



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

Brenda Bonner BJ Burns Robert Cevasco
Louie Figone Marilyn Johnson Teresa Kurtak
Peter Marchi Doniga Markegard Robert Marsh
April Vargas

MEETING PACKET

Date: **Monday, August 10, 2015**
Time: **7:30 p.m.**
Place: **San Mateo County Farm Bureau Office**
 765 Main Street, Half Moon Bay, California

AGENDA

1. **Call to Order**
2. **Member Roll Call**
3. **Guest Roll Call**
4. Public Announcements/Comments for Items Not on the Agenda
5. Answer to 513 Stage Road Inquiry About Ongoing Work
6. 1) Consideration of a Coastal Development Permit (CDP) and a Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, to amending an existing Farm Labor Housing permit for two new Farm Labor Housing units, each approximately 1,700 square feet in size and; 2) the renewal of the Farm Labor Housing permit for eight existing units on the property. The property is located in the unincorporated Rural Midcoast area of San Mateo County. The CDP is appealable to the CA Coastal Commission.
7. Consideration of the Action Minutes for the July 13, 2015, regular meeting
8. **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 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) 363-1814, or by fax at (650) 363-4849, or e-mail srosen@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 – August 10, 2015

Agricultural Advisory Committee Attendance 2014-2015

	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
VOTING MEMBERS													
Brenda Bonner	E	X	X	M	X	M	X	M	X	X	X	X	
BJ Burns	X	X	X	E	E	E	X	E	X	X	X	X	
Robert Cevasco		X		E		E	X	E	E	X		X	
Louie Figone	X	X		T	X	T	X	T	X	X	X	X	
Marilyn Johnson	X		X	I	X	I	X	I			X	X	
Teresa Kurtak	E			N	E	N	E	N					
Peter Marchi	X	X	X	G	X	G	X	G	X	X	X	X	
Doniga Markegard	X	X	X		X		X		X		X	X	
Robert Marsh	X	X	X	C	X	C	X	C	X	X	X	X	
April Vargas	X			A	X	A	X	A	X	X	X	E	
Vacant				N		N		N					
STAFF													
Natural Resource Conservation Staff				C		C		C					
San Mateo County Agricultural Commissioner	X	X	X	E	X	E	X	E	E	X	X	X	
Farm Bureau Executive Director	X	X		L	X	L		L					
San Mateo County Planning Staff	X	X	X	E	X	E	X	E	X	X	X	X	
UC Co-Op Extension Representative	X	E	X	D	X	D		D					

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

DATE: August 10, 2015

TO: Agricultural Advisory Committee

FROM: Rob Bartoli, Planning Staff, 650/363-1857

SUBJECT: 1) Consideration of a Coastal Development Permit (CDP) and a Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, to amending an existing Farm Labor Housing permit for two new Farm Labor Housing units, each approximately 1,700 square feet in size and; 2) the renewal of the Farm Labor Housing permit for eight existing units on the property. The property is located in the unincorporated Rural Midcoast area of San Mateo County. The CDP is appealable to the CA Coastal Commission.

County File Number: PLN2000-00045 (Figone)

PROPOSAL

The applicant, Louie Figone, proposes to construct two 1,720 sq. ft. Farm Labor Housing (FLH) units, located at 21 Purisima Way (APN 047-340-270). The project also involves the renewal of the existing FLH permit on the property for eight housing units.

DECISION MAKER

Zoning Hearing Officer

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

1. Will the proposal 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 the Planning Department staff take with respect to the application for this project, both the two new Farm Labor Housing units and for the renewal of the eight existing units?

BACKGROUND

Report Prepared By: Rob Bartoli, Project Planner

Location: 21 Purisima Way, El Granada

APN: 047-340-270

Parcel Size: 321.28 acres

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

General Plan Designation: Agriculture/Rural

Existing Land Use: Agricultural uses, barns, greenhouse, 8 Farm Labor Housing Units.

Setting: The project parcel is accessed via Purisima Way. The property is bordered by Arroyo De En Medio Creek to the west. To the south the property abuts residential and agricultural uses. To the north and east, the property is adjacent to open space. The parcel to the east is located within the City of Half Moon Bay. The western part of the subject property is relatively flat, while the northern and eastern parts are steeper in slope.

Environmental Evaluation: The renewal of the eight units are exempt from the California Quality Act (CEQA) pursuant to Section 15301 (Class 1; Existing Facilities). As of this report, the two new FLH units are currently being reviewed by staff to determine the appropriate environmental evaluation.

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

Will the project be visible from a public road?

While the property is located in the Cabrillo Highway/Highway 1 County Scenic Corridor, the project will not be visible from a public road. The property is over 1,000 feet from Highway 1 and is screen by development of other parcels in the surrounding area along with agricultural buildings on the subject property.

