



County of San Mateo Planning & Building Department Agricultural Advisory Committee

BJ Burns
Fred Crowder
Jess Brown
Jim Howard

John Vars
Judith Humburg
Laura Richstone
Lauren Silberman

Louie Figone
Margaret Gunn
Robert Marsh
Ron Sturgeon

William Cook
Cynthia Duenas
Peter Marchi
Natalie Sare

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

ACTION MINUTES

Draft

Monday June 14, 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 7:07 p.m.

2. **Member Roll Call**

Regular Committee Members Present:

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

Regular Committee Members Absent:

Natalie Sare
William Cook
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. If your subject is not on the agenda, the Chair will recognize you at this time.
 - Krystlyn Geidt, President & CEO of the Coastside Half Moon Bay Chamber of Commerce, shared about the upcoming Farm, Fish & Flowers Tours event on July 24 and invited any farms to participate by promoting products and providing tours.

4. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.
 - Cynthia Duenas shared that it is the end of her term and tonight will be her last meeting. She also noted that she appreciated working with the committee and will continue to support agriculture on the coastside.
 - Peter Marchi raised an item for next month's agenda regarding San Gregorio Creek.
 - Lauren Silberman brought up an upcoming project that the committee was notified would be on a future agenda regarding Redwood Empire rebuilding from the CZU fire/burn scar work.

5. **Consideration of the Action Minutes** for the April 12, 2021 and May 10, 2021 AAC regular meetings.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

Committee Member Cynthia Duenas moved and Committee Member Louie Figone seconded a motion to approve the April 12, 2021 and May 10, 2021 minutes.

Motion carried as follows:

- **April 12, 2021: 6-0-2 with 3 absent members; abstentions due to previous absences.**
- **May 10, 2021: 8-0-0 with 3 absent members.**

6. **Committee Discussion and Update** on the 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:

None

COMMITTEE ACTION:

No action required. The Committee discussed that Cal-OSHA will provide updated guidance for Covid-19 workplace safety guidelines on June 17, 2021, and county guidance will follow after that.

REGULAR AGENDA

7. **Owner:** Gregory R. Joswiak Trust
Applicant: Kurt Simrock
 File Number: PLN 2020-00133
 Location: 2450 Purisima Creek Road, San Gregorio
 Assessor's Parcel No. 066-230-050

Consideration of a Planned Agricultural District Permit, Coastal Development Permit, and Grading Permit for a new 7,550 sq. ft. two-story single-family residence, 1,180 sq. ft. attached garage, 703 sq. ft. basement, septic system, 5,205 sq. ft. two-story barn; 1,920 sq. ft. horse barn; driveway and fire truck turnaround; and one 706 sq. ft. Affordable Housing Unit (deed restricted) and associated septic system, on a 20.26- acre property, located at 2450 Purisima Creek Road within the unincorporated North San Gregorio community of San Mateo County. Nineteen trees are proposed for removal, including 6 significant trees. The project is appealable to the California Coastal Commission. Please direct any questions to Project Planner Camille Leung, at CLeung@smcgov.org.

PUBLIC SPEAKERS:

Kerry Burke
Robert Peter

COMMITTEE ACTION:

The committee discussed and raised questions regarding the proposed water usage for this project particularly regarding the existing wells (both old ones and new ones drilled with an emergency permit) and the property's water rights off the creek, a proposed orchard as new agricultural activity on the property, the size of the barn and if it will be used continuously for agriculture, clarifications regarding the number of bedrooms and bathrooms in the proposed main house, the deed restricted affordable housing unit proposed for the longtime caretakers of the land, the location of several elements of the development that are close to the creek, and proposed restoration of riparian areas.

Member of the public Kerry Burke, a land use consultant working on this project, shared details regarding the proposed development and answers questions about the project.

And member of the public Robert Peter, a neighbor, shared concerns regarding the amount of water needed for this development, the size of the proposed barn, the location of several elements of the development close to the creek.

Committee Member Ron Sturgeon moved and Committee Member Louie Figone seconded a motion to table the conversation to the next meeting pending documentation of water rights off the creek and review of water needs for the proposed development.

Motion carried 8-0-0 with 3 members absent.

