



County of San Mateo Planning & Building Department Agricultural Advisory Committee

BJ Burns
Koren Widdel
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, 2nd Floor
Redwood City, California 94063
650/363-1825
Fax: 650/363-4849

Regular Meeting

****BY VIDEOCONFERENCE ONLY****

Date: Monday February 8, 2021
Time: 7:00 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 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. 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.

Virtual Meeting/Spoken Comments

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

1. The February 8, 2021 Agricultural Advisory meeting may be accessed through Zoom online at the link <https://smcgov.zoom.us/j/97650198191>. The **meeting ID** is: **976 5019 8191**. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). Enter the meeting ID: 976 5019 8191, 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.

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, 2nd Floor
Redwood City, CA 94062
Email: LRichstone@smcgov.org

NEXT MEETING:

The next regularly scheduled Agricultural Advisory Committee meeting for March, 8 2021.

AGENDA
7:00 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** to allow Committee Members to share news and/or concerns for items not on the agenda.
 5. **Consideration of the Action Minutes** for the January 11, 2021 AAC Meeting.
 6. **Committee Discussion and Update** on the CZU Complex Fire and 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 and resources available to producers and farm workers.
-

REGULAR AGENDA

7. **Owner** **Mateo Tabachnick**
Applicant: **Allen Ishibashi, Midpeninsula Regional Open Space District**
File Number: PLN 2020-00011
Location: 2100 Lobitos Creek Road, San Gregorio
Assessor's Parcel No. 066-300-010

Consideration of Minor Subdivision and Planned Agricultural District Permit to allow for the subdivision of a 211-acre parcel located between Tunitas Creek and Purisima Creek Preserves for public recreation use (trail to connect Preserves). Subdivision includes 62 acres to be retained in private ownership and 149 acres to be purchased by MROSD. Trail improvements will occur under a future permit. Please direct any questions to Project Planner Angela Chavez at ACHavez@smcgov.org.

8. **Community Development Director's Report**
 9. **Adjournment**
-

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 an 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 2021

Agricultural Advisory Committee Attendance 2020-2021

	Feb	Mar	Apr	May	May*	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb
VOTING MEMBERS														
Judith Humburg** Public Member		X	X	X	X	X	X	X		X	X	X	X	
BJ Burns Farmer, Chair		X	X	X	X	X	X	X		X	X	X	X	
Natalie Sare* Farmer	X	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	X			X	X	X	X	
John Vars Farmer, Vice-Chair	X	X	X	X	X		X	X		X	X	X	X	
William Cook Farmer			X	X	X	X	X	X		X		X	X	
Peter Marchi** Farmer	X	X	X	X		X		X			X	X	X	
Robert Marsh Farmer	X	X												
Ron Sturgeon Conservationist	X	X	X	X	X	X	X	X		X	X	X	X	
Lauren Silberman Ag Business	X	X	X	X	X	X	X	X		X	X	X	X	
Natural Resource Conservation Staff Jim Howard														
San Mateo County Agricultural Commissioner Koren Widdel		X		X		X	X	X		X	X	X	X	
Farm Bureau Executive Director Jess Brown	X	X	X	X	X	X	X	X		X	X	X	X	
San Mateo County Planning Staff Laura Richstone			X	X	X	X	X	X		X	X	X	X	
UC Co-Op Extension Representative Frank McPherson				X										

X: Present

Blank Space: Absent or Excused

Grey Color: No Meeting

*** Special Meeting**

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



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

4



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

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455 County Center, 2nd Floor
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650/363-1829
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ACTION MINUTES

Draft

Monday January 8, 2021

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. Instead, members of the public may provide written comments by email to the San Mateo County Planning Liaison Laura Richstone at LRichstone@smcgov.org. To be read into the record and discussed at the meeting, comments must 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 due to Covid-19 Shelter-in-Place Orders, Chair BJ Burns called the meeting to order at 7:02 p.m.