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

While the property borders Arroyo De En Medio Creek, a road separates agriculture and development on the property from creek habitat and vegetation. The proposed area of development would be located in an area that is currently farmed in association with the agricultural operations on the property. The project does not involve the removal of riparian vegetation or habitat. The project is located where two greenhouses used to be sited. There will be no alteration to the area where the eight existing FLH units are located.

Is there prime soil on the project site?

There is no prime soil on the project site.

KEY ISSUES

Planning staff has reviewed this proposal and presents the following key issues for the Agricultural Advisory Committee's consideration:

1. Compliance with Agricultural Policies of the Local Coastal Program (LCP)

Lands Suitable for Agriculture

LCP Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designation*) permits agricultural and agriculturally-related development on land suitable for agriculture; non-residential development customarily considered accessory to agricultural uses including barns, storage/equipment sheds, stables for farm animals, water wells, and water storage tanks. The policy allows for farm labor housing, uses ancillary to agriculture, and single family residences to be conditionally permitted via a PAD permit. As such, the owner has submitted for a PAD/CDP permit for the two new FLH units.

3. Compliance with Planned Agricultural District (PAD) Regulations

In order to approve and issue a PAD Permit, the project must comply with the substantive criteria for the issuance of a PAD permit, as applicable and as delineated in Section 6355 of the Zoning Regulations. As proposed and to be conditioned, the proposal complies with the following applicable policies, which will be discussed further in the project staff report to be prepared for the Zoning Hearing Officer.

- The encroachment of all development upon land which is suitable for agricultural uses and other lands shall be minimized;
- All development permitted on a site shall be clustered;
- Development shall be located, sited and designed to carefully fit its environment so that its presence is subordinate to the pre-existing character of the site and its surrounding is maintained to the maximum extent practicable.
- No use, development or alteration shall substantially detract from the scenic and visual quality of the County; or substantially detract from the natural characteristics of existing major water courses, established and mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats.
- Where possible, structural uses shall be located away from prime agricultural soils.

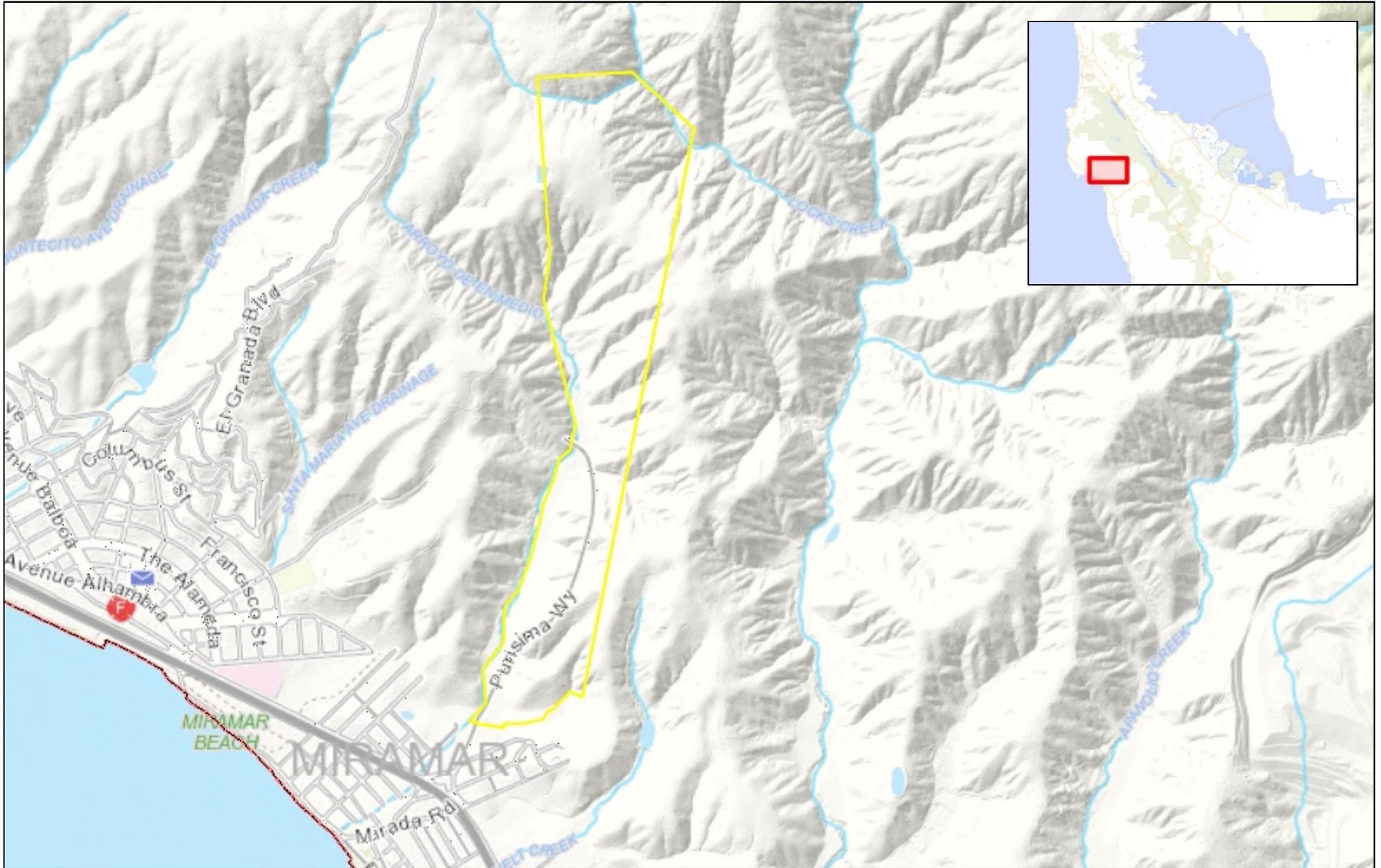
While the proposed structures would be located on prime agricultural land, the property owner proposes to cluster the units in close proximity to existing development on the site, allowing the structures to be accessed via existing access roads, is placing them where development has occurred prior, will be on land already disturbed, and reserving a large area of the agricultural field for continued farming.

