



**County of San Mateo Planning & Building Department**  
**Agricultural Advisory Committee**

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

---

## **SPECIAL MEETING PACKET**

**Date:** Tuesday, October 11, 2016  
**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. Public Comments for Items Not on the Agenda
4. Consideration of an application for an Agritourism Event for the upcoming 2016 October pumpkin selling season. The proposed days and hours of operation are as follows: October 1, 2016 - November 15, 2016; 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 located at 12331 Half Moon Bay Road, Half Moon Bay (Repetto)
5. Agenda Topics – Planned Agricultural District (PAD) Regulations and Agricultural Advisory Committee
6. Consideration of the Action Minutes for the September 12, 2016 regular meeting and follow up of August 8, 2016 Action Minutes
7. Community Development Director's Report
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) 363-1857, or by fax at (650) 363-4849, or e-mail [rbartoli@smcgov.org](mailto: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 – October 11, 2016

Agricultural Advisory Committee Attendance 2015-2016

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

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

**DATE:** October 11, 2016

**TO:** Agricultural Advisory Committee

**FROM:** Tiare Peña  
(650) 363-1850

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

County File Number: PLN2016-00XXX

**PROPOSAL**

The applicant (Repetto) submitted an application for an Agritourism Event for the upcoming 2016 October pumpkin selling season. The proposed days and hours of operation are as follows: October 1, 2016 - November 15, 2016; 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. At the time of agenda publication, the project has not been assigned a project file number.

**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>
September 2016	- Application for Agritourism Event submitted
October 2, 2016	- Agricultural Advisory Committee meeting (Information)

## **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.

#### 2. Compliance with the Williamson Act:

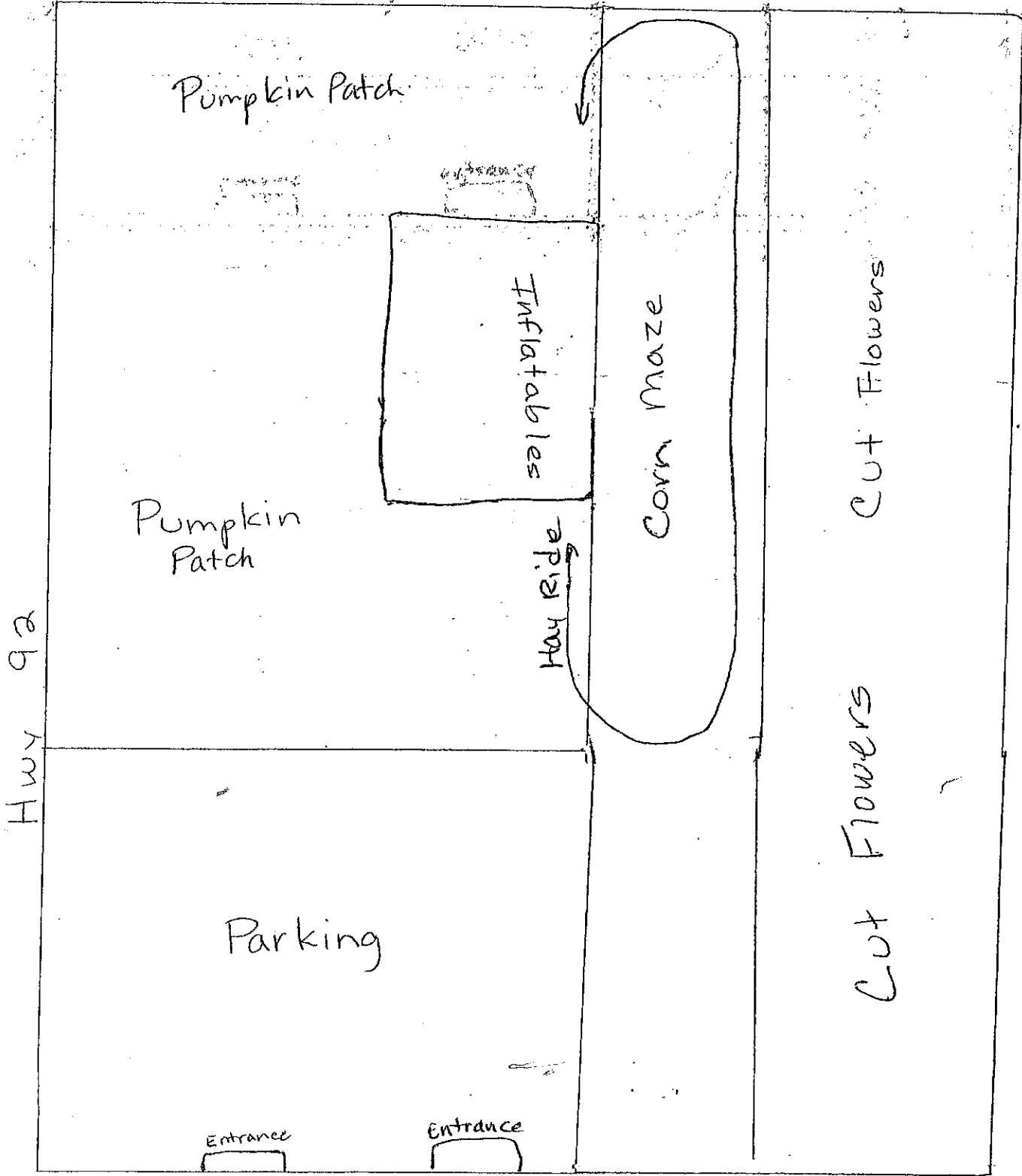
The subject property is not under a Williamson Act contract.

## **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.

A. REPETTO NURSERY, INC.  
12331 San Mateo Road  
Half Moon Bay, CA 94019



Pumpkin Patch

Pumpkin Patch

Inflatables

Hay Ride

Corn Maze

Parking

Entrance

Entrance

Cut Flowers

Cut Flowers

Hwy 92

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

**DATE:** October 11, 2015

**TO:** Agricultural Advisory Committee

**FROM:** Steve Monowitz, Community Development Director

**SUBJECT:** Agenda Topics – Planned Agricultural District (PAD) Regulations and Agricultural Advisory Committee

**BACKGROUND**

At the September 12, 2016 meeting, the Agricultural Advisory Committee (AAC) requested a series of agenda items/study sessions that are focused on the regulations applied to projects that come before the Committee. The regulations and policies that staff will present to the Committee over of the next several months include: Planned Agricultural District (PAD) regulations, Farm Labor Housing regulations, Williamson Act Program Uniform Rules and Procedures, and Agritourism Guidelines. The first topic, PAD regulations is discussed below.

**DISCUSSION**

The purpose of the Planned Agricultural District is to: 1) preserve and foster existing and potential agricultural operations in San Mateo County in order to keep the maximum amount of prime agricultural land and all other lands suitable for agriculture in agricultural production, and 2) minimize conflicts between agricultural and non-agricultural land uses.

The PAD regulations established the Agricultural Advisory Committee to review PAD permits “to assist in the achievement of the objectives of this [PAD] ordinance.” Recommendations on permits made by the AAC are considered by the Planning Commission and Board of Supervisors.

