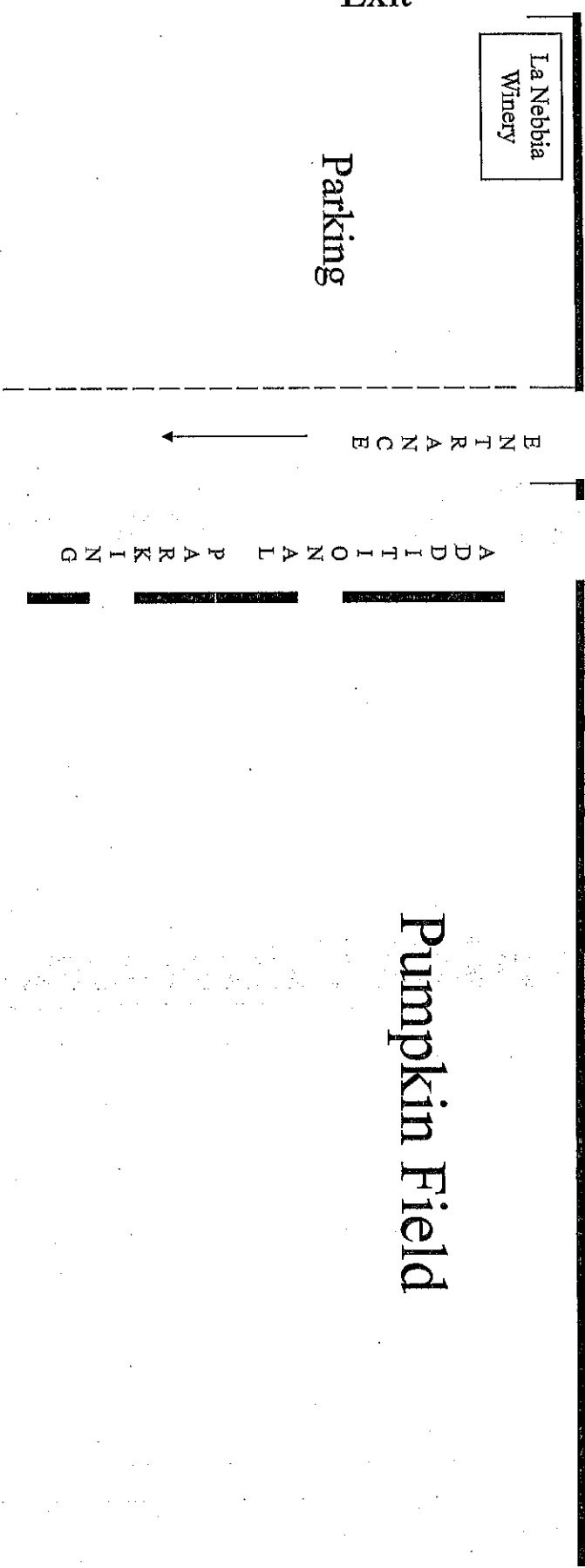
Sales Tent
10' x 20'

Mobile food
vendor 12' x 22'

Pony Rides
Approx.
30' x 30'

Petting Zoo
10' x 40'

2 - Kids
Inflatable
Dimensions
change every
year



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

DATE: September 18, 2017

TO: Agricultural Advisory Committee

FROM: Tiare Peña
(650) 363-1850

SUBJECT: Agritourism Event
12331 Half Moon Bay Road (Repetto)

County File Number: PLN2017-00371

PROPOSAL

The applicant (Repetto) submitted an application for an Agritourism Event for the upcoming 2017 October pumpkin selling season. The proposed days and hours of operation are as follows: October 1, 2017 - November 15, 2017; Monday through Saturday from 9:00 a.m. to 7:00 p.m., and Sunday from 9:00 a.m. to 6:00 p.m. The proposed elements are; 1) a pumpkin patch, hayride and corn maze and, 2) one food vendor.

DECISION MAKER

Community Development Director

BACKGROUND

Report Prepared By: Tiare Peña

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

APN: 056-321-020

Existing Zoning: Planned Agricultural District/Coastal Development

General Plan Designation: Agriculture

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.