2. **Member Roll Call**

Regular Committee Members Present:

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

Regular Committee Members Absent:

Robert Marsh

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner
Jess Brown, San Mateo County Farm Bureau Executive Director
Laura Richstone, Planning Staff Liaison
Frank McPherson, UC Co-Op Extension Representative

Nonvoting Committee Members Absent:

Jim Howard, Natural Resource Conservation Staff

3. Oral Communications

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

- Kerry Burke, a Land Use Consultant, helped troubleshoot technical issues with some committee members logging into the virtual meeting.

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

The Committee discussed the following: amended attendance records, structure and governance of potential subcommittees, procedures for conducting site visits related to project reviews, strategies to manage meeting/discussion time, and addressing extended absences (of six months or more) by committee members.

5. Committee Discussion on 2021 AAC Calendar and Holiday Conflict with the February 15, 2021 and October 11, 2021 regularly scheduled meeting dates.**PUBLIC SPEAKERS:**

None

COMMITTEE ACTION:

No action required. The Committee discussed: potential conflicts of 2021 meeting times due to holiday conflicts for February and October 2021. It was determined that there is no conflict with the February meeting date, which will take place on February 8, 2021. The October meeting was moved to the following Monday October 18, 2021.

6. Consideration of the Action Minutes for the October 19, 2020, November 9, 2020, and December 14, 2020 regular meeting minutes.**PUBLIC SPEAKERS:**

None

COMMITTEE ACTION:

The Committee discussed: correcting a typo on the October 19, 2020 regular meeting minutes.

Committee Member Natalie Sare moved and Committee Member Judee Humburg seconded a motion to approve the October 19, 2020 regular meeting minutes as amended.

Motion Carried 8-0-2 with 1 member absent. Committee Members Louie Figone and Peter Marchi abstained because they did not attend the October 2020 meeting.

Committee Member Natalie Sare moved and Committee Member Judee Humburg seconded a motion to approve the November 9, 2020 regular meeting minutes.

Motion Carried 8-0-2 with 1 member absent. Committee Members Louie Figone and Bill Cook abstained because they did not attend the November 2020 meeting.

Committee Member Natalie Sare moved and Committee Member Judee Humburg seconded a motion to approve the December 14, 2020 regular meeting minutes.

Motion Carried 10-0-0 with 1 member absent.

7. **Committee Discussion and Update** on the CZU Complex Fire and 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 and resources available to producers and farm workers.

PUBLIC SPEAKERS:

Kerry Burke

COMMITTEE ACTION:

No action required. The Committee discussed: vaccine distribution planning as well as the continuing work of the San Mateo County Covid-19 Farmworker Affairs Coalition to support our local agricultural community in facing the global pandemic. Agricultural Commissioner Koren Widdel reported that agricultural workers have been designated as frontline essential workers at the state level and are approved for the Phase 1B, Tier One category for vaccinations and that the county is still working out details regarding logistics and timeline of vaccine distribution (especially for agricultural workers).

The Committee also discussed: fire road rules for rural communities, especially in response to the CZU Complex Fire. Member of the public Kerry Burke provided clarification to the Committee regarding rules for rural fire roads, requesting exceptions, and how this applies to new construction.

REGULAR AGENDA

8. **Clarification Memo and Committee Discussion** regarding agritourism, permitted activities and educational events. This item was continued from the October AAC Meetings.

PUBLIC SPEAKERS:

Adria Arko
Krystlyn Giedt

COMMITTEE ACTION:

The Committee discussed: types of activities currently addressed in the San Mateo County Agritourism Guidelines, how farm tours could be classified as a farm activity (marketing, education, commercial/non-commercial, etc), the annual Tour De Fleur event in Half Moon Bay, how Santa Clara and Santa Cruz counties regulate agritourism, and general support for agricultural education events and activities. The committee also discussed appointing a subcommittee to organize specific recommendations to amend/update the Agritourism Guidelines, which will be reviewed/approved at the next regular AAC meeting by all members.