8. **Continued Committee Review of Draft Farm Stand Guidelines.** Planning Staff is requesting input and feedback on these Draft Guidelines that were composed with input from the Agricultural Ombudsman, Environmental Health, and Planning Department. The Guidelines were previously discussed at the March 8, 2021, April 12, 2021, and May 10, 2021 AAC Meetings.

The committee discussed the current discussion notes gathered by county staff, the next steps in developing these Farm Stand Guidelines, that this project was requested by farmers in the county because current farm stand rules are not meeting their needs, a desire for more clarification on the discussion notes the committee will provide the Planning Department. Committee Secretary Lauren Silberman volunteered to rework the discussion notes to ensure committee recommendations are clearly communicated and provide a new version at the next AAC meeting.

Committee Member John Vars moved and Committee Member Judith Humburg seconded a motion to continue the item so the committee can take time to create more detailed notes to make clearer suggestions to the county.

Motion carried 8-0-0 with 3 members absent.

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

No discussion. Committee Secretary Lauren Silberman moved and Committee Member Louie Figone seconded a motion to continue the report to the next meeting so everyone can see it.

Motion carried 8-0-0 with 3 members absent.

10. Adjournment

Meeting was adjourned at 9:05 p.m. by Committee Chair BJ Burns.



County of San Mateo Planning & Building Department Agricultural Advisory Committee

BJ Burns
Fred Crowder
Jess Brown
Jim Howard

John Vars
Judith Humburg
Laura Richstone
Lauren Silberman

Louie Figone
Margaret Gunn
Robert Marsh
Ron Sturgeon

William Cook
Cynthia Duenas
Peter Marchi
Natalie Sare

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

ACTION MINUTES

Draft

Monday August 9, 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 7:03 p.m.

2. **Member Roll Call**

Regular Committee Members Present:

Judith Humburg
BJ Burns
Natalie Sare
Louie Figone
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
Summer Burlison, Planning Staff Liaison

Nonvoting Committee Members Absent:

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

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.
 - Adria Arko, San Mateo County Agricultural Ombudsman, shared that the water board is reviewing the San Gregorio watershed for a Water Quality Improvement Plan and encouraged everyone to participate. She also shared that Supervisor Horsley is interested in reviewing the guidelines for the Farm Labor Housing Assistance Program, and she will convene listening session to gather feedback on the program guidelines and encouraged everyone to participate.
4. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.
 - Peter Marchi followed up with the water master after last meeting's discussion on San Gregorio Creek and the adjudication of San Gregorio Creek water rights, and shared a clarification that at least six properties abutting the creek have rights to draw water.
 - Natalie Sare responded to Adria discussion items and asked to see San Gregorio Creek water rights information.
5. **Committee Discussion and Update** on the 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:

None

COMMITTEE ACTION:

No action required. The Committee discussed that pop-up vaccination clinics are available again on farms, and anyone interested in hosting one can contact the county Department of Agriculture to schedule a clinic. The Committee also shared that free Covid-19 testing is available each Wednesday in Half Moon Bay in front of the Ted Adcock Community Center from 10am to 6pm and that the mask mandate is back for any indoor public spaces.

6. **Committee Discussion** of market development for San Mateo County's agricultural production and potential, as exemplified by the Ithaca Farmer's Market: <http://youtu.be/PFhBFipXcbo>.

PUBLIC SPEAKERS:

Adria Arko

COMMITTEE ACTION:

No action required. Committee Chair BJ Burns presented an idea for a new community initiative for shared marketing activities to promote coastside agriculture, specifically using the old Bay City Flowers Nursery as a facility for centralize processing, marketing, distribution, and sales. He then invited AAC members to join with Farm Bureau members to help identify and gather resources needed to develop this shared facility and initiative. Many committee members expressed support for this idea and volunteered to help.

Member of the public Adria Arko, San Mateo County Agricultural Ombudsman, volunteered resources and offered to help coordinate and facilitate a conversation with county agricultural producers to conduct visioning and identify next steps for the proposed project.