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

Chronology:

| <u>Date</u> | <u>Action</u> |
|----------------|--|
| 2014 | - Application for Agritourism Event approved by County and AAC (PLN2014-00287) for Agritourism Event for the October pumpkin selling season. The proposed days and hours of operation are as follows: October 1 - November 15; Monday through Saturday from 9:00 a.m. to 7:00 p.m., and Sunday from 9:00 a.m. to 6:00 p.m. The proposed elements are; 1) a pumpkin patch, hayride and corn maze and, 2) one food vendor. |
| 2015 | - Application for Agritourism Event approved by County and AAC (PLN2015-00434). No change in project from 2014. |
| 2016 | - Application for Agritourism Event approved by County and AAC (PLN2016-00421). No change in project from 2015. |
| August, 2017 | - Application for 2017 Agritourism event submitted |
| September 2017 | - Agricultural 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.

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.

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, supports 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. The Agritourism event will utilize less than 1 acre. Parking is excluded from acreage calculation.

2. Compliance with the Williamson Act:

The subject property is not under 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 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:

Application for Agritourism Event

Application for Agritourism Event

455 County Center, 2nd Floor
Redwood City • CA • 94063 • Mail Drop PLN 122
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

Primary Permit #: _____

1. Instructions

Please fill out the general Planning Permit Application Form, Environmental Information Form, and this form when applying for a Agritourism use.

2. Project Information

Parcel/Lot Size: 056-321-020
15 acres

If less than 40 Acres project not to exceed .1 gross Acre)

If more than 40 Acres project not to exceed 2 gross Acres)

Use will be no more than 1 acre

Please describe all elements and activities associated with your agritourism activities:

Pumpkin Patch
Hay Ride
Corn Maze

Please describe hours, number of employees and statement of conformance with agritourism guidelines:

Daily 9 AM to Sunset
There will be approximately 4-6 employees

Please describe the agricultural uses on the land:

Ornamental flower grower
pumpkins & corn

Applicant's Name: David Repetto

Address: 12331 San Mateo RD.
Half Moon Bay CA 94019

3. Site Description

Please describe any on-site parking areas:

We will have approximately 1 acre of parking

Please describe any on-site eating establishments:

4. Qualification Requirements

Please initial next to the category which qualifies your project for an agritourism use.

- Event will not occur for more than 45 days. Total acreage does not exceed two gross acres.
 Total acreage does not exceed one gross acre. Does not interfere with agricultural uses of the land.

5. Williamson Act Contract

Is the parcel currently under a Williamson Act Contract?

YES

NO

If Yes, please provide contract number: _____

6. Materials Required

- a. Three (3) sets of plans that include a scaled site plan, elevations, and floor plans
b. One (1) set of reduced plans (8 1/2"x11" or 11"x17")
c. All applicable applications forms
d. Environmental Information Form
e. Photographs (if requested)
f. Fees as set by Resolution of the Board of Supervisors
Additional information may be required during review of your application.

7. Approval

Planner: _____

Date: _____

8. Processing

- Fee Collected
 Referral to Agricultural Advisory Committee
 Update Permit Plan

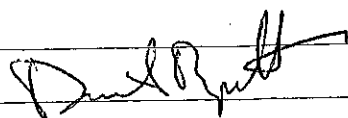
9. Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's Signature (1): _____