Member of the public Krystlyn Giedt, President & CEO of the Half Moon Bay Chamber of Commerce, offered the following observations: experience as the host/organizer for the annual Tour de Fleur event, support for an event organizer permit for agritourism activities, and a desire to streamline farm tour permitting to reduce the burden on farm hosts.

Member of the public Adria Arko offered the following observations from her work as San Mateo County Agriculture Ombudsman: that the narrow list of activities covered in the current guidelines are open to interpretation/confusion (particularly in how educational events are classified), that the current guidelines do not reflect how agritourism activities are evolving, and that she is in favor of revisiting and updating the agritourism guidelines.

Committee Member Ron Sturgeon moved and Committee Member Judee Humburg seconded a motion to table this item to the next meeting.

Motion Carried 10-0-0 with 1 member absent.

Committee Chair BJ Burns appointed an Ad-Hoc Subcommittee to develop specific recommendations for improving the agritourism guidelines. Appointed members include Bill Cook, Judee Humburg, Natalie Sare, Peter Marchi, Lauren Silberman, and Laura Richstone.

9. Community Development Director's Report

No action required. The Committee discussed: updated dates for the February and October 2021 AAC regular meetings.

10. Adjournment

Meeting was adjourned at 9:14 p.m. by Committee Chair BJ Burns.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

7

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

DATE: February 8, 2021

TO: Agricultural Advisory Committee

FROM: Angela Chavez, Planning Staff, 650/599-7217

SUBJECT: Consideration of a Minor Subdivision and Planned Agricultural District Permit to allow for the subdivision of a 211.813- acre parcel into one 62.547-acre parcel and one 149.266-acre parcel.

County File Number: PLN2020-00011

PROPOSAL

Minor Subdivision and Planned Agricultural District to allow for the subdivision a 211.813-acre parcel located between Tunitas Creek and Purisima Creek Preserves. Subdivision includes 62.547- acres to be retained in private ownership and 149.266-acres to be purchased by Midpeninsula Regional Open Space District (MROSD) for public recreation use (trail to connect Preserves). Trail improvements will occur under a future permit.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

1. Will the proposed subdivision 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?

BACKGROUND

Report Prepared By: Angela Chavez

Applicant: Allen Ishibashi for Midpeninsula Open Space District

Owner: Mateo Tabachnick

Location: 2100 Lobitos Creek Road, San Gregorio

APN: 066-300-010

Parcel Size: 211.813-acres

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: Not Contracted

Existing Land Use: Residential/Open Space

Water Supply: There is no municipal water service available in this area. There is an existing well that serves the existing development and will be retained by the 62.547-acre parcel. The larger 149.266-acre parcel is of sufficient size and topography to support a new well should it be required in the future. Any proposed future wells would be subject to review and permitting by both the Planning & Building Department and the Environmental Health Division.

Sewage Disposal: There is no municipal septic service available in this area. There is an existing septic system that serves the existing development and will be retained by the 62.547-acre parcel. The larger 149.266-acre parcel is of sufficient size and topography to support a new septic system should it be required in the future. Any proposed future septic systems would be subject to review by both the Planning & Building Department and the Environmental Health Division.

Flood Zone: The project parcel is located within a mapped Zone X (areas of minimal flood hazard), FEMA Panel No. 06081C-0269F, Effective Date: August 2, 2017.

Environmental Evaluation: This project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15325, Class 25(f), relating to acquisition, sale, or other transfer in lands to preserve open space or lands for park purposes.

Setting: The subject parcel is improved with a single-family residence, garage, barn, and several detached buildings. Much of the parcel is made up of largely private open space. The parcel has varying topography with the highpoint rising to 1,000 feet and the low point near Tunitas Creek at 300 feet. Tunitas Creek runs along the southwest property boundary. A significant portion of the property is covered coastal scrub and a large eucalyptus tree grove is located near the western parcel boundary.

Chronology:

<u>Date</u>	<u>Action</u>
January 15, 2020	- Project Received
January 15, 2021	- Project Deemed Complete
February 8, 2021	- Agricultural Advisory Committee Meeting

Will the project be visible from a public road?

No, the project proposes only to subdivide the existing property and does not include the construction of any structures.