REGULAR AGENDA

7. **Owner:** Dolores Togneri
Applicant: David Repetto
 File Number: PLN 2021-00270
 Location: 12592 San Mateo Road, Half Moon Bay
 Assessor's Parcel No. 056-321-020

Consideration of an Agritourism Event Permit for the Repetto's 2021 October pumpkin selling season, October 1, 2021 – November 15, 2021. Proposed days and hours of operation are as follows: Daily from 9:00 a.m. to sunset. Proposed Event elements include a pumpkin patch, hay ride, and corn maze; no operational changes are proposed from last season. Parking will occur in an existing open field on the 15-acre property. Please direct any questions to Project Planner Tiare Pena, at TPena@smcgov.org.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

The committee discussed a past committee decision to put Agritourism Event Permits with no operational changes from last year on a consent agenda.

Committee Member Peter Marchi moved and Committee Member Bill Cook seconded a motion to pass this project.

Motion carried 8-1-0 with 1 member absent; abstention due to temporary technical issues with the virtual meeting.

8. **Owner:** Gregory R. Joswiak Trust
Applicant: Kurt Simrock
 File Number: PLN 2020-00133
 Location: 2450 Purisima Creek Road, San Gregorio
 Assessor's Parcel No. 066-230-050

Consideration of a Planned Agricultural District Permit, Coastal Development Permit, and Grading Permit for a new 7,550 sq. ft. two-story single-family residence, 1,180 sq. ft. attached garage, 703 sq. ft. basement, septic system, 4,022 sq. ft. two-story barn; 1,920 sq. ft. horse barn; driveway and fire truck turnaround; and one 706 sq. ft. Affordable Housing Unit (deed restricted) and associated septic system, on a 20.26-acre property, located at 2450 Purisima Creek Road within the unincorporated North San Gregorio community of San Mateo County. Fifteen trees are proposed for removal, including 7 significant trees. The project is appealable to the California Coastal Commission. This item is continued from the June 14, 2021 AAC meeting. Please direct any questions to Project Planner Camille Leung at CLeung@smcgov.org.

PUBLIC SPEAKERS:

Kerry Burke
 Robert Peter
 Unidentified Representative from Andreotti Family Farm

COMMITTEE ACTION:

Project Planner Camille Leung shared changes to the project made since the previous AAC discussion on this item, then owners Greg and Sue Joswiak introduced themselves to the committee

and shared about the proposed development. The committee then discussed the new proposed agricultural use of hay production, the reduced size of the barn and consolidated drive way, the lack of PAD restrictions on developing large new houses in agricultural areas, the property's water rights to the creek and wells, proposed water usage for this development, and the usage of density credits for this project.

Member of the public Kerry Burke, a land use consultant working on this project, shared details regarding the proposed development and answers questions about the project.

Member of the public Robert Peter, a neighbor, shared questions and concerns regarding the proposed hay production as well as concerns about the wells, proposed water use, size of the proposed barn, and lack of notification about this project for downstream neighbors.

An unidentified member of the public representing the Andreotti Family Farm shared concerns regarding the proposed new agricultural use being used to shield the development of a large new house in PAD lands, and believe this is a shared concern with farmers in the area.

Committee Member Lauren Silberman moved and Committee Member Judith Humburg seconded a motion to approve the project.

Motion not carried 2-0-7 with 1 member absent.

Committee Member Bill Cook moved and Committee Member Louie Figone seconded a motion to approve the project.

Motion carried 8-0-1 with 1 member absent.

9. **Continued Committee Review of Draft Farm Stand Guidelines**. Planning Staff is requesting input and feedback on these Draft Guidelines that were composed with input from the Agricultural Ombudsman, Environmental Health, and Planning Department. The Guidelines were previously discussed at the March 8, 2021, April 12, 2021, May 10, 2021, June 14, 2021 and July 12, 2021 AAC Meetings.

PUBLIC SPEAKERS:

Adria Arko

COMMITTEE ACTION:

No action taken. The committee discussed the new discussion notes developed by Committee Secretary Lauren Silberman, the committee's recommendations regarding density credits being used to develop farm stands, and the desire for more time to discuss and finalize the notes.

Member of the public Adria Arko, San Mateo County Agricultural Ombudsman, discussed commercial kitchens to produce value added products and a desire to have these new Farm Stand Guidelines focus on farm stand activities without additional limitations on agricultural activities.

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

No action required.

Motion carried 8-0-0 with 3 members absent.

10. **Adjournment**

Meeting was adjourned at 9:11 p.m. by Committee Chair BJ Burns.