Owner's Signature (2): _____

Applicant's Signature: _____



Hwy 92

Pumpkin Patch

Pumpkin Patch

Inflatables

Hay Ride

Corn Maze

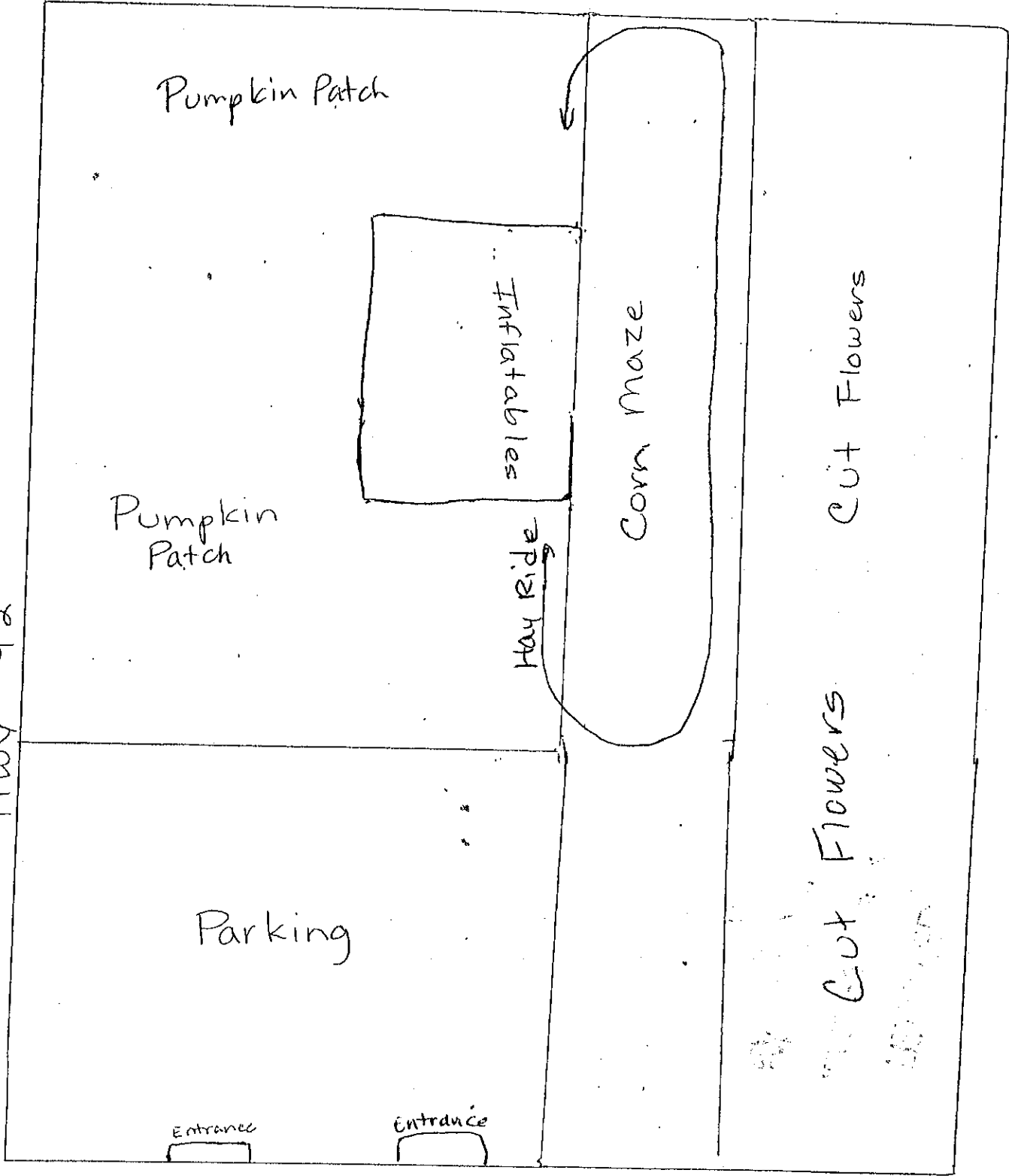
Cut Flowers

Parking

Cut Flowers

Entrance

Entrance



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

DATE: September 18, 2017

TO: Agricultural Advisory Committee

FROM: Tiare Peña
(650) 363-1850

SUBJECT: Agritourism Event
78 Pilarcitos Creek Road (Sare)

County File Number: PLN2017-00372

PROPOSAL

The applicant (Sare) is requesting consideration of an application for an Agritourism Event for the upcoming 2017 Christmas tree sales season. The proposed days and hours of operation are as follows: November 15 through December 24, 2017 from 9:00 a.m. til 5:00 p.m. The proposed elements are; 1) a train on rubber tires that transport guests along an existing graveled road and 2) one food/snack bar for sales of prepackaged foods and associated seasonal related items.