4. Compliance with Farm Labor Housing Guidelines

The Farm Labor Housing Application Process guidelines, as approved by the Planning Commission on October 8, 2014, allow for permanent housing structures in specific situations where there is an on-going long-term need for farm workers. The guidelines require a Zoning Hearing Officer (or Planning Commission) review of applications for permanent housing and limits the use of these structures for the housing of farm workers and, if the uses ceases, the structure must either be demolished or used for another permitted use pursuant to a permit amendment. The two units are proposed to house the owners and his son and family. The owners and his son are actively engaged on the farming activities on the property.

ATTACHMENTS

- A. Vicinity Map of Project Parcel
- B. Project Plans



0.90 0 0.45 0.90 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 28,490



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

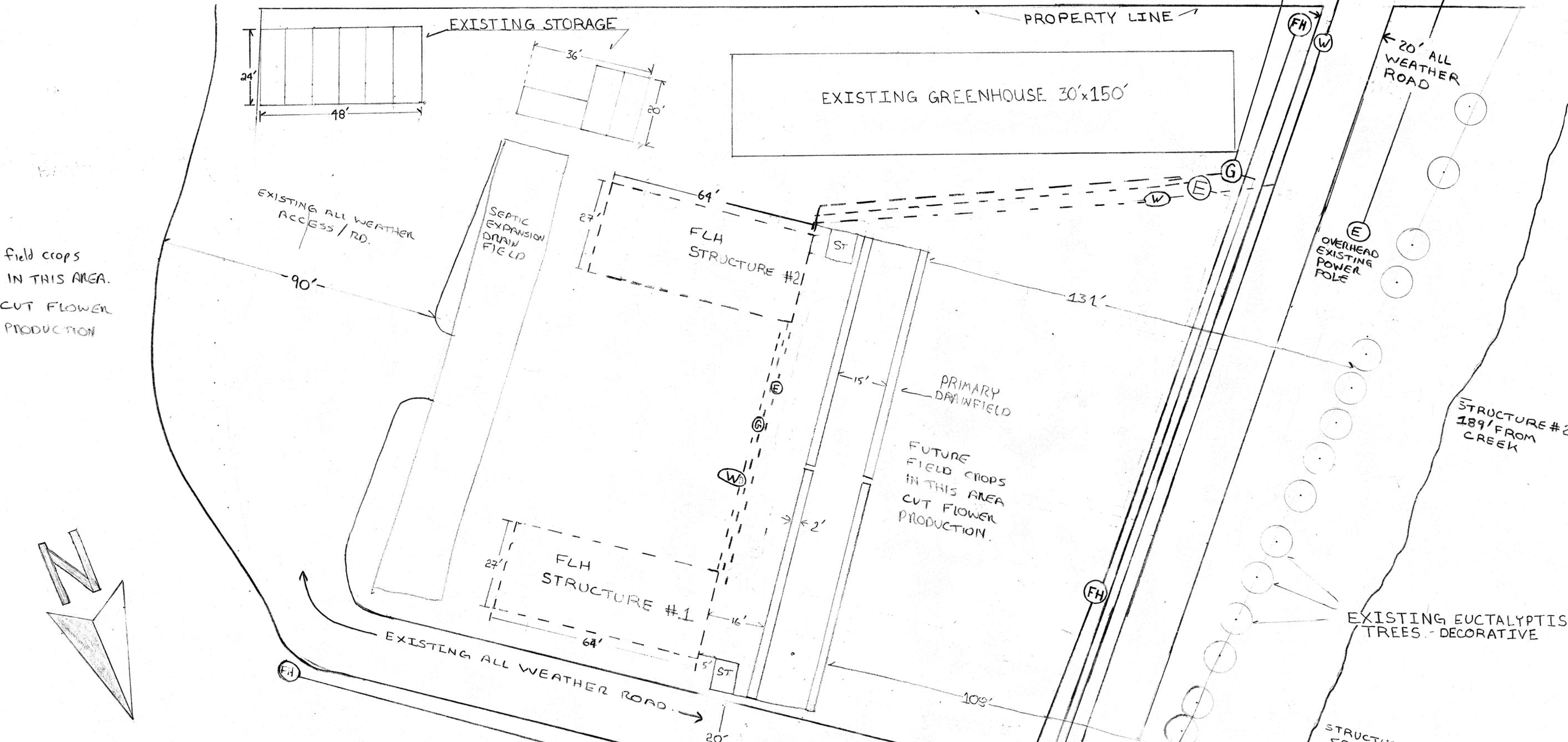
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Project Location Map