The PAD regulations allows uses on PAD zoned properties either without the need for a PAD permit or with a PAD permit. The determination is made depending on the specific use and if the use is located on Prime Agricultural Lands or Lands Suitable for Agricultural and Other Lands. The specific uses and criteria for Prime Agricultural Lands or Lands Suitable for Agricultural and Other Lands is described the PAD regulations attached to this report.

Each PAD permit must meet certain criteria including minimizing development on land suitable for agricultural, water supply, and the conversion of soils regarding non-agricultural use.

If a proposed use requires a PAD permit, the permit comes before the AAC for review. When a project requiring a PAD permit comes to the AAC for review, Planning staff asks two questions of the AAC:

1. Will the project 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?

These two questions assist Planning staff in understanding if the project will have any impact on agriculture in the PAD district and, based on the objectives outlined in the PAD regulations, what the AAC's recommendation is for the project. The recommendation from the AAC should be based on the criteria within the PAD zoning district regulations.

## **ATTACHMENTS**

- A. Planned Agricultural District (PAD) Regulations



## **CHAPTER 21A. "PAD" DISTRICT** **(PLANNED AGRICULTURAL DISTRICT)**

**SECTION 6350. PURPOSE OF THE PLANNED AGRICULTURAL DISTRICT.** The purpose of the Planned Agricultural District is to: 1) preserve and foster existing and potential agricultural operations in San Mateo County in order to keep the maximum amount of prime agricultural land and all other lands suitable for agriculture in agricultural production, and 2) minimize conflicts between agricultural and non-agricultural land uses by employing all of the following techniques:

- (a) establishing stable boundaries separating urban and rural areas and, when necessary, clearly defined buffer areas,
- (b) limiting conversions of agricultural lands around the periphery of urban areas to lands where the viability of existing agricultural use has already been severely limited by conflicts with urban uses, and where the conversion of such land would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development,
- (c) developing available lands not suitable for agriculture before converting agricultural lands,
- (d) assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality, and
- (e) assuring that all divisions of prime agricultural land (except those stated in (b)) and all adjacent development does not diminish the productivity of prime agricultural lands and other land suitable for agriculture.

**SECTION 6351. DEFINITIONS.** For the purposes of this Chapter, certain terms used herein are defined as follows:

A. Prime Agricultural Land

- 1. All land which qualifies for rating as Class I or Class II in the U.S. Department of Agriculture Soil Conservation Service Land Use Compatibility Classification, as well as all Class III lands capable of growing artichokes or Brussels sprouts.
- 2. All land which qualifies for rating 80-100 in the Storie Index Rating.
- 3. Land which supports livestock use for the production of food and fiber, and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S. Department of Agriculture.

4. Land planted with fruit or nut bearing trees, vines, bushes, or crops which have a non-bearing period of less than five years and which normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200 per acre.
5. Land which has returned from the production of an unprocessed agricultural plant product on an annual value that is not less than \$200 per acre within three of the five previous years.

The \$200 per acre amount in subsection (4) and (5) shall be adjusted regularly for inflation, using 1965 as the base year, according to a recognized Consumer Price Index.

B. Lands Suitable for Agriculture

Land other than Prime Agricultural Land on which existing or potential agricultural use is feasible, including dry farming, animal grazing, and timber harvesting.

C. Other Lands

Any portion of a parcel in the Planned Agricultural District which does not meet the definition of Prime Agricultural Land or Lands Suitable for Agriculture.

D. Agriculture

Activities including, but not limited to, the cultivation of food, fiber, or flowers, and the grazing, growing or pasturing of livestock.

E. Uses Ancillary to Agriculture

Agricultural grading equipment supplies, agricultural rental supplies, topsoil stockpiling, and other similar uses determined to be appropriate by the Planning Director.

F. Non-Residential Development Customarily Considered Accessory to Agricultural Uses

Barns, storage/equipment sheds, stables for farm animals, including up to five (5) confined animals, fences, water wells, well covers, pump houses, water storage tanks, water impoundments, water pollution control facilities for agricultural purposes, and other similar uses determined to be appropriate by the Planning Director.

G. Commercial Recreation

Country inns, commercial or other stables for more than five (5) confined animals, riding academies, campgrounds, rod and gun clubs, private beaches, food/gasoline/telephone services, hostels, and other similar uses determined to be appropriate by the Planning Commission.

H. Public Recreation

Lands and facilities serving primarily a recreation function which are operated by public agencies or other non-profit organizations. Public recreation facilities include, but are not limited to, public beaches, parks, recreation areas, natural preserves, wild areas and trails.

I. Land Division

The creation of any new property line whether by subdivision or other means.

J. Density Credits

The maximum number of land divisions permitted for a parcel computed in accordance with Section 6356. Credits may be combined for uses on a single parcel if the number of land divisions permitted is reduced accordingly; however, only one credit shall be assigned to an agricultural parcel. Only one dwelling unit or non-agricultural use shall be permitted per parcel.

K. Feasible

Capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, social, and technological factors.

L. Non-Agricultural Parcel

After a Master Land Division Plan has been approved, the parcels which may be used for non-agricultural purposes.

M. Agricultural Parcel

After a Master Land Division has been approved, the remaining, large residual parcel restricted to agricultural uses by an easement as specified in Section 6361B.

**SECTION 6352. USES PERMITTED.** The following uses are permitted in the PAD:

A. On Prime Agricultural Lands

1. Agriculture.
2. Non-residential development customarily considered accessory to agricultural uses.
3. Soil dependent greenhouses and nurseries provided that a soil management plan is prepared showing how open prime soils on the site will be preserved and how soils will be returned to their original condition when operations cease.
4. Temporary roadstands for seasonal sale of produce grown in San Mateo County providing that (1) sales activities are limited to less than a nine-month operating period per year, (2) all structures are of portable construction and shall be removed from the site within 10 days of the seasonal closure of the stand, (3) roadstand size shall be limited to 200 square feet and appearance, including signs, color and materials, is consistent with the policies of the certified LCP and meets the satisfaction of the Planning Director, and (4) access and parking requirements meet the satisfaction of the Director of Public Works, however, no impervious paving shall be required.
5. Repairs, alterations, and additions to existing single-family residences.
6. Keeping of pets in association with a one-family dwelling.
7. Limited keeping of pets in association with a farm labor housing unit or multiple-family dwelling unit.
8. Animal fanciers.

B. On Land Suitable for Agriculture and Other Lands

1. Agriculture.
2. Non-residential development customarily considered accessory to agricultural uses.
3. Dairies.
4. Greenhouses and nurseries.

5. Temporary roadstands for seasonal sale of produce grown in San Mateo County providing that (1) sales activities are limited to less than a nine-month operating period per year, (2) all structures are of portable construction and shall be removed from the site within 10 days of the seasonal closure of the stand, (3) roadstand size shall be limited to 200 square feet and appearance, including signs, color and materials, is consistent with the policies of the certified LCP and meets the satisfaction of the Planning Director, and (4) access and parking requirements meet the satisfaction of the Director of Public Works, however, no impervious paving shall be required.
6. Repairs, alterations, and additions to existing single-family residences.
7. Keeping of pets in association with a one-family dwelling.
8. Limited keeping of pets in association with a farm labor housing unit or multiple-family dwelling unit.
9. Animal fanciers.