DECISION MAKER

Community Development Director

BACKGROUND

Report Prepared By: Tiare Peña

Location: Santa's Tree Farm, 78 Pilarcitos Creek Road, Half Moon Bay

APN: 056-380-020

Existing Zoning: Planned Agricultural District/Coastal Development

General Plan Designation: Agriculture

Existing Land Use: Agricultural uses, residence and barn

Setting: The 127 acre parcel is located on Pilarcitos Creek Road in the unincorporated area of Half Moon Bay. The property is bisected by San Mateo Road.

Williamson Act: The project site is not under a Williamson Act contract.

Chronology:

| <u>Date</u> | <u>Action</u> |
|--------------------|--|
| 2015 | - Application for Agritourism Event approved by County and AAC (PLN2015-00436) for Agritourism Event for the Christmas tree sales season. The proposed days and hours of operation are as follows: November 15 through December 24, from 9:00 a.m. til 5:00 p.m. The proposed elements are; 1) a train on rubber tires that transport guests along an existing graveled road and 2) one food/snack bar for sales of prepackaged foods and associated seasonal related items. |
| 2016 | - Application for Agritourism Event approved by County and AAC (PLN2016-00458). No change in project from 2015. |
| September, 2017 | - 2017 Agritourism permit submitted. No change in project from 2016. |
| September 18, 2017 | - Agricultural Advisory Commission public meeting |

DISCUSSION

Will the project be visible from a public road?

Yes, the project site is visible from San Mateo Road/Highway 92

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

Mature Christmas trees will be removed and from the site and new trees will be replanted.

Is there prime soil on the project site?

There are some prime soils interspersed throughout the site.

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, supports the economic viability of the farm and doesnot prevent future agricultural uses on the land. Staff has determined that this application is in compliance with the Agritourism Guidelines. The

Agritourism event will utilize less than 1 acre. Parking is excluded from acreage calculation.

2. Compliance with the Williamson Act:

The subject property is not under 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 Christmas tree 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 three employees for the season to assist with parking and tree 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, Zoning Regulations, and Williamson Act.

Attachments:

Previously Approved Application for Agritourism Event

Application for Agritourism Event

Planning and Building Department

RECEIVED

455 County Center, 2nd Floor
Redwood City • CA • 94063 • Mail Drop PLN 122
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

2015 SEP 22 P 12:46

Certificate of Exemption

SAN MATEO COUNTY
PLANNING AND BUILDING
DEPARTMENT

Primary Permit #: PLN 2015-00436

1. Instructions

Please fill out the general Planning Permit Application Form, Environmental Information Form, and this form when applying for a Agritourism use. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form. To qualify for an exemption from other zoning permits. You must strictly adhere to the agritourism guidelines as approved.

2. Project Information

Parcel/Lot Size: 056-380-020

NO W.A.C. size: 127.31 acres

If less than 40 Acres project not to exceed 1 gross Acre)

If more than 40 Acres project not to exceed 2 gross Acres)

Area less than 1 (one) acre

Please describe all elements and activities associated with your agritourism activities:

Temporary Seasonal Ag. use

A) one train with rubber tires, route consisting of an existing, gravelled, field access road.

B) One pre-packaged food/snack bar and seasonal and Christmas tree related items.

Please describe hours, number of employees and statement of conformance with agritourism guidelines:

Nov. 15 to Dec. 24th 9-5 pm.

3 employees. Pre packaged food snack bar less than 25 square feet. This does not interfere with agricultural production on or adjacent to the lot.

NO W.A.C. / There is no land disturbance.

Please describe the agricultural uses on the land:

Christmas Tree Production

Applicant's Name: Natalie and Dan Sare

Address: Santa's Tree Farm
78 Pilarcitos Creek rd., Half Moo
Bay, CA 94019

3. Exceptions

Please describe any on-site parking areas:

Parking is available along / next to fields.

Please describe any on-site eating establishments:

none,

4. Certificate of Exemption

Please initial next to the category which qualifies your project for the exemption.

