



County of San Mateo Planning & Building Department Agricultural Advisory Committee

John Vars
Koren Widdel
Jess Brown
Jim Howard

Frank McPherson
Judith Humburg
Lauren Silberman
Louie Figone

William Cook
Peter Marchi
Natalie Sare
Fred Crowder

Ryan Casey
James Oku
Jonathan Winslow
Summer Burlison

County Office Building
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-1825
Fax: 650/363-4849

Regular Meeting **BY VIDEOCONFERENCE ONLY**

Date: Monday, August 8, 2022

Time: 7:00 p.m. to 9:00 p.m.

Place: Virtual Meeting due to COVID-19 Shelter in Place Order
<https://smcgov.zoom.us/j/99354268309>

Pursuant to the Shelter in Place Orders issued by the San Mateo County Health Officer and the Governor, the Governor's Executive Order N-29-20, and the CDC's social distancing guidelines which discourage large public gatherings, the Half Moon Bay Public Library is no longer open to the public for Agricultural Advisory Committee meetings.

*** PUBLIC PARTICIPATION**

Written Comments:

Members of the public may provide written comments by email to SBurlison@smcgov.org and should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda.

The length of the emailed comment should be commensurate with the 5 minutes customarily allowed for verbal comments, which is approximately 300-400 words. To ensure your comment is received and read into the record for the appropriate agenda item, please submit your comments no later than 5:00 p.m. the day before the meeting. The County will make every effort to read emails received after that time, but cannot guarantee such emails will be read into the record. Any emails received after the deadline which are not read into the record will be provided to the Committee after the meeting and become part of the administrative record.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet, or other writings that may be distributed at the meeting should contact Summer Burlison, the Planning Liaison, by 10:00 a.m. on the Friday before the meeting at SBurlison@smcgov.org. Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

Virtual Meeting/Spoken Comments

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

1. The August 8, 2022 Agricultural Advisory meeting may be accessed through Zoom online a <https://smcgov.zoom.us/j/99354268309>. The **meeting ID is 993 5426 8309** the meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). Enter the meeting ID: 993 5426 8309 then press #. (To find your local number: <http://smcgov.zoom.us/u/admSDqceDg>).
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up to date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionalities may be disabled in older browsers including internet explorer.
3. You may be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Committee calls for the item on which you wish to speak, click on “raise hand” or *9 if calling in on a phone. The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

MATERIALS PRESENTED FOR THE MEETING:

Applicants and members of the public are encouraged to submit materials to the Agricultural Advisory Committee. All materials (including but not limited to models and pictures) submitted on any item on the agenda are considered part of the administrative record for that item and must be retained by the Committee Secretary. If you wish to retain the original of an item, a legible copy must be left with the Committee Secretary.

AGENDAS AND STAFF REPORTS ONLINE:

To view the agenda, please visit our website at <https://planning.smcgov.org/agricultural-advisory-committee>. Staff reports will be available on the website one week prior to the meeting. For further information on any item listed below please contact the corresponding Project Planner indicated.

CORRESPONDENCE TO THE COMMITTEE:

Summer Burlison, Interim Agricultural Advisory Committee Liaison
455 County Center, 2nd Floor
Redwood City, CA 94062
Email: SBurlison@smcgov.org

NEXT MEETING:

The next regularly scheduled Agricultural Advisory Committee meeting is on September 12, 2022.

AGENDA
7:00 p.m.

1. **Call to Order**
2. **Member Roll Call**
3. **Adopt a Resolution** that, as a result of the continuing COVID-19 pandemic state of emergency, meeting in person would present imminent risks to the health and safety of attendees.
4. **Oral Communications** to allow the public to address the Committee on any matter not on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time.
5. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.
6. **Consideration of the Action Minutes** for the April 11, 2022, May 9, 2022, and July 11, 2022 AAC meetings.
7. **Committee Discussion and Update** on the current COVID-19 pandemic, potential policies needed to protect local agriculture and water from contamination, how the pandemic may affect local food supply, and access to farm labor and resources available to producers and farm workers.
8. **Committee Discussion and Update** on next action steps for market development for San Mateo County's agricultural production and potential.
9. **Community Development Director's Report**

Regular Agenda

10. **Owner:** County of San Mateo; La Honda Pescadero Unified School District
Applicant: County of San Mateo
File Number: PLN 2021-00056
Location: County Fire Station #59 located at 1200 Pescadero Creek Road; replacement County Fire Station #59 and La Honda Pescadero Middle/High School located at 330 Butano Cut-Off.
Assessor's Parcel No.: 086-150-050; 087-053-010, respectively

Consideration of a Local Coastal Program amendment to facilitate the future construction of a replacement fire station (County Fire Station Number 59) and

extension of CSA-11 to serve the fire station and Pescadero Middle/High School located at 350-360 Butano Cut-Off. **This item is continued from the June 13, 2022 AAC meeting to allow time for Planning staff to respond to questions and gather additional requested information.** Please direct questions to Michael Schaller, Senior Planner, at MSchaller@smcgov.org.

11. **Committee Review of (AAC) Subcommittee Meeting Notes on Agritourism Guidelines.** Topics to be focused on at the meeting will be the Subcommittee Meeting Notes as provided in