**SECTION 6353. USES PERMITTED SUBJECT TO THE ISSUANCE OF A PLANNED AGRICULTURAL PERMIT.** The following uses are permitted in the PAD subject to the issuance of a Planned Agricultural Permit, which shall be issued in accordance with the criteria set forth in Section 6355 of this ordinance.

Applications for Planned Agricultural Permits shall be made to the County Planning Commission and shall be considered in accordance with the procedures prescribed by the San Mateo County Zoning Ordinance for the issuance of use permits and shall be subject to the same fees prescribed therefore.

A. On Prime Agricultural Lands

1. Single-family residences.
2. Farm labor housing.
3. Public recreation/shoreline access trail (see Section 6355D.2).
4. Non-soil dependent greenhouses and nurseries if no alternative building site on the parcel exists.
5. Onshore oil and gas exploration, production, and minimum necessary related storage subject to the issuance of an oil well permit, except that no wells shall be located on prime soils.
6. Uses ancillary to agriculture.

7. Permanent roadstands for the sale of produce, providing that the amount of prime agricultural land converted does not exceed one-quarter (1/4) acre, and subject to the findings required for the approval of use permits established in Section 6503 of the San Mateo County Zoning Ordinance.
8. Facilities for the processing, storing, packaging, and shipping of agricultural products.
9. Commercial woodlots and temporary storage of logs.

B. On Lands Suitable for Agriculture and Other Lands

1. Single-family residences.
2. Farm labor housing.
3. Multi-family residences if for affordable housing.
4. Public recreation/shoreline access trail (see Section 6355D.3 and 4).
5. Schools.
6. Fire stations.
7. Commercial recreation.
8. Aquacultural activities.
9. Wineries, subject to the findings required for the approval of use permits established in Section 6503 of the San Mateo County Zoning Ordinance.
10. Timber harvesting, commercial woodlots and log storage, providing that no commercial timber harvesting shall occur within 1,000 feet of any legal dwelling in existence on June 18, 1991, except under the following circumstances:
  - a. Timber harvesting operations for which all permits had been received on or before June 18, 1991, may complete operations in accordance with the terms and conditions of such permits.
  - b. Timber harvesting operations may occur within the 1,000-foot buffer zone with prior written approval of the owner of the affected dwelling, subject to the prior recordation of the statement specified in Section 6401.5.

- c. Normal forest maintenance may be conducted within the 1,000-foot buffer zone, but shall be limited to: (a) removing dead, dying, or diseased trees and snags; (b) salvaging downed wood; (c) cutting trees for the purposes of developing viewsheds or landscape aesthetics in accordance with other applicable provisions of this Part and of Division VII, San Mateo County Ordinance Code; or (d) clearing for firebreaks, in accordance with requirements of the County Fire Marshal or other applicable fire authority having jurisdiction.

Notwithstanding the above, access roads to the site of timber harvesting operations may be constructed, improved, and used within the 1,000-foot buffer zone. The limitation on harvesting within 1,000 feet of an existing dwelling shall not apply to a dwelling located on the parcel which is proposed for timber harvesting.

For the purpose of this section, the distance from a dwelling shall be measured along the surface of the ground.<sup>1</sup>

11. Onshore oil and gas exploration, production, and storage subject to the issuance of an oil well permit.
12. Facilities for the processing, storing, packaging, and shipping of agricultural products.
13. Uses ancillary to agriculture.
14. Kennels or catteries, subject to a kennel/cattery permit.
15. Scientific/technical research and test facilities, provided a Planned Agricultural Permit shall only be issued for this use upon the following findings:
  - a. That the use is of a low-intensity nature with minimum of permanent construction required, no permanent on-site personnel or permanent on-site vehicles.
  - b. That the nature of the operation requires an open, isolated, and radio frequency interference-free environment.
  - c. That no manufacturing or industrial activities are involved.

---

<sup>1</sup> Not effective in the Coastal Zone unless and until certification without change by the California Coastal Commission. Certification had not occurred as of the reprinting date of this Chapter {July 1999}.

- d. That the size, location and design of any proposed facility as well as level of activity on the site are compatible with the policies of the Local Coastal Program.
  - e. That the proposed use does not impair existing or potential agricultural uses on the site or on surrounding properties. The applicant shall demonstrate how agriculture will not be impaired, including provisions for leasing portions of the site for agricultural uses.
  - f. That the proposed use or facility does not create a potential for any health or safety hazard.
  - g. That the applicant for such a facility shall describe the manner in which other users might be accommodated in sharing the proposed facility so as to avoid the duplication of such facilities in the future.
  - h. That the applicant demonstrate that no feasible sites exist in the RM, RM-CZ, TPZ, or TPZ-CZ zones for the proposed facility.
16. Permanent roadstands for the sale of produce, subject to the findings required for the approval of use permits established in Section 6503 of the San Mateo County Zoning Ordinance.

**SECTION 6354. LAND DIVISIONS.** All land divisions permitted in the PAD are subject to the issuance of a Planned Agricultural Permit.

**SECTION 6355. SUBSTANTIVE CRITERIA FOR ISSUANCE OF A PLANNED AGRICULTURAL PERMIT.** It shall be the responsibility of an applicant for a Planned Agricultural Permit to provide factual evidence which demonstrates that any proposed land division or conversion of land from an agricultural use will result in uses which are consistent with the purpose of the Planned Agricultural District, as set forth in Section 6350. In addition, each application for a division or conversion of land shall be approved only if found consistent with the following criteria:

A. General Criteria

- 1. The encroachment of all development upon land which is suitable for agricultural use shall be minimized.
- 2. All development permitted on a site shall be clustered.
- 3. Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.



B. Water Supply Criteria

1. The existing availability of an adequate and potable well water source shall be demonstrated for all non-agricultural uses according to the following criteria: (a) each existing parcel developed with non-agricultural uses, or parcel legalized in accordance with Local Coastal Program Policy 1.29, shall demonstrate a safe and adequate well water source located on that parcel, and (b) each new parcel created by a land division shall demonstrate a safe and adequate well water source located either (1) on that parcel, or (2) on the larger property that was subdivided to create the new parcel, provided that a single well water source may not serve more than four (4) new parcels.
2. Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.
3. All new non-agricultural parcels are severed from land bordering a stream and their needs prohibit the transfer of riparian rights.

C. Criteria for the Division of Prime Agricultural Land

1. Prime Agricultural Land which covers an entire parcel shall not be divided.
2. Prime Agricultural Land within a parcel shall not be divided unless it can be demonstrated that existing or potential agricultural productivity of all resulting parcels would not be diminished.
3. Prime Agricultural Land within a parcel will not be divided when the only building site would be on such Prime Agricultural Land.

D. Criteria for the Conversion of Prime Agricultural Lands

1. General Criteria

Prime Agricultural Land within a parcel shall not be converted to uses permitted by a Planned Agricultural Permit unless it can be demonstrated that:

- a. No alternative site exists on the parcel for the use,
- b. Clearly defined buffer areas are provided between agricultural and non-agricultural uses,
- c. The productivity of an adjacent agricultural land will not be diminished, and

- d. Public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality.