NS Event will not occur for more than 45 days. NS Total acreage does not exceed two gross acres.
NS Total acreage does not exceed one gross acre. NS Does not interfere with agricultural uses of the land.

5. Williamson Act Contract

Is the parcel currently under a Williamson Act Contract?

YES

NO

If Yes, please provide contract number: _____

6. Materials Required

- a. Three (3) sets of plans that include a scaled site plan, elevations, and floor plans
 - b. One (1) set of reduced plans (8 1/2" X 11" or 11" X 17")
 - c. All applicable applications forms
 - d. Environmental Information Form
 - e. Photographs (if requested)
 - f. Fees as set by Resolution of the Board of Supervisors
- Additional information may be required during review of your application.

7. Approval

Planner: _____

Juana Dickson

Date: _____

9/30/2015

8. Processing

- Fee Collected
- Referral to Agricultural Advisory Committee
- Update Permit Plan

9. Signatures

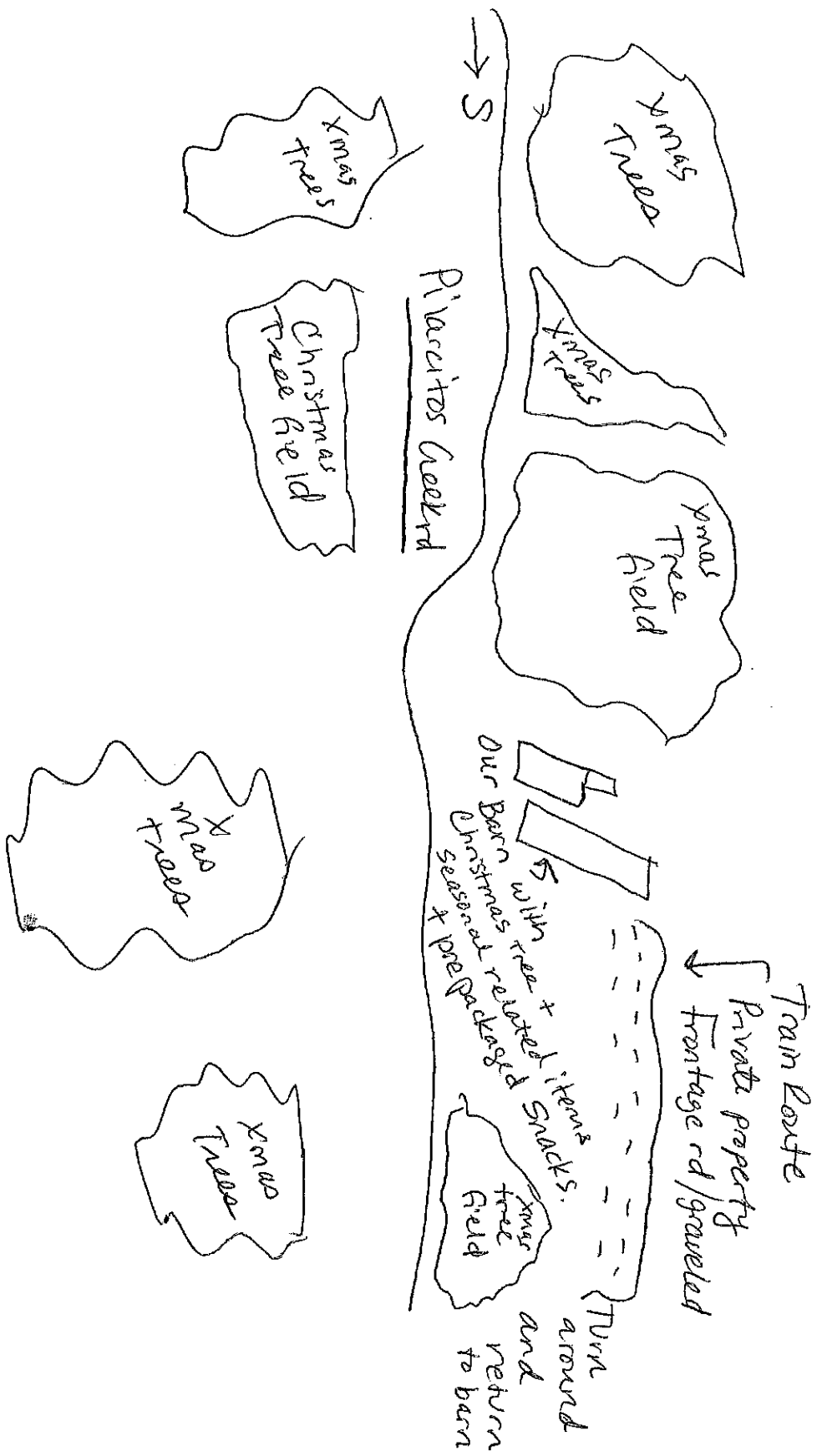
We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's Signature (1): *Natalie Sore*