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

The proposed project does not involve construction of new structures or improvements which would require the removal of habitat or vegetation.

Is there prime soil on the project site?

There are no prime soils present on the project site.

DISCUSSION

A. KEY ISSUES

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

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

Section 6354 requires the issuance of a PAD permit for all land divisions within PAD zoned districts. Section 6355 contains the substantive criteria for the issuance of a PAD permit. A project must be found to be in compliance with these criteria before a permit can be issued.

1. General Criteria

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

As the current project is not proposing any new physical development and is for the proposed subdivision only, there is no proposed encroachment upon land, which is suitable for agriculture.

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

As stated previously, the project includes no physical development. The existing development, with the exception of the lower ranch road, will all be located on the parcel retained by the current property owner.

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

The processing of this subdivision application is in full accordance with the Development Review Criteria cited within Chapter 20A.2 of the County Zoning Regulations. Planning staff has completed a review of the project for compliance with these criteria and determined that no policies are applicable to this particular project, as the subdivision does not result in any physical development at this time.

2. Water Supply Criteria

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

The parcel currently has water entitlements that will continue to serve the existing development. The resulting 149.266-acre parcel is of sufficient size and condition that there is no reason to assume it couldn't support a new well should future development require it. Any future development would be subject to separate review and approval from both Planning & Building Department and Environmental Health Division. Therefore, subdivision results in no impacts to agricultural activities in the area nor does it diminish the water supply to these activities or to sensitive habitats.

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

- (a) **Lands suitable for agriculture and other lands shall not be divided unless it can be demonstrated that existing or potential agriculture productivity of any resulting agricultural parcel would not be diminished.**

While the parcel does not currently support any agricultural activities the resulting parcel sizes and configurations do not limit the potential for agricultural activities in the future.

c. Agricultural Land Management Plan Requirement

Section 6361.C. of the PAD regulations requires submittal of an Agricultural Management Plan for parcels 20 acres or larger in size where lands are converted to a non-agricultural use. The requirements require that the plan demonstrate how the agricultural productivity of the land is fostered and preserved in accordance with the requirements of Sections 6350 and 6355.

The property owner is not engaged in agricultural activities at this time. No agriculture has been practiced on the subject parcel for over 35 years. The subject parcel is dominated by coyote brush and steep topography, making the growing of traditional field crops impractical. The site could be used for cattle grazing and no aspect of this subdivision precludes that activity in the future. No conversion of the land is proposed at this time. Given the nature of existing and anticipated use, the applicant has requested that the requirements for an Agricultural Management Plan be waived for this action. After reviewing the current site conditions and anticipated future use of the parcels resulting from this subdivision, Staff concurs with this request and has deferred the submittal of a Management Plan to such time when a request to convert one or both parcels to a non-agricultural use is proposed.

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

A Coastal Development Permit is not required for this project as the proposed subdivision does not meet the definition of development under the California Coastal Act and the County's Local Coastal Plan. Specifically, Policy 1.2 (Definition of Development) of the LCP states:

"define development to mean:

.... subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, **except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use;**"

However, Staff has reviewed the proposed subdivision and found it to be in full conformance with Section 6328.15 of the San Mateo County Zoning Regulations and with the applicable policies of the Local Coastal Program (LCP). An LCP checklist was completed, and staff determined that no policies are applicable to this particular development, as the proposed subdivision does result in any new physical development at this time nor affect coastal or agricultural resources. If any new development is proposed in the future, any and all proposals will be evaluated for conformance with the Local Coastal Program.