2. Public Recreation Facilities Criteria

For a recreation facility on land owned by a public agency before the effective date of this ordinance, the following additional criteria applies:

- a. The agency, as a condition of approval of the Planned Agricultural Permit, executes a recordable agreement with the County that all prime agricultural land and other land suitable for agriculture which is not needed for recreational development or for the protection and vital functioning of a sensitive habitat will be permanently protected for agriculture.
- b. The agency, whenever legally feasible, agrees to lease the maximum amount of agricultural land to active farm operators on terms compatible with the primary recreational and habitat use.

3. Agriculturally Related Uses Criteria

For uses ancillary to agriculture, facilities for the processing, storing packaging and shipping of agricultural products, and commercial woodlots and temporary storage of logs, the following additional criteria applies:

- a. The area of Prime Agricultural Land converted shall be as small as possible, and,
- b. In all cases, the area of Prime Agricultural Land converted shall not exceed 3 acres.

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

Lands suitable for agriculture and other lands shall not be divided unless it can be demonstrated that existing or potential agricultural productivity of any resulting agricultural parcel would not be reduced.

F. Criteria for the Conversion of Lands Suitable for Agriculture and Other Land

All lands suitable for agriculture and other lands within a parcel shall not be converted to uses permitted by a Planned Agricultural Permit unless all of the following criteria are met:

- 1. all agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable, and

2. continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors (Section 30108 of the Coastal Act), and
3. clearly defined buffer areas are developed between agricultural and non-agricultural uses, and
4. the productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing, and
5. public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality, and

For parcels adjacent to urban areas, permit conversion if the viability of agricultural uses is severely limited by conflicts with urban uses, and the conversion of land would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development, and conditions 3, 4, and 5 of this subsection are satisfied.

**SECTION 6356. MAXIMUM DENSITY OF DEVELOPMENT.** In the Planned Agricultural District, for purposes of determining the maximum total number of density credits accumulated on any parcel, the following system shall be used:

The total parcel shall be compared against the criteria of this section in the order listed. Once considered under a criterion, a segment of the parcel shall not be considered under subsequent criteria. When the applicable criteria have been determined for each of the areas, any portion of the parcel which has not yet been assigned a maximum density accumulation shall be assigned a density of one density credit per 40 acres. The sum of densities accrued under all applicable categories shall constitute the maximum density of development permissible under this section. If the fractional portion of the number of density credits allowed is equal to or greater than .5, the total number of density credits allowed shall be rounded up to the next whole density credit. If the fraction is less than .5, the fractional unit shall be deleted. All legal parcels shall accumulate at least one density credit.

Expanded or additional non-agricultural uses shall only be permitted on a parcel when there are enough density credits available to that parcel to meet the density credit requirements of this Section for both (a) existing uses, and (b) any expanded or additional uses, and only where such development meets all other applicable policies of the Local Coastal Program.

### Amount of Development Allowed for Non-agricultural Uses, Except Visitor-Serving, Commercial Recreation, and Public Recreation Uses

For new or expanded non-agricultural uses, except visitor-serving, commercial recreation, and public recreation uses, one density credit shall be required for each 315 gallons, or fraction thereof, of average daily water use during the two months of highest water use in a year. This requirement applies to water use by or resulting from the non-agricultural use, including landscaping, swimming pools and all other appurtenant uses.

#### Residential Uses

For new or expanded residential uses, a single-family dwelling unit shall be deemed to use 315 gallons of water per day during the two months of highest water use in a year (including landscaping, swimming pools and all other appurtenant uses).

#### Non-Agricultural Uses Except Visitor-Serving Uses

For non-agricultural uses, except visitor-serving uses, the amount of development allowed for each density credit in accordance with the requirements of this policy shall be the amount stated in Table 1.5 in the column headed "Number of Measuring Units Per Density Credit Based on Peak Daily Water Use With Conservation Fixtures."

### Amount of Development Allowed for Visitor-Serving, Commercial Recreation, and Public Recreation Uses

For new or expanded visitor-serving, commercial recreation, and public recreation uses, one density credit shall be required for the first 945 gallons, or fraction thereof, of average daily water use during the two months of highest water use in a year. One additional density credit shall be required for each 630 gallons, or fraction thereof, of average daily water use during the two months of highest water use in a year.

This requirement applies to water use by or resulting from the visitor-serving use, including landscaping, swimming pools and all other appurtenant uses. The 945-gallon water use allowance for one density credit may be applied one time only on a parcel.

For visitor-serving, commercial recreation, and public recreation uses listed in Table 1.5, the amount of development allowed for each density credit in accordance with the requirements of this policy shall be:

#### First Density Credit

For one density credit or the first density credit when multiple density credits are available, either 1-1/2 times the amount stated in Table 1.5 in the column headed "Number of Measuring Units Per Density Credit Based on Peak Daily Water Use

With Conservation Fixtures,” or the amount stated in that column and a residential dwelling unit associated with a visitor-serving facility that is occupied by the facility owner or operator.

#### Additional Density Credits

For each additional density credit, the amount stated in Table 1.5 in the column headed “Number of Measuring Units Per Density Credit Based on Peak Daily Water Use With Conservation Fixtures.”

For the purpose of this provision, “visitor-serving, commercial recreation, and public recreation uses” shall be only those lands and facilities listed in LCP Policies 11.1, 11.2 and 11.3, and only if those lands and facilities specifically enhance public opportunities for coastal recreation.

As an interim limit, no more than 600 visitor-serving lodging units may be approved in the rural Coastal Zone, as specified by LCP Policy 1.23.

The provisions of this section will not apply to agriculture, farm labor housing, a residential dwelling unit associated with a visitor-serving facility that is occupied by the facility owner or operator, or affordable housing to the extent authorized in Policy 3.23 of the Local Coastal Program on March 25, 1986, or other structures considered to be accessory to agriculture under the same ownership.

#### A. Prime Agricultural Lands

One density credit per 160 acres for that portion of a parcel which is prime agricultural land as defined in Section 6351 (i.e., the number of acres of Prime Agricultural Land divided by 160).

#### B. Lands With Landslide Susceptibility

One density credit per 160 acres for that portion of a parcel which lies within any of the three least stable categories (Categories V, VI and L) as shown on the U.S. Geological Survey Map MF 360, “Landslide Susceptibility in San Mateo County” or its current replacement (i.e., the number of acres of land susceptible to landslides divided by 160).

#### C. Land With Slope 50% or Greater

One density credit per 160 acres for that portion of a parcel which has a slope 50% or greater (i.e., the number of acres of land with a slope 50% or greater divided by 160).

D. Remote Lands

One density credit per 160 acres for that portion of a parcel over 1/2 mile from a public road that was an existing, all-weather through public road before the County Local Coastal Program was initially certified in November 1980 (i.e., the number of acres of remote land divided by 160).

E. Land With Slope 30% But Less Than 50%

One density credit per 80 acres for that portion of a parcel which has a slope 30% but less than 50% (i.e., the number of acres of land with a slope 30%, but less than 50% divided by 80).