Owner's Signature (2): _____

Applicant's Signature: *Natalie Sore*

E ← Hwy 92 → W



* Site plan for Santa's Tree Farm
 drawn up for Tiara Pena for
 application for agri tourism event / seasonal
 for request



County of San Mateo Planning & Building Department
Agricultural Advisory Committee

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161
Fax: 650/363-4849

Meeting Minutes
Regular Meeting August 14, 2017

1. Call to Order

Robert Marsh, Committee Chairman, called the Regular Meeting of the Agricultural Advisory Committee (AAC) to order at 7:33 p.m. at the Half Moon Bay Historic Train Depot, 110 Higgins Canyon Road, Half Moon Bay, California.

2. Member Roll Call

Chair Marsh called the roll. A quorum (a majority of the voting members) were present, as follows:

Regular Voting Members Present

B.J. Burns
Peter Marchi
Robert Marsh
John Vars
Louie Figone
Marilyn Johnson
Brenda Bonner

Regular Voting Members Absent

Doniga Markegard
Robert Cevasco

Nonvoting Members Present

Rob Bartoli
Jess Brown

Nonvoting Members Absent

Jim Howard
Igor Lacan
Fred Crowder

3. **Public Comments for Items not on the Agenda**

Committee Member Marchi thank the County for certificate of appreciation, but he did note a typo on the certificate. County staff will work to get the typo corrected.

Committee Member Marchi also asked about where wells can be located in relation to riparian vegetation. He asked about the location of the wells at 950 La Honda Road.

4. **Subdivision Regulations Update. The County of San Mateo has completed a draft of a comprehensive update of its 1992 Subdivision Regulations, and will present the project for public comment. The Planning Commission is tentatively scheduled to host a public workshop on the revised regulations in September (PLN 2016-00214).**

Planning Manager Joe LaClair presented the item. The update would amend the County's current Subdivision Regulations (Sub Regs) so they are consistent with the latest provisions of the State Subdivision Map Act (Map Act) as well as current Departmental practices and procedures. The amendments would modify existing terminology and provisions and add new ones to better implement the policies of the County General Plan and Local Coastal Program, create a process for determining the development potential of parcels proposed for subdivision, and address new types of subdivisions. The revised regulations would ultimately require an amendment to the County's Local Coastal Program through the California Coastal Commission to be effective in the Coastal Zone, but it would not alter any adopted land use plans, zoning, or development-related policies.

Staff is presenting this public draft to the, Midcoast Community Council, Pescadero Municipal Advisory Council, North Fair Oaks Community Council, and the Planning Commission for review and feedback in preparation for a public workshop with the Planning Commission followed by the formal legislative process leading to consideration of amendments by the Planning Commission and Board of Supervisors.

Planning Manager Joe LaClair stated that the amendments to the Subdivision Regulations were either to be consistent with existing State law, to improve the subdivision process, or to better implement current policies related to land development.

The subdivision of agricultural land is addressed in the Zoning Regulations through the calculation of density credits in the PAD, RM, and RM-CZ Zones. No General Plan policy or Zoning Regulation changes to agricultural lands, including how allowed density is calculated, are proposed; therefore, the updated Subdivision Regulations would not change how agricultural lands may be subdivided. One of the development footprint illustrative parcel types is RM zoned property subdivided by a parcel map. Regulation changes would require

development-footprint analysis for such minor subdivisions within the RM Zone, whereas no such analysis is currently required.