Disclaimer: Information displayed here is for reference. For precise boundary data or information, consult official records. Printed: Thu Jul 30 2015 05:24:50 PM.



Proposed FLH Location



PLOT PLAN

#21 PURISIMA WAY
 FIGONE NURSERY
 APN # 047-340-270

- ⊙ = EXISTING DOMESTIC WATER. COASTSIDE COUNTY WATER DIST.
- ⊙ = EXISTING FIRE SPRINKLER WATER SUPPLY 6" MAIN 115 PSI 85,000 GAL RESERVE
- ⊙ = EXISTING ELECTRIC
- ⊙ = EXISTING NATURAL GAS
- ⊙ = FIRE HYDRANT 6" MAIN - 115 PSI 85,000 GAL RESERVE
- ST = 2x 1500 GAL 2 COMPARTMENT

SCALE: 1 INCH = 20 FEET.

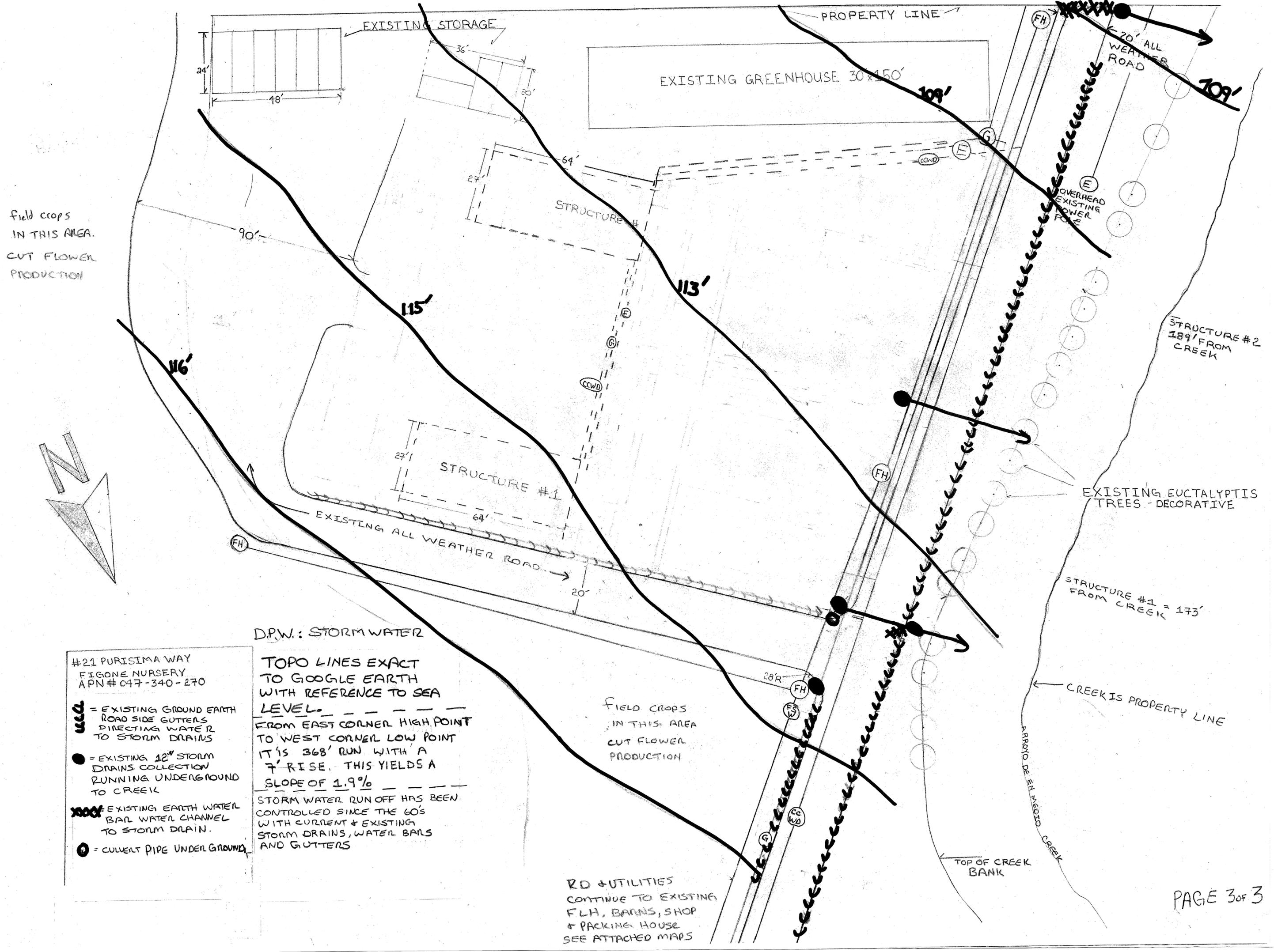
-Project Located in State Responsibility Area for wildfire Protection. Very High Fire Hazard Zone. Structures consistent with CRC R327 requirements. Full "W.U.I." package, Class "A" roof. See detailed packet attached.