F. Land Within Rift Zones or Active Faults

One density credit per 80 acres for that portion of a parcel which is located within the rift zone or zone of fractured rock of an active fault as defined by the U.S. Geological Survey and mapped on USGS Map MF 355, "Active faults, probably active faults, and associated fracture zones in San Mateo County," or its current replacement (i.e., the number of acres of land within rift zones or active faults divided by 80).

G. Lands Within Flood Hazard Areas

One density credit per 60 acres for that portion of a parcel falling within a 100-year floodplain as most recently defined by the Federal Emergency Management Agency, the U.S. Geological Survey, or the U.S. Army Corps of Engineers (i.e., the number of acres of land within the 100-year floodplain divided by 60).

H. Land With Slope 15% But Less Than 30%

One density credit per 60 acres for that portion of a parcel with a slope in excess of 15% but less than 30% (i.e., the number of acres of land with a slope 15%, but less than 30% divided by 60).

I. Land Within Agricultural Preserves or Exclusive Agricultural Districts

One density credit per 60 acres for that portion of a parcel within agricultural preserves or the exclusive Agricultural Districts as defined in the Resource Conservation Area Density Matrix policy on March 25, 1986 (i.e., the number of acres of land within Agricultural Preserves or Exclusive Agricultural Districts divided by 60).

J. All Other Lands

One density credit per 40 acres for that portion or portions of a parcel not within the above areas (i.e., the number of acres of all other land divided by 40).

If the same portion of a parcel is covered by two or more of the subsections A. and J., the density credit for that portion shall be calculated solely on the basis of the subsection which permits the least density credit.

**SECTION 6357. DENSITY BONUS AND TRANSFER.**

A. Consolidating Parcels

In addition to the maximum density of development permitted, bonus densities may be granted when contiguous parcels are combined to form a larger parcel, provided that the density bonus is granted in accordance with LCP Policy 5.11, including deed restriction requirements that any subsequent land division of the merged property shall result in at least one agricultural parcel whose area is greater than the largest parcel before consolidation. The bonus for a proposed combination shall be calculated by:

1. determining the total number of density credits on all parcels included in a master development plan, and
2. multiplying that total by 25% if the merger is entirely of parcels of 40 acres or less, or by 10% if some or all of the parcels combined are larger than 40 acres.

The merged parcel shall be entitled to the number of density credits allowed prior to merger, plus the bonus calculated under this subsection. Once a parcel or portion of a parcel has been granted bonus density credits as a result of a merger under this subsection, no additional bonus credit(s) may be granted for subsequent merger activities involving that parcel or a portion of that parcel.

B. Agricultural Water Improvements

In addition to the maximum density of development permitted, bonus density credit(s) shall be granted for development of new agricultural water storage capacity in accordance with the following table, upon determination by the Planning Commission and Agricultural Advisory Committee that such water capacity is needed, and will be utilized to provide water exclusively for agricultural cultivation or livestock operations. This provision shall apply to:

1. Construction of new water storage facilities, and,

2. Enlargement of existing water storage facilities (excluding maintenance/dredging activities).

<b>NEW STORAGE CAPACITY (acre-feet)</b>	<b>BONUS DENSITY (dwelling units)</b>
0 – 12.24	0.0
12.25 – 24.49	1.0
24.50 – 36.74	1.5
36.75 – 48.99	2.0
49.00 – 61.24	Density allocated at above rate
Greater than 61.25	

Bonus density credits may be applied on-site, or transferred to another parcel within the rural Coastal Zone, upon determination by the Planning Commission that suitable sites are available on the recipient parcel in accordance with the policies and standards of the Local Coastal Program, providing that density credits are not used to convert Prime Agricultural Land, or locate development within scenic corridors. Frequency of density transfer shall not be limited, providing that each density transfer conforms with the requirements of this section, and appropriate processing fees are collected. At maximum four density credits, whether authorized by this section or other provisions of this Part, may be transferred to any recipient parcel unless otherwise determined by the Planning Commission that additional density would not overburden coastal resources. Should bonus density credits be transferred, deed restrictions must be recorded stating that: (1) the donor parcel has relinquished bonus density credit(s) acquired pursuant to this section, and thereby has voluntarily relinquished all development rights associated with the said density credit(s), and (2) in addition to allowable zoning, the recipient parcel is granted density credit(s) pursuant to this section.

The County shall maintain up to date records in the Planning Department of all bonus credits granted. Records shall indicate the number of bonus credits generated per parcel, and the location and use of the credits including those transferred to another parcel.

C. Prime Agricultural Land

Parcels consisting either entirely of Prime Agricultural Land or Prime Agricultural Land and land which is not developable under the Local Coastal Program, may apply to transfer development density to another parcel within the rural Coastal Zone, east of Highway 1 only, provided that the entire donor parcel is restricted permanently to agricultural use by an easement granted to the County or other



governmental agency, as elaborated below, and upon determination by Planning Commission that suitable sites are available on the recipient parcel in accordance with the policies and standards of the Local Coastal Program, providing that density credits are not used to convert Prime Agricultural Land, or locate development within scenic corridors. Frequency of density transfer shall not be limited, providing that each density transfer conforms with the requirements of this section, and appropriate processing fees are collected. At maximum four density credits whether authorized by this section or other provisions of this Part, may be transferred to any recipient parcel unless otherwise determined by the Planning Commission that additional density would not overburden coastal resources. Deed restrictions must be recorded stating that: (1) the donor parcel has voluntarily relinquished one density credit as determined by this ordinance, and (2) in addition to allowable zoning, the recipient parcel is granted density credit(s) pursuant to this section.

The County shall maintain up to date records in the Planning Department of all density transfer activities. Records shall identify the donor parcel and indicate the number of credits transferred. The location and use of transferred credits shall also be identified.

As a condition of approval for density credit transfer, the applicant shall grant to the County (and the County shall accept) an easement covering the entire donor parcel, containing a covenant, running with the land in perpetuity, which limits the use of the land covered by the easement to agricultural uses, non-residential development customarily considered accessory to agriculture (as defined in Section 6351F of this ordinance) and farm labor housing. The covenant shall specify that, anytime after three years from the date of recordation of the easement, land within the boundaries of the easement may be converted to other uses consistent with open space (as defined in the California Open Space Lands Act of 1972 on January 1, 1980) upon the finding that changed circumstances beyond the control of the landowner or operator have rendered the land unusable for agriculture and upon approval by the State Coastal Commission of a Local Coastal Program amendment changing the land use designation to open space. Uses consistent with the definition of Open Space shall mean all those uses specified in the Resource Management Zone (as in effect on November 18, 1980). Any land use allowed on a parcel through modification of an agricultural use easement shall recognize the site's natural resources and limitations. Such uses shall not include the removal of significant vegetation (except for renewed timber harvesting activities consistent with the policies of the Local Coastal Program), or significant alterations to the natural landforms.

**SECTION 6358. MAXIMUM HEIGHT OF STRUCTURES.** In the Planned Agricultural District, no residential or commercial structure shall exceed three stories or 36 feet in height, except as allowed by use permit provisions in Chapter 22, Article 2, Section 6405, of the San Mateo County Ordinance Code.