Planning Manager Joe LaClair presented a PowerPoint that showed how a site analysis of a property would be conducted for both urban and rural subdivisions. As part of the analysis, staff would review constraints on the property such as hazard areas, slopes, creeks, and existing vegetation. Chair Marsh opened public comment.

Kerry Burke asked about exceptions to fire requirements regarding road width.

Planning Manager Joe LaClair stated that is one area that the County is still reviewing. The County is attempting to strike a balance between public safety and preserving the rural nature of properties.

Vice Chair Burns asked if these changes would make it more or less restrictive for subdivisions.

Planning Manager Joe LaClair stated that the regulations would not change the zoning and other requirements for a subdivision. A density analysis would still be required for rural properties to determine the level of development.

Kerry Burke stated it would have been helpful to see an example of a PAD zoned parcel in the constraint analysis.

Commissioner Marchi stated that he wants to support the preservation of prime soils and property rights.

Chair Marsh asked about Lot Line Adjustments. He asked if a project was divided where prime soils in the valley were divided to a new parcel separating the hills and the prime soils, could this be done with a Lot Line Adjustment

Planning Manager Joe LaClair stated that Lot Line Adjustments are when property lines are moved around, but no new parcels are being created. The example given would be a subdivision, not a Lot Line Adjustment.

Commissioner Bonner asked about who owns creeks and is responsible for managing flood zones. In urban areas, a home owners association could own the creek as well.

Planning Manager Joe LaClair stated that in most cases where a creek is along a property line, the property owners own up to the center line of the creek.

Vice Chair Burns asked if the County sees development and subdivisions along the coast.

Planning Manager Joe LaClair stated that the County may see subdivisions such as the ones described by Chair Marsh in the rural areas.

Kerry Burke expressed her concerns regarding the site analysis map and designating non-development areas. She notes that areas can change over time and would want more flexibility in the subdivision regulations regarding this issue. She also spoke about how much information will be required during the initial submittal of a subdivision. She asked if it was up to the applicant to provide this information to the County. She stated that project might be more piecemealed due to the number of requirements for land development.

Planning Manager Joe LaClair stated that it would be the responsibility of the applicant to provide this information.

Adria Arko stated that as part of the submittal requirements, there is no mention of a map of prime soils.

Planning Manager Joe LaClair stated that this should be added to the submittal requirements.

Kerry Burke spoke about the Coastal Commission limitation on size of development.

A conversation occurred about clarifying what changes were made to the Subdivision Regulation. **abc** = proposed new text from or based upon State Map Act amendments since 1992 **abc** = proposed new text from all other sources (staff, stakeholders, etc.).

Vice Chair Burns asked if there is a requirement to update the Subdivision Regulations.

Planning Manager Joe LaClair stated that while it is not required, doing so would help clarify the rules between the zoning ordinance and the subdivision regulations.

A discussion occurred regarding environmental subdivisions, remainder parcels, and re-subdivisions.

5. **Agenda Topics – Williamson Act Contract Compliance Review**

Chair Marsh opened the topic by talking about the required supplemental documents as part of the Williamson Act Compliance. He spoke about some of the changes that were made by the Williamson Act subcommittee. He stated that he did not understand why the County was asking for information about the size of septic system or how large the house is on the property. He had concerns about the lease agreement becoming a public document. He stated that the AAC can

assist the County regarding Williamson Act compliance. He said that the County should have gotten this information about structures on the site when the owner entered into the Williamson Act contract.

Committee Member Marchi agreed with the statements from Chair Marsh. He agreed that information about a lease agreement is a private matter and should not be submitted to the County.

Leslie Phipps spoke about dry pasture land would not have a dollar amount. She stated that as long as you meet the requirements for grazing operation utilization that is all that matters. It does not matter what is being grazed, as long as the property is in compliance.

Chair Marsh stated that the AAC can help the County to determine if the use on the property is commercial or not.