ATTACHMENTS

- A. Site Plan
- B. Proposed Subdivision Map (Master Land Division Plan)

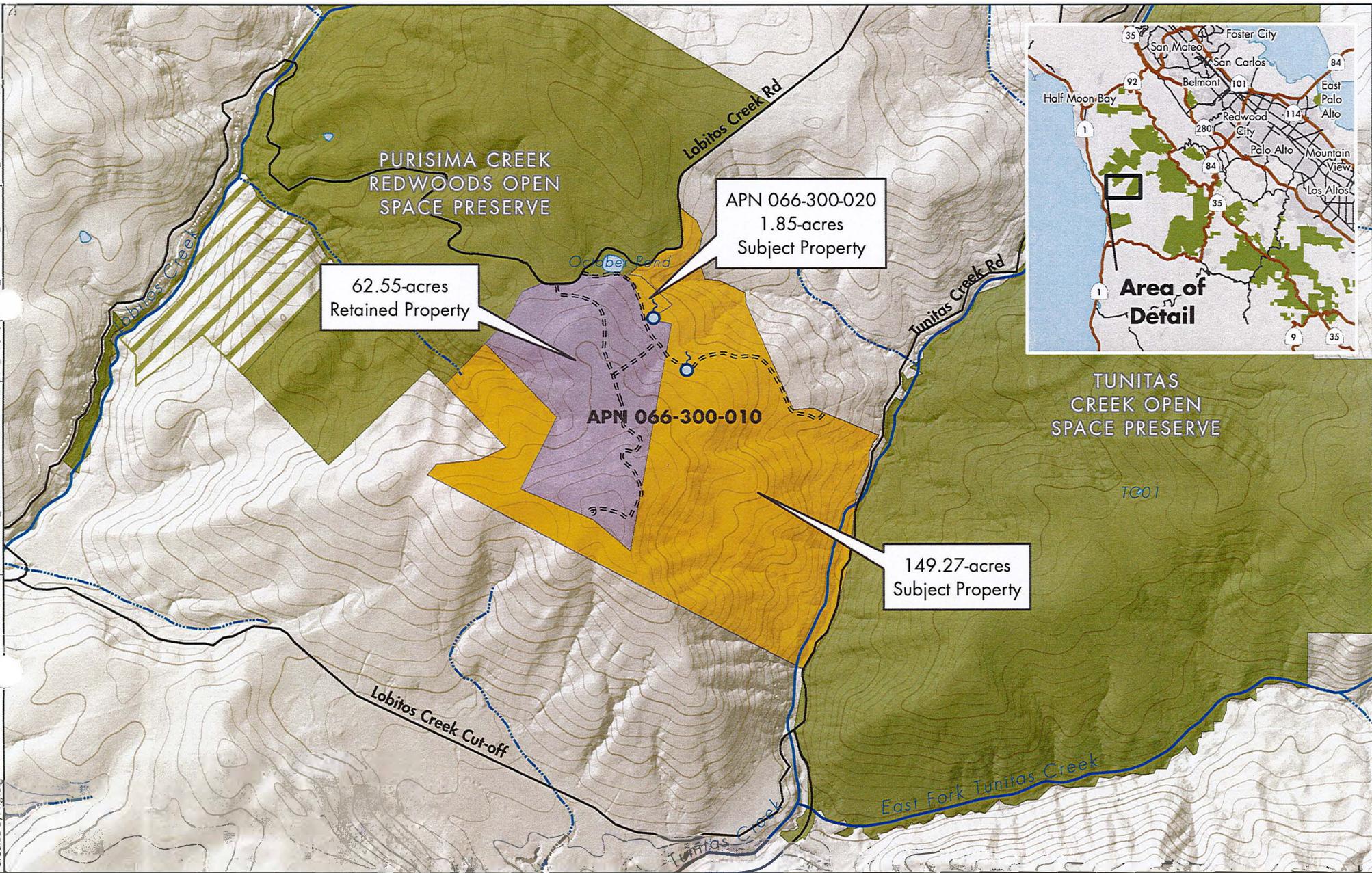
_ACC SRT (5-5-17).docx



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

Path: G:\Projects\Tunitas_Creek\Tabachnik_BoardReport_2019\20190404.mxd
Created By: ngraig



Tabachnik Trust Property

-  MROSD Preserves
-  Tabachnik Subject Property
-  Private Property
-  Tabachnik Retained Property
-  Internal Road
-  Spring

PLN2020-00011



Midpeninsula Regional
Open Space District
(Midpen)
12/4/2019



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.