**SECTION 6359. MINIMUM YARDS.** In the absence of more restrictive provisions within this ordinance, the minimum yards required in the Planned Agricultural District shall be as follows:

A. Agricultural Development

Front: 30 feet

Side: 20 feet

Rear: 20 feet

B. Non-Agricultural Development

Front: 50 feet

Side: 20 feet

Rear: 20 feet

**SECTION 6360. PARCEL SIZE.** The parcel size in the PAD shall be in accordance with the following:

A. Agricultural Parcels

For any parcel created after the effective date of this ordinance which is to be used for agricultural purposes, the parcel size shall be as specified in the Planned Agricultural Permit issued pursuant to Section 6354 of this ordinance.

B. Non-Agricultural Parcels

For any parcel created after the effective date of this ordinance which is to be used for non-agricultural purposes, the parcel size shall be determined on a case-by-case basis to ensure that domestic well water and on-site sewage requirements are met. Non-agricultural parcels shall be as small as possible, and when used for residential purposes shall not exceed 5 acres. All non-agricultural parcels shall be clustered (in one or as few clusters as possible), and sited in locations most protective of existing and potential agricultural uses.

C. Parcels Created Before Ordinance Adoption

For any parcel legally created before adoption of this ordinance, minimum parcel size shall be determined in accordance with Section 6311 of the San Mateo County Ordinance Code.

**SECTION 6361. PROCEDURAL CRITERIA FOR ISSUANCE OF A PLANNED AGRICULTURAL PERMIT.**

A. Master Land Division Plan

Before any division of land, the applicant shall file a Master Land Division Plan demonstrating how the parcel will be ultimately divided according to maximum density of development permitted and which parcels will be used for agricultural and non-agricultural uses if conversions are permitted. Division for non-agricultural parcels shall be as small as practicable, not to exceed 5 acres when used for residential purposes, and shall ensure that minimum domestic well water and on-site sewage disposal area requirements are met. Division shall be permitted in phases, and all future divisions occurring on land for which a plan has been filed must conform to that plan. Master Land Division Plans shall not be required for land divisions which solely provide affordable housing, as defined by LCP Policy 3.7 on March 25, 1986.

B. Easements on Agricultural Parcels

After a Master Land Division Plan has been filed, and as a condition of approval thereof, the applicant shall grant to the County (and the County shall accept) an easement containing a covenant, running with the land in perpetuity, which limits the use of the land covered by the easement to agricultural uses, non-residential development customarily considered accessory to agriculture (as defined in Section 6352C and D of this ordinance) and farm labor housing. The covenant shall specify that, anytime after three years from the date of recordation of the easement, land within the boundaries of the easement may be converted to other uses consistent with open space (as defined in the California Open Space Lands Act of 1972 on January 1, 1980) upon the finding that changed circumstances beyond the control of the landowner or operator have rendered the land unusable for agriculture and upon approval by the State Coastal Commission of a Local Coastal Program amendment changing the land use designation to open space. Uses consistent with the definition of Open Space shall mean all those uses specified in the Resource Management Zone (as in effect on November 18, 1980). Any land use allowed on a parcel through modification of an agricultural use easement shall recognize the site's natural resources and limitations. Such uses shall not include the removal of significant vegetation (except for renewed timber harvesting activities consistent with the policies of the Local Coastal Program), or significant alterations to the natural landforms.

C. Agricultural Land Management Plan

For parcels 20 acres or more in size before division or conversion, the applicant shall file an agricultural land management plan demonstrating how, if applicable, the agricultural productivity of the land will be fostered and preserved in accordance with the requirements of Sections 6350 and 6355 of this ordinance.

D. Map and Deed Notice

When a parcel on or adjacent to agricultural land is subdivided, the following statement shall be included as a condition of approval on all parcel and final maps and in each parcel deed.

This subdivision is adjacent to property utilized for agricultural purposes, and residents of the subdivision may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; and from the pursuit of agricultural operations, including plowing, spraying, pruning and harvesting, which occasionally generate dust, smoke, noise and odor. San Mateo County has established agriculture as a priority use on productive agricultural lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations.

E. Findings

The County shall make findings with respect to each application for division or conversion of lands in the Planned Agricultural District. Such findings shall be in writing, based on fact, and shall set forth specific reasons why proposed division or conversion meets or fails to meet all applicable requirements of this ordinance.

**SECTION 6362. ESTABLISHMENT OF AN AGRICULTURAL ADVISORY COMMITTEE.**

To assist in the achievement of the objectives of this ordinance, the Board has established an Agricultural Advisory Committee composed of farmers familiar with Coastside crops, agricultural experts, and representatives of the general public interest. Said Committee shall actively assist in the preservation of agriculture of the Coastside by advice and recommendation to the Planning Commission and the Board of Supervisors to achieve the objectives of this ordinance.

**SECTION 6363. ESTABLISHMENT AND APPLICATION OF PLANNED AGRICULTURAL DISTRICT.**

Any parcel of land in the Coastal Zone which contains prime agricultural land and lands suitable for agriculture shall be included in the Planned Agricultural District. The Planned Agricultural District is hereby established and applied to the area depicted on the maps entitled "Planned Agricultural District Boundary," for the Midcoast and South Coast, both dated January 23, 1979, and on file in the offices of the County Planning Department.

(Chapter 21A, Sections 6350 through 6360 - Added by Ordinance No. 2614 – October 16, 1979)

(Chapter 21A, Sections 6350 through 6363 - Amended by Ordinance No. 2694 – December 16, 1980)

(Chapter 21A, Sections 6350 through 6363 - Repealed and Replaced Sections 6350 through 6363 by Ordinance No. 2780 - April 6, 1982)

(Chapter 21A, Sections 6351, 6352, 6353, 6355, 6356, 6357, 6360, and 6361 -  
Amended by Ordinance No. 3193 - October 24, 1989)  
(Section 6351(A)(4), (B)(5) - Added by Ordinance No. 3262 - September 11, 1990)  
(Section 6351(F) - Amended by Ordinance No. 4075 - November 6, 2001)  
(Section 6351(G) - Amended by Ordinance No. 4075 - November 6, 2001)  
(Section 6351(J) - Amended by Ordinance No. 3718 - June 4, 1996)  
(Section 6351(J) - Amended by Ordinance No. 3798 - November 18, 1997)  
(Section 6352(A)(5), (A)(6), (A)(7) - Added by Ordinance No. 3448 - December 15,  
1992)  
(Section 6352(B)(6), (B)(7), (B)(8) - Added by Ordinance No. 3448 - December 15,  
1992)  
(Section 6353(B)(10) - Amended by Ordinance No. 3381 - April 14, 1992) - California  
Coastal Commission certified amendment on December 13, 2000 and became  
effective in the Coastal Zone on January 13, 2001.  
(Section 6353(B)(14) - Amended by Ordinance No. 3448 - December 15, 1992)  
(Section 6353(B)(15) - Added by Ordinance No. 2872 - January 17, 1984)  
(Section 6355(B) - Amended by Ordinance No. 3718 - June 4, 1996)  
(Section 6355(B) - Amended by Ordinance No. 3798 - November 18, 1997)  
(Section 6356 - Amended by Ordinance No. 3669 - September 12, 1995)  
(Section 6356 - Amended by Ordinance No. 3718 - June 4, 1996)  
(Section 6356 - Amended by Ordinance No. 3798 - November 18, 1997)  
(Section 6356G - Amended by Ordinance No. 3002 - July 3, 1984)  
(Section 6357(A) - Amended by Ordinance No. 3718 - June 4, 1996)  
(Section 6357(A) - Amended by Ordinance No. 3798 - November 18, 1997)  
(Section 6359 - Amended by Ordinance No. 3103 - April 14, 1987)  
(Section 6361A - Amended by Ordinance No. 2891 - June 5, 1984)

JKE/ZDS/fc - JKEQ0697\_WFR.DOC  
(7/20/06)



County of San Mateo Planning & Building Department  
**Agricultural Advisory Committee**

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

---

**Meeting Minutes**  
**Regular Meeting September 12, 2016**

**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 Half Moon Bay Historic Train Depot, 110 Higgins Canyon Road, Half Moon Bay, CA.