-Structures are pre-plumbed and consistent with required NFPA 13D auto sprinkler systems. Per Mfg. "WUI" package

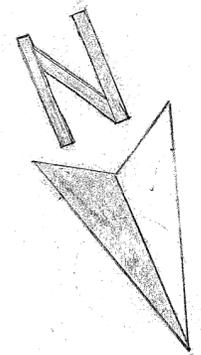
-"All weather surface roads" have been in existence since 1945. Every 5 years they are graveled with Class II base rock and have been compacted to >95% over the 70 years by compactors, dump truck & farm equipment use age. All roads are <= 2% grade.

SITE ELEVATION = 112' ABOVE SEA LEVEL. NO CHANGES IN ELEVATION PROPOSED.

RD & UTILITIES CONTINUE TO EXISTING FLH, BARN, SHOP & PACKING HOUSE SEE ATTACHED MAPS



Field crops
IN THIS AREA.
CUT FLOWER
PRODUCTION



- #21 PURISIMA WAY
FIGONE NURSERY
APN# 047-340-270
- = EXISTING GROUND EARTH ROAD SIDE GUTTERS DIRECTING WATER TO STORM DRAINS
 - = EXISTING 12" STORM DRAINS COLLECTION RUNNING UNDERGROUND TO CREEK
 - = EXISTING EARTH WATER BAIL WATER CHANNEL TO STORM DRAIN.
 - = CULVERT PIPE UNDERGROUND

D.P.W.: STORM WATER

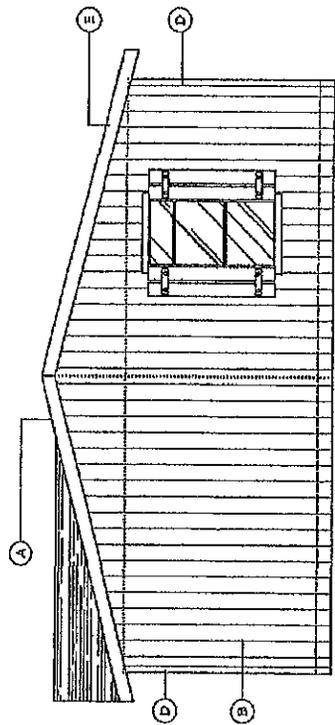
TOPO LINES EXACT TO GOOGLE EARTH WITH REFERENCE TO SEA LEVEL.

FROM EAST CORNER HIGH POINT TO WEST CORNER LOW POINT IT IS 368' RUN WITH A 7' RISE. THIS YIELDS A SLOPE OF 1.9%

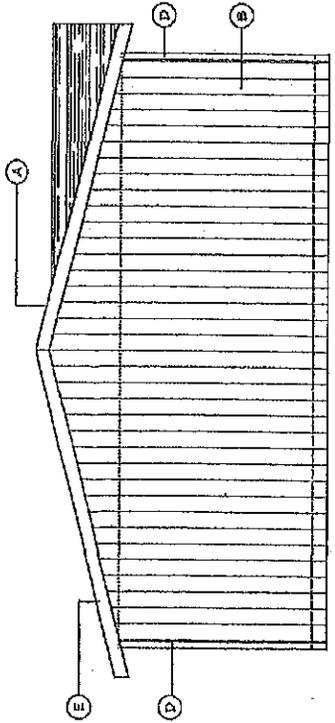
STORM WATER RUN OFF HAS BEEN CONTROLLED SINCE THE 60'S WITH CURRENT & EXISTING STORM DRAINS, WATER BARS AND GUTTERS