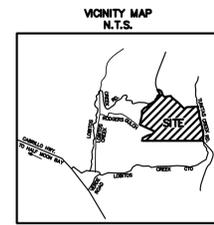
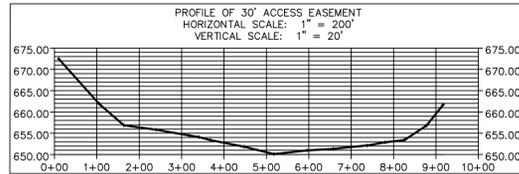
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

LEGEND

- FOUND MONUMENT AS NOTED
SET SURVEY CONTROL POINT AS NOTED
FOUND POINT ID NUMBER
4" PVC BREATHING PIPE
3-1/2" PVC CLEAN OUT PIPE
9" PLASTIC WELL FOR DIVERSION VALVE
BOUNDARY LINE OF LAND BEING SURVEYED
BARBED WIRE FENCE AS NOTED
CENTER LINE
SURVEY CONTROL LINE
ALTERNATE BOUNDARY LINE
PROPOSED PARCEL LINES

4000* FD. 1" PLUG OVER REBAR, 'LS 3581', DN. 0.1' IN AC RD.
PM 21 M. 23
N 59°14'17" W 16.77



LEGAL OWNERS: MATEO TABACHNIK AND ALESSANDRA TABACHNIK, AS TRUSTEES OF THE MATEO AND ALESSANDRA TABACHNIK LIVING TRUST, U/A DATED SEPTEMBER 15, 2011.
2150 LOBITOS CREEK ROAD
HALF MOON BAY, CALIFORNIA 94019

TENTATIVE PARCEL MAP
LANDS OF TABACHNIK
SAN MATEO COUNTY
APN: 066-300-010 & 066-300-020
LOBITOS CREEK ROAD AND TUNITAS CREEK ROAD
FOR PENINSULA OPEN SPACE TRUST
REVISED: APRIL AND JULY 2020
NOVEMBER 2019
SCALE: 1" = 200'
CONTOUR INTERVAL = 5 FEET

TOPO NOTES: ALL EXISTING BUILDINGS AND TREES TO REMAIN.

- EASEMENTS OF RECORD, BUT NOT ASCERTAINABLE:
1) GREAT WESTERN POWER COMPANY OF CALIFORNIA RECORDED: AUGUST 16, 1929 IN BK. 425 O.R. 228
2) GREAT WESTERN POWER COMPANY OF CALIFORNIA RECORDED: SEPTEMBER 25, 1929 IN BK. 435 O.R. 276
3) PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED: DECEMBER 17, 1951 IN BK. 2173 O.R. 445

BASIS OF BEARINGS

HORIZONTAL COORDINATES WERE DERIVED FROM A FAST-STATIC GPS SURVEY HOLDING SANTA CLARA VALLEY WATER DISTRICT COUNTY-WIDE GPS NETWORK POINTS SLAC (2000), P176 (2176), P177 (2177) AND P220 (2220) THREE-DIMENSIONALLY IN A LEAST SQUARES ADJUSTMENT OF THE GPS DATA...

LINE TABLE

Table with columns: NO., BEARING, DISTANCE. Lists 26 line segments with their respective bearings and distances.

TABLE OF CONTROL COORDINATE VALUES

Table with columns: PT., NORTHING, EASTING, ELEV. Lists 2220 control points with their coordinates and elevations.

TABLE OF FOUND POINT COORDINATE VALUES

Table with columns: PT., NORTHING, EASTING. Lists 40 found points with their coordinates.

CURVE TABLE FROM NORTH TO SOUTH

Table with columns: NO., BEARING TO RP, RADIUS, DELTA, LENGTH. Lists 15 curve segments with their geometric data.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF ALLEN ISHIBASHI, MIDPENINSULA REGIONAL OPEN SPACE DISTRICT, IN SEPTEMBER 2019.