**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

BJ Burns  
Louie Figone  
Marilyn Johnson  
Peter Marchi  
Robert Marsh

Regular Voting Members Absent

Brenda Bonner  
Robert Cevasco  
Doniga Markegard  
April Vargas

Nonvoting Members Present

Steven Rosen  
Fred Crowder  
Jess Brown

Nonvoting Members Absent

Jim Howard  
Virginia Lj Bolshakova

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

Adria Arko, San Mateo County RCD, stated that on September 30, 2016 that there will be a meeting to discuss the County's Agroturism

Guidelines with County Planning staff at the Ag, Weights, and Measures Office at 785 Main Street, Half Moon Bay.

Chari Marsh asked to have item #4, the Actions minutes for July 11, 2016 and August 8, 2016 moved to the end of the agenda.

## **5. Venue Change/Meeting Protocol/Future Meeting Agenda Topics**

Community Development Director Steve Monowitz spoke about the new venue for the AAC, the Half Moon Bay Historic Train Depot. He introduced the new liaison to the AAC from the Planning Department, Rob Bartoli. Director Monowitz asked for the AAC's feedback regarding future study sessions or agenda topics that are project focused, but instead regulation focused. The AAC is structured to give feedback on projects that required PAD permits. He also spoke about meeting protocol and the Brown Act. The agenda format and process for items on the agenda is structured similarly to the other committees and boards in the County.

Director Monowitz suggested that the PAD regulations are the first agenda item that is brought to the AAC.

Chair Marsh stated that there is a lot of agricultural knowledge on the AAC and with the members of the public that attend the meetings. He is concerned about what happened to prime soils. He wants to preserve the soil that is out there still.

Ag Commissioner Crowder stated that a study session about the Williamson Act would be useful. He stated that it is important for both the AAC and County staff to understand the regulations for projects that come before them. He also noted that Planner Bartoli is the County Planning staff that has office hours in Half Moon Bay every other week.

Committee Member Marchi asked if the County could send a thank you to the San Mateo County Farm Bureau thanking them for the use of their building for the AAC meetings.

Ron Sturgeon stated that this is a good discussion to have. The Committee should give recommendations that are broader than just project. He also stated that it is important to respect the Brown Act. He stated that at the last meeting the topic of the Pescadero Fire Station came up. He would like an update regarding this project to come to the AAC.

Director Monowitz stated that the AAC can provide a forum to discuss the regulations for projects that come before the Committee. The meeting can also serve a place of discussion for topics they may not require a PAD permit, but for those project, staff can provide a report on what the County is doing. He stated that he would like the AAC's input on the Fire Station when it is brought to them.

Dante Silvestri brought up the Fire Station and if it would be built on prime soils. This project will impact agriculture and should be brought to the AAC soon. He also has concerns about a project at Pigeon Point where a proposed campground might be located. He noted that the County sent a letter, but that the project should come forward to the AAC.

Director Monowitz stated that the County has sent a letter to State Parks regarding the project that expressed the County's concerns regarding the conversion of that property.

Leslie Phipps stated that she wants to make sure that the Committee is aware of the entire project that could have impact on farming. She brought up the example of the affordable housing impact fee and what that possible impact would be on ag. She stated that almost any project on the coast could have impact on ag.

Director Monowitz stated those long range projects that have the potential impact on ag lands, County staff could bring updates on the projects to the AAC.

Kerry Burke stated that she would like the ideas for the regular updates. She brought up the renewals for Farm Labor Housing as an example that could be part of the report. Would like to see a discussion of a comprehensive fire policy and a discussion about how recreation and passive open space interact with agricultural.

Vice Chair Burns stated he would like the topics to include the Williamson Act and Farm Labor Housing. He stated that he believes that the Williamson Act is being abused. He also brought up the topic of Right to Farm.

Chair Marsh and Dante Silvestri also discussed the topic of Right to Farm.

Committee Member Marchi spoke about the Pigeon Point project. He had concerns about the County giving land up to the State. He wanted to know what State Parks takes lands that are being farmed out of production in San Mateo County, but not in Santa Cruz County.

Director Monowitz spoke about the General Plan consistency process that has to occur prior to the sale of County owned property. He also stated that the County has Local Coastal Program policies that require the land be farmed if a tenant can be found.

**6. Consideration of a Coastal Development Permit, Planned Agricultural District Permit, Use Permit, and Architectural Review, pursuant to the County Zoning Regulations, to construct a 35 ft. high**



**public radio tower and equipment cabinet located at 510 Hill Road, in the unincorporated Pescadero area of San Mateo County. This project is appealable to the California Coastal Commission.**

Planner Bartoli presented the project to the AAC. The radio tower is located on prime soils. It is near the developed area of the property. The site would be unmanned. The majority of the 28 acres would be left to agricultural activities; however there are no ag activities currently on the property.

Committee Member Johnson stated that she was having a difficult time determining where the prime soils were on the property based on the maps attached to the staff report. She stated that she does not want to see any prime land taken out of production.

Director Monowitz talked about procedures for the item. First there would be a presentation from staff, question for staff from the AAC, presentation by the applicant, public comment, AAC discussion, and then a recommendation on the project.

Ben Ranz, project applicant, stated the radio tower would be for a community radio station in Pescadero. The location on this property was the best location they could find.

Committee Member Marchi asked why this area on the property was picked.

Ben Ranz stated that there is FCC regulation about the required distances from structures. He also stated that if the tower was at a higher elevation, then the FCC would only permit a shorter tower.

Chair Marsh opened the public comment period.

Committee Member Johnson asked if the electric wires would be undergrounded.

Planner Bartoli stated they would be.

Ag Commissioner Crowder asked if the tower had to be removed, if there would be any long-term impact to the property.

Ben Ranz stated that the guidewire would be removed and that the tower could be taken down without any major issues.

Dante Silvestri asked if better graphics could accompany the reports to the AAC.

Committee Member Marchi stated that the location of the tower looked like to be at the edge of the field, up against a sloped area.

A conversation the AAC, County staff, and the public occurred about if the roads in the surrounding area of the project are County owned or privately owned and who has access to the roads.

Vice Chair Burns asked what the impact would be on ag if the tower was constructed.

Ben Ranz stated that the radio tower would be on the edge of the field and he believes that it could be farmed around.