Field crops
IN THIS AREA
CUT FLOWER
PRODUCTION

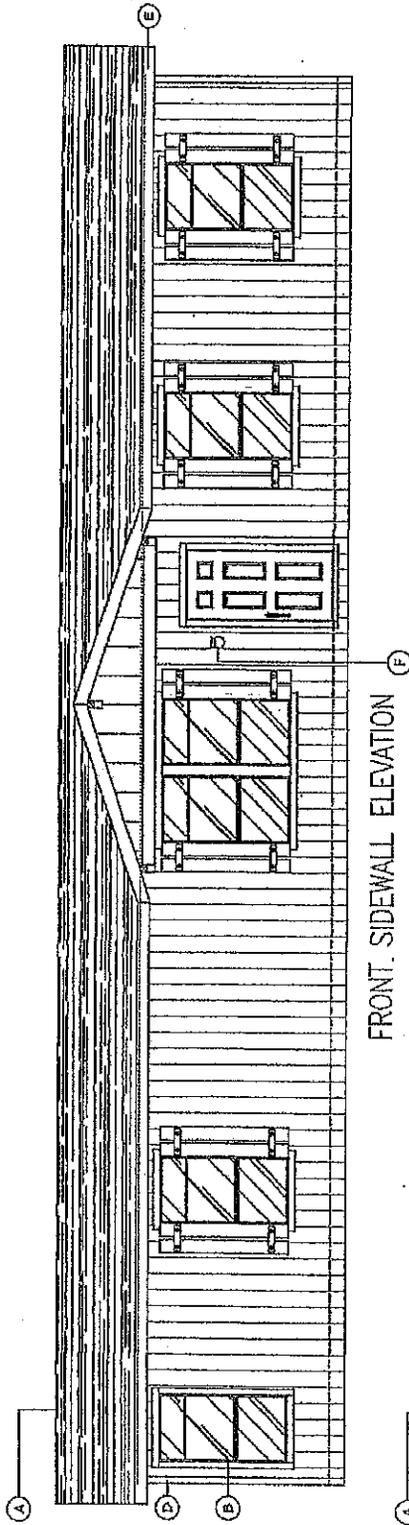
RD & UTILITIES
CONTINUE TO EXISTING
FLH, BARN, SHOP
& PACKING HOUSE
SEE ATTACHED MAPS