081-090-020
LANDS OF MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
DOC. NO. 2007-028678

CROSS LAND SURVEYING, INC.
2210 MT. PLEASANT ROAD
SAN JOSE, CA 95148
(408) 274-7994



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

8

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

DATE: February 8, 2020

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

CONTACT INFORMATION: Laura Richstone, Planner II, 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 January 1, 2021 to February 1, 2021.

PLANNED AGRICULTURAL DISTRICT PERMIT OUTCOMES

No PAD permit applications were heard or considered by the Board of Supervisors and/or Planning Commission during this time period.

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

One PAD permit application was submitted during this time period:

1. Owner/Applicant: Brian Lee
County File Number: PLN 2021-0022
Location: 12720 Cabrillo Highway, San Gregorio
APN: 086-191-100

Consideration of a CDP, PAD, and Grading Permit for a new 3,658 sq. ft. single-family residence, attached 1,358 sq. ft. garage/workshop/unconditioned storage, 718 sq. ft. greenhouse, conversion of an ag. well to domestic, new septic system, water tanks, and 1800 cy of grading for the residence and new driveway on a legal 38-acre parcel (COC 92-0001). The parcel is not under a WM Act contract. Project is appealable to the Coastal Commission.

This project was submitted on January 21, 2021.

COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS

No rural CDX applications were submitted during this time period.

ADDITIONAL ANNOUNCEMENTS

1. The following projects, which are located in the PAD but do not require a PAD permit were heard or considered by the Board of Supervisors and/or Planning Commission during this time period:

- a. Owner: San Mateo County Community College District
Applicant: Kerry Burke (Burke Land Use Consulting)
County File Number: PLN 2020-00263
Location: Cabrillo Highway & Verde Road, Half Moon Bay
APN: 066-180-040

Consideration of Coastal Development Permit, to allow the demolition and removal of an abandoned oil facility including above-ground storage tanks, oil production piping, and associated facilities and structures. The project is located on active farmland northeast of the intersection of Cabrillo Highway and Verde Road. The project is appealable to the California Coastal Commission. Application deemed complete October 15, 2020. Please direct any questions to Project Planner Michael Schaller at mschaller@smcgov.org.

This application was approved by the Planning Commission January 13, 2021.

2. The following projects were submitted during this time period, are located in the PAD, but do not require a PAD permit:

- a. Owner/Applicant: POST
County File Number: PLN 2021-00333
Location: 7780 Cabrillo Highway, Half Moon Bay
APN: 086-300-010

Consideration of an Emergency CDP to drill up to six water supply test wells on POST property (APN 086-280-320) to find adequate water supply to serve the Pigeon Point Light Station State Park and hostel. Assuming one of the borings encounters groundwater with adequate yield, the boring will be converted into a well. A well pump, controls, power supply, fenced enclosure, and pipeline would be constructed on the POST property. A new water treatment building will be constructed to replace the existing building on the Coast Guard Property (APN 086-300-010).

This application was submitted on January 28, 2021 and no decision has been made.

- b. Owner: POST
Applicant: Amy Kaeser (POST)
County File Number: PLN 2021-00010
Location: Cloverdale Road, Pescadero
APN: 086-080-030

Application from the RCD for the Butano Farms San Francisco Garter Snake Habitat Enhancement Project. The project will enhance 65 acres of habitat for San Francisco garter snake (SFGS) and California red-legged frog (CRLF) with approximately 17 acres of direct action, including upland vegetation restoration and modification to an existing 1-acre pond. The project will improve ecological function and aquatic conditions and is expressly designed for the benefit of SFGS, CRLF, and wetland and aquatic species.

3. The AAC Agritourism Subcommittee conducted its first meeting on January 28, 2021 and gathered proposed amendments to the Agritourism Guidelines. At least one additional meeting will be required to finalize the proposed draft amendments. The recommended draft amendments will be considered at a future AAC meeting.
4. The next regular meeting of the AAC is scheduled for March 8, 2021
5. AAC meetings will be held via videoconference until further notice to adhere to social distancing guidelines.