Kerry Burke stated that houses are not exempted under Williamson Act requirements.

Planner Bartoli stated of the 100 or so letters that were sent out, the County received a dozen questions regarding the survey. Only one person asked for an extension to prepare the required materials. The information that the County is asking for is stated within the County's Williamson Act Regulations. Most of properties under Williamson Act contract have been in the program since the 1960s and 1970s.

He stated that the percentage of a parcel's total area used for compatible uses on contracted lands cannot exceed the percentage used for agricultural uses (e.g., crop production, grazing operation, and horse breeding) and the portion of the parcel used for compatible uses cannot exceed 25 percent of the parcel size. This is the reason the County is asking for information regarding the size of structures on the property.

Committee Member Marchi asked about compatible uses.

Planner Bartoli stated that there is a cap on how much compatible uses can be allowed on a Williamson Act contracted parcel.

Vice Chair Burns stated that the AAC should have reviewed the letter that the County sent out. He stated that County should not be asking about the 25% of compatible uses as part of the survey. He thinks that slipping this in is unfair.

Committee Johnson stated that the usability of the land and the history of the 25% figure.

Ron Sturgeon stated that he agreed with Chair Marsh. He stated that staff needs assistance from the AAC regarding the construction of the form. He stated that for a grazing use, a lease is not required for compliance with the Williamson Act.

Committee Member Marchi stated that the reason for 75% was concern about overgrazing. It could be commercial even if it was the property owners own cows that were grazing. It was never a monetary figure for any grazing. He stated this was discussed at the Williamson Act subcommittee meetings.

Vice Chair Burns stated that as long as the land is being used for agriculture the property is in compliance. The property owner does not need to make money for the property to be in compliance with the Williamson Act. He said that many times for leasing it has been verbal agreements and not written leases. He said that AAC is here to give advice to the County and assist the County in this process. He also stated that new contracts should be written when parcels are sold off or subdivided.

Planner Bartoli stated that the AAC will be reviewing a number of Williamson Act contracts based on this compliances review.

Leslie Phipps spoke about the State's audit of the County's program. Ron Sturgeon suggested that the AAC send a letter to the County regarding the AAC's concerns.

Kerry Burke stated that the contract cannot be broken down by APN number.

Planner Bartoli stated that the concerns and comments from the AAC are brought back to senior staff in the County Planning Department.

Committee Member Vars asked what is the AAC asking for in regarding to Williamson Act compliance.

A conversation occurred regarding what the definition of a commercial farm.

6. Consideration of the Action Minutes for the June 12, 2017 regular meeting and July 10, 2017 regular meeting.

Committee Member Johnson moved approval the meeting minutes as amended for the June 12, 2017 regular meeting; Vice Chair Burns seconded the motion. The motion was unanimously approved. (6 ayes – 0 noes1 abstain (Bonner))

Committee Member Bonner moved approval the meeting minutes as amended for the July 10, 2017 regular meeting; Vice Chair Burns seconded the motion. The motion was unanimously approved. (6 ayes – 0 noes – 1 abstain (Marchi))

7. Community Development Director's Report

Planner Bartoli presented the Director's Report. He noted that the regular meeting of the AAC may be canceled and a special meeting may be called on September 18.

Adjournment (10:15 p.m.)

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

DATE: September 18, 2017

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

CONTACT INFORMATION: Rob Bartoli, Planner III, 650-363-1857, rbartoli@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 August 1, 2017 to August 31, 2017.

PLANNED AGRICULTURAL DISTRICT PERMIT OUTCOMES

PLN2016-00106, a PAD permit for a split-rail fence adjacent to a public coastal access easement, was continued at the August 23, 2017 Planning Commission to the September 13, 2017 meeting.

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

No new applications for PAD permits were received during the month of August, 2017.

COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS

No rural CDX applications were received by the Planning Department from 8/1/17-8/31/17.

ADDITIONAL ANNOUNCEMENTS

The regular meeting of the AAC for October will be canceled, as October 9, 2017 is a holiday. If there are items for the agenda, a special meeting will be called for October 10, 2017.

ATTACHMENTS

None