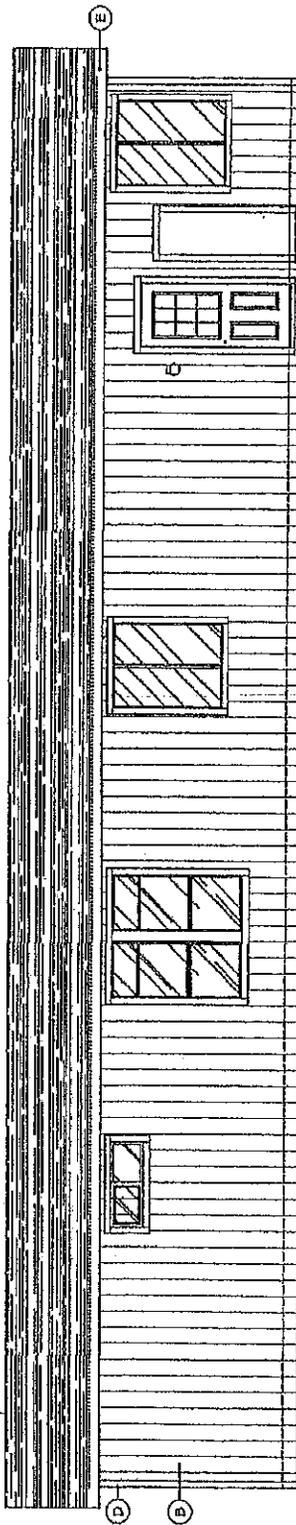
FRONT ENDWALL ELEVATION



REAR ENDWALL ELEVATION



FRONT. SIDEWALL ELEVATION



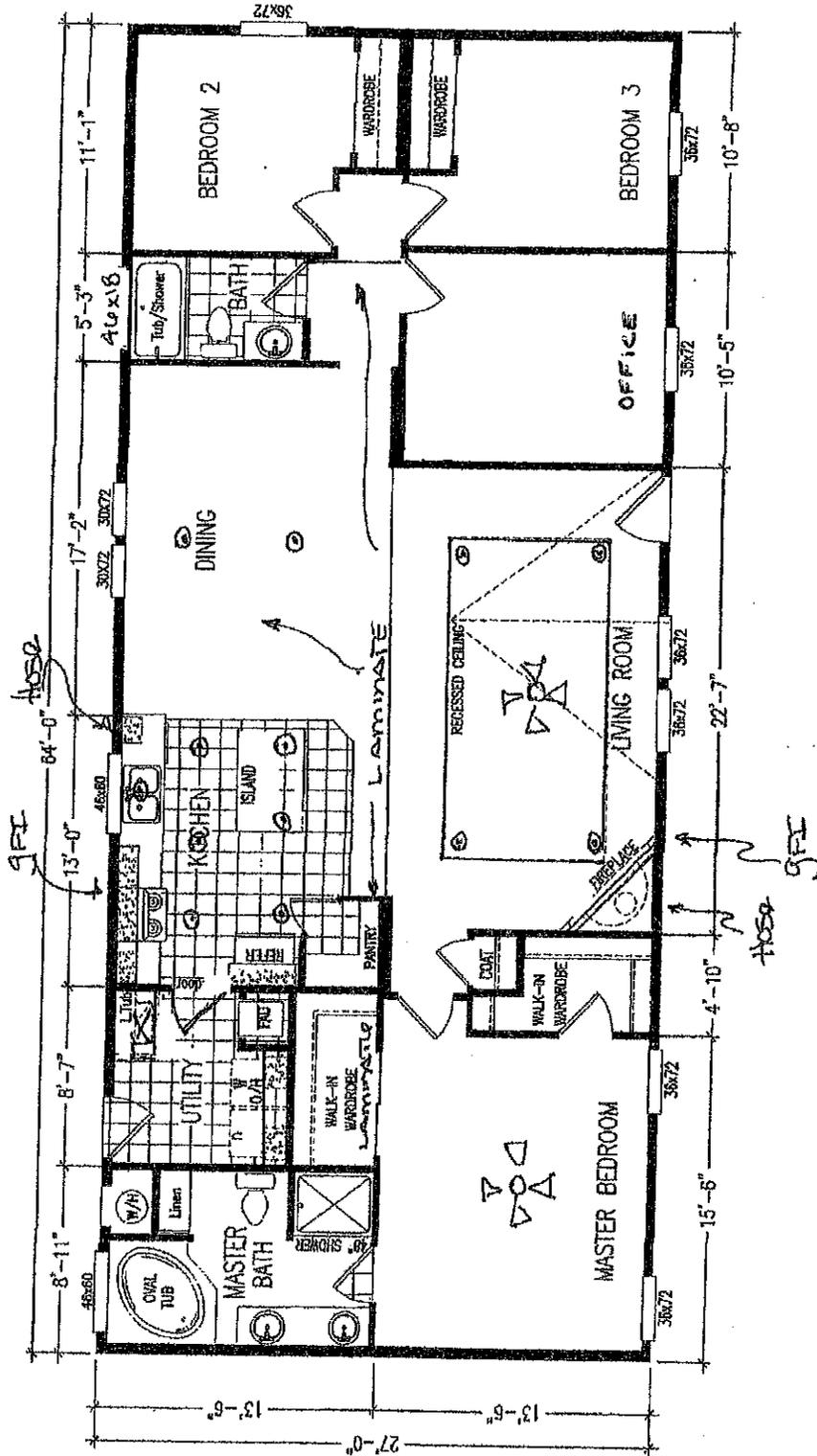
REAR SIDEWALL ELEVATION

MODEL NO.:	C2760-3A
DATE:	07-06-13
REVISION:	01-30-15
DESCRIPTION:	CLAYTON SERIES
SQUARE FT.:	
SHEET:	2-A
DRAWN BY:	

DRAWING TITLE	
EXTERIOR ELEVATIONS	
Coraje/Figone	
DRAWING FILE INFORMATION:	

CMH
 MANUFACTURING INC.
 8808 OLD PLACERVILLE ROAD
 SACRAMENTO, CA 95827
 Phone: (916) 363-2881; Fax: (916) 363-4537
 www.cmhmanufacturing.com www.cmhshelby.com

Home #1



CMH MANUFACTURING INC. 9998 OLD PLACERVILLE ROAD PLACERVILLE, CA 95227 Phone: (916) 382-2881; Fax: (916) 383-4537 www.cmhmanufacturing.com		SALES FLOOR PLAN DRAWING FILE INFORMATION: Carole/Figone	
PRODUCT: CLAYTON SERIES DRAWN BY:	DESIG: CL60007F SQUARE FT: 1,728 SHEETS:	MODEL NO.: C2760-3A DATE: 07-06-13 REVISION: 01-30-15	DRAWING TITLE:



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Agricultural Advisory Committee

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Meeting Minutes
Regular Meeting July 13, 2015

1. Call to Order

Robert Marsh, Committee Chairman, called the Regular Meeting of the Agricultural Advisory Committee (AAC) to order at 7:30 p.m. at the San Mateo County Farm Bureau Conference Room in Half Moon Bay, California.