Chair Marsh closed public comment.

Chair Marsh asked for a condition to have agricultural uses have priority on the site or the surrounding sites.

Committee Member Johnson stated that she would like the tower to be closer to the buildings. She supports the idea of the radio station, but does not want to convert prime soils. She does not want the tower next to a house through.

Director Monowitz stated that the County's regulations require clustering to existing development on the property.

Ag Commissioner Crowder stated that the AAC should support the project, but there should be a condition added to the project that the radio tower should not impact agriculture activities on the property and if there is a conflict, that the ag use should be primary.

Chair Marsh called for a five minute recess at 8:40 pm.

Chair Marsh called the meeting back to order at 8:45 pm.

Vice Chair Burns moved to recommend approval of the project to the Planning Commission with the condition that the radio tower should not impact agriculture activities on the property and if there is a conflict, that the ag use should be primary. Committee Member Figone seconded the motion. The motion was approved unanimously (5 ayes – 0 noes).

**7. Consideration of a Coastal Development Permit and a Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, for one new Farm Labor Housing unit. The property is located in the unincorporated San Gregorio area of San Mateo County. The project is appealable to the California Coastal Commission.**

Planner Bartoli presented the project to the AAC. The Farm Labor Housing unit would support the on-going cattle operation on the property. The unit would rely on domestic water from the neighboring parcel. The property is under a Williamson Act contract and is in compliance. The

unit will be located on prime soils, but it is the only flat portion of the property. There will be two water tanks that will support the unit on the property.

Committee Member Johnson asked about item 3 on page 4 of the report.

Planner Bartoli stated that this item was a typo. There separation between the ag uses on the property

Chris Giannini, project applicant, stated that there used to be a house across the road, but did not want to put the new unit there as they did not want to cross the creek. The lines to the water tank will follow an existing road and will not cut up the hillside.

Committee Member Johnson asked where the former Farm Labor Housing was.

Chris Giannini stated that it was across Pomponio Creek Road

Chair Marsh opened public comment on the item.

Dante Silvestri asked if the project is located in the Pescadero School District and Pescadero Municipal Advisory Council (PMAC).

Planner Bartoli stated this project is located within the boundaries of PMAC. Any project that is in the area of PMAC will be referred to them for comment and review.

Ron Sturgeon asked what Attachment C of the staff report was showing.

Planner Bartoli stated that it was a NRCS prime soils map. For future items, the map will be shown in color.

Chair Marsh closed public comment

Committee Member Johnson asked the area of prime soils on the property.

Planner Bartoli stated that the area of prime soils on the property is 1.5 acres.

Vice Chair Burns moved to recommend approval of the project to the Planning Commission. Committee Member Figone seconded the motion. The motion was approved unanimously (5 ayes – 0 noes).

8. **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.**

Director Monowitz stated that staff had presented this item at a previous AAC meeting. He stated that the AAC had asked for this to be standing item on the agenda. Director Monowitz went on to say that staff is working on further outreach on this item, but will not be able to give the AAC an update at each meeting. When there is a new draft of the ordinance, the item will be presented to the AAC. He stated if members of the AAC have questions about the update process, they can contact him or the project manager, Joe LaClair.

Committee Member Johnson stated that the item was on the agenda for the AAC to discuss some items regarding this project. She stated that she wanted the AAC to continue the conversation on this topic.

Chair Marsh stated that the might be a Brown Act issue with a subcommittee.

Director Monowitz stated that we can give a presentation when staff is ready on the subdivision update. This presentation can be update from the first presentation.

Planner Bartoli stated that he would be happy to bring back to the department any questions that arose on this topic, but it would be hard for him to answer questions on the update at the meeting without talking to the project staff.

Kerry Burke stated that it would be helpful for the AAC and staff to have a workshop to have an example of rural subdivision. She also stated that the AAC may also want an update on Connect the Coastside, the congestion management plan for Midcoast.

4. **Consideration of the Action Minutes for the July 11, 2016 and August 8, 2016 regular meetings.**

The July 11, 2016 meeting minutes were approved. Committee Member Johnson moved to recommend approval of the project to the Planning Commission. Vice Chair Burns seconded the motion. The motion was approved unanimously (5 ayes – 0 noes).

The August 8, 2016 minutes were tabled. This meeting did not have a quorum. AAC and Ron Sturgeon asked if there should be minutes for a meeting that did not have a quorum. Staff will come back at the next

meeting following up on this item. There were also comments on the minutes correcting people's names in the minutes.

**Adjournment (9:18 p.m.)**

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

**DATE:** October 11, 2016

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

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 September 1, 2016 to September 30, 2016.

**PLANNED AGRICULTURAL DISTRICT PERMIT OUTCOMES**

- PLN2015-00465 and PLN1999-00382, a PAD permit for a new domestic well and the re-establish a Farm Labor Housing unit at 6525 Cabrillo Highway, Pescadero was approved by the Planning Commission at their August 17, 2016 meeting.
- 13 Farm Labor Housing project that were reviewed by the AAC last year were approved for renewal at the September 1, 2016 Zoning Hearing Officer.

**UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS**

- One application for a PAD permit was received during the month of September. PLN2007-00054 is the amendment of existing PAD permit for Farm Labor Housing to allow one new FLH unit to the three existing units on the property.

**COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS**

See attached report regarding the six rural CDX applications that were received by the Planning Department from 9/1/16-9/30/16. Each permit includes the description of the project and the status of the permit. Copies of the CDXs are available for public review at the San Mateo County Planning Department.

**ATTACHMENT**

A. Rural CDXs from 9/1/16-9/30/16

**RURAL CDXs FOR 9/1/16-9/30/16**

PERMIT NUMBER	RECORD NAME	DATE OPENED	DESCRIPTION	APN	RECORD STATUS
PLN2016-00386	ROAD REPAIRS	9/7/2016	CDX to obtain asphalt grindings from separate Caltrans Highway 1 roadwork to repair/maintain existing gravel roads	086171010	Approved
PLN2016-00388	ROAD REPAIRS	9/7/2016	CDX to obtain asphalt grindings from separate Caltrans Highway 1 roadwork to repair/maintain existing cement roads & parking areas on APN's 086-330-070.	089200240	Approved
PLN2016-00387	ROAD SIGN	9/7/2016	CDX to allow the relocation of a road side sign due to interference with underground gas line. New sign will be shorter than existing sign by 2' in height. New sign will be two sided (24 sq/ft on each side).	056331020	Approved
PLN2016-00391	LAND CLEARING	9/8/2016	Grading Permit Exemption for Land Clearing & CDX to resolve VIO2016-00280. Property owner has hired Sigma Prime to prepare plans.	086050080	Submitted
PLN2016-00397	ROAD REPAIRS	9/14/2016	CDX to obtain asphalt grindings from separate Caltrans Highway 1 roadwork to repair/maintain existing cement roads & parking areas on APN 086-121-050. In response to VIO2016-00369.	086121050	Approved
PLN2016-00402	ROAD REPAIRS	9/16/2016	CDX to obtain asphalt grindings from separate Caltrans Highway 1 roadwork to repair/maintain existing dirt roads & parking areas on APN's 087-080-080 and 087-080-070.	087080080	Approved