



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 PACKET

Date: Monday, July 11, 2016
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. Consideration of a project to comprehensively update the County's Subdivision Regulations that would: 1) incorporate changes made to the State Subdivision Map Act and relevant case law; 2) identify how to better implement County General Plan policies and the County's Local Coastal Program, such as creating more flexibility to achieve affordable housing, protecting environmental resources and other community goals; 3) integrate new subdivision types; and (4) clarify, augment, and streamline the subdivision ordinance, and the subdivision application and review process, to enhance their ease of use, within a collaborative stakeholder process.
6. Consideration of the Action Minutes for the May 9, 2016, regular meeting
7. **Adjournment**

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ROLL SHEET – July 11, 2016

Agricultural Advisory Committee Attendance 2015-2016

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



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Meeting Minutes
Regular Meeting May 9, 2016

1. Call to Order

Robert Marsh, Committee Chairman, called the Regular Meeting of the Agricultural Advisory Committee (AAC) to order at 7:31 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
Robert Marsh
April Vargas

Regular Voting Members Absent

Teresa Kurtak
Doniga Markegard

Nonvoting Members Present

Jess Brown
Steven Rosen

Nonvoting Members Absent

Fred Crowder
Jim Howard
Virginia Lj Bolshakova

3. Guest Roll Call

Guests Present

Kerry Burke
Lorene Burns

Bill Cooke
Joe LaClair
Bob Marsh, Jr.
David Petrovich
Leslie Phipps
Dante Silvestri

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

7:33 No discussion.

5. Consideration of a project to comprehensively update the County's Subdivision Regulations that would: 1) incorporate changes made to the State Subdivision Map Act and relevant case law; 2) identify how to better implement County General Plan policies and the County's Local Coastal Program, such as creating more flexibility to achieve affordable housing, protecting environmental resources and other community goals; 3) integrate new subdivision types; and (4) clarify, augment, and streamline the subdivision ordinance, and the subdivision application and review process, to enhance their ease of use, within a collaborative stakeholder process.

7:32 Joe LaClair of the San Mateo County Planning Department presented the project to the AAC.

7:50 Peter Marchi stated that he feared the project could take away property rights.

7:52 Dante Silvestri asked why the Planning Department started the project. Joe LaClair answered.

7:53 BJ Burns asked where there is subdivision potential or concern about subdivisions in the south coast. Joe LaClair explained the analysis that would be done to determine whether there is any potential.

8:02 Kerry Burke asked that the Certificate of Compliance Type A requirements be simplified and clarified.

8:04 Kerry Burke pointed out that the proposal would change subdivision application requirements to "front-load" improvement designs.

8:05 April Vargas asked about the scope of the change to the Subdivision Ordinance. Joe LaClair explained the scope of the changes.

8:06 Louie Figone asked about outreach to agricultural land owners as a group. Leslie Phipps suggested using the Williamson Act contract list as a contact list.

- 8:10 The AAC and county staff discussed the difference between major and minor subdivisions.
- 8:12 The AAC and county staff discussed the project schedule.
- 8:14 Bill Cooke told county staff of an MROSD subdivision study.
- 8:15 Kerry Burke discussed regulations intended to maintain large parcel sizes and reduce subdivisions in rural areas.
- 8:24 Steven Rosen asked the AAC whether applying rules intended for urban subdivisions to rural subdivisions ever hindered agriculture or the division of lands for the purposes of agriculture.
- 8:45 Bob Marsh stated that smaller parcels make farming harder, and that making smaller parcels in the hills harms agriculture by making it difficult to accumulate enough land to make farming profitable.
- 8:48 Marilyn Johnson told the county to keep in mind the differences between urban and rural land.
- 8:54 April Vargas suggested organizing a subcommittee for the Subdivision Ordinance Amendment. BJ Burns, Marilyn Johnson, Peter Marchi offered to participate. Kerry Burke offered to help. Bob Marsh scheduled the item to be discussed at the next AAC meeting.
- 9:03 BJ Burns moved to create the subcommittee. April Vargas seconded the motion. The motion was approved unanimously.
- 6. Consideration of a Coastal Development, Planned Agricultural Development and Use Permits for the construction of a new water booster pump at the Denniston Reservoir and replacement of existing water transmission lines along Bridgeport Drive and Coral Reef Avenue, in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission. File No. PLN2016-00008**
- 9:03 Steve Rosen presented the staff report. The AAC discussed water rights, and the presence of the adjacent farm's senior water rights.
- 9:10 Louie Figone moved to recommend approval provided that the agricultural water rights are protected. BJ Burns seconded the motion. The motion was approved unanimously.
- 7. Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the Zoning Regulations, a Planned Agricultural District Permit, pursuant to Section 6353 of the Zoning Regulations, and a Use Permit, pursuant to Sections 6500 and 6510 of the Zoning Regulations, cellular telephone antenna nodes on five existing utility**

poles and fiber optic line along 10.76 miles of existing utility poles and 3.46 miles underground within roadway rights-of-way and utility easements in the unincorporated Pescadero West area of San Mateo County. This project is appealable to the Coastal Commission. File No. PLN2014-00194

9:11 Steven Rosen presented the item.

9:18 Dante Silvestri said that the wire should also serve home telecommunications.

9:22 BJ Burns described prior noncompliance with the Williamson Act on a stretch of utility line across a contracted parcel.

9:32 Louie Figone moved to recommend approval of the project. Marilyn Johnson seconded the motion. The AAC voted to approve with BJ Burns and Peter Marchi abstaining.

8. New Location: Relocating the Agricultural Advisory Committee due to accessibility requirements.

9:33 Steven Rosen opened the discussion of this item. The AAC discussed the item. Bob Marsh discussed the possibility of installing a wheelchair lift at the Farm Bureau.

9. Consideration of the Action Minutes for the April 11, 2016, regular meeting.

9:38 BJ Burns moved to approve the minutes as mailed. Brenda Bonner seconded the motion. The motion was approved with Marilyn Johnson abstaining.

Adjournment (9:41)