2. Member Roll Call

Robert Marsh, AAC Chairman, called the roll. A quorum (a majority of the voting members) was present, as follows:

Regular Voting Members Present

Brenda Bonner
BJ Burns
Robert Cevasco
Louie Figone
Marilyn Johnson
Peter Marchi
Doniga Markegard
Robert Marsh

Regular Voting Members Absent

Teresa Kurtak
April Vargas

Nonvoting Members Present

Fred Crowder
Steven Rosen

Nonvoting Members Absent

Virginia Lj Bolshakova
Jim Howard

3. Guest Roll Call

Guests Present

Lorene Burns
Joey Figone
Jared Lawson

Camille Leung
Dante Silvestri
Ron Sturgeon
Nancy Vail
Ben Wright

4. Public Announcements/Comments for Items not on the Agenda

None.

5. Consideration of a Coastal Development Permit (CDP) and a Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, for 1) a new, permanent 1,590 sq. ft., 2-story residence as a Farm Labor Housing Unit; 2) a new 1,200 sq. ft. 2-story agricultural barn; 3) conversion of an existing agricultural well to domestic use, and 4) legalization of an 804 sq. ft. yurt as a non-habitable accessory structure; located in the unincorporated Pescadero area of San Mateo County. The CDP is appealable to the CA Coastal Commission. County File Number: PLN2015-00267 (Lawson)

- 7:31 Camille Leung presented the staff report. The AAC discussed the proposal.
- 7:34 Doniga Markegard arrived.
- 7:35 The AAC and applicant discussed the yurt.
- 7:40 Louie Figone asked whether there is a septic system on-site.
- 7:41 Fred Crowder asked questions of the applicant to clarify the staff report.
- 7:43 Marilyn Johnson asked about prime soils.
- 7:46 The AAC and applicant discussed water sources.
- 7:48 The AAC continued its discussion of the project's impact on prime soils.
- 7:50 The applicant mentioned seeking an affirmative agricultural easement for the land, and explained the reason for the proposed location of the house.
- 7:53 Doniga Markegard asked about existing permits and whether the County government would allow yurts in the future. She pointed out that certain counties in California permit them. The AAC discussed Farm Labor Housing regulations and yurts.
- 7:59 Robert Cevalasco noted that the house and accessory structure would convert 2,000 square feet of prime soil.

- 8:04 Marilyn Johnson asked whether the applicants would enter a Williamson Act contract.
- 8:06 Louie Figone pointed out questions 1 and 2 in the staff report.
- 8:10 Doniga Markegard asked whether the septic issues could negatively hard agricultural activities.
- 8:12 Ron Sturgeon asked about proposed development on the associated parcel and CEQA piecemealing. The AAC discussed the barn on the other parcel.
- 8:17 Robert Cevasco spoke in favor of the project.
- 8:17 Ron Sturgeon spoke about garter snakes on the road.
- 8:20 Robert Marsh asked why the house cannot be off of the prime soil.
- 8:22 Camille Leung explained that the non-prime soil is steep and showed the AAC the project plans' topographic map.
- 8:23 Marilyn Johnson called the materials illegible.
- 8:24 Robert Cevasco spoke in favor of the project, explaining that the project was to allow farmers to live on the land they farm and moved to accept this project as proposed.
- Brenda Bonner seconded the motion.
- Roll Call Vote:
- Aye: Bonner, Burns, Cevasco, Figone, Marchi, Markegard
Nay: Johnson
- The motion was approved.
- 8:26 Doniga Markegard said commuting to the farm from elsewhere would cause more traffic on the road, increasing the risk to snakes.
- 8:31 The AAC asked why the staff reports are so long if the AAC is charged with only answering two questions, and why there were two separate projects.
- 8:37 The AAC continued discussing the project.
- 8:40 Robert Marsh asked whether work at 513 Stage Road is permitted, noting that development there includes new driveways and foundations.

6. Consideration of the Action Minutes for the June 8, 2015, regular meeting.

8:42 The AAC reviewed the minutes and made changes to correct a typo and to note that the Agricultural Commissioner made his determination that agriculture was the primary use on the land per the definition in the County's Williamson Act Guidelines.

Louie Figone moved to accept the minutes as corrected.

BJ Burns seconded the motion.

The motion was approved unanimously.

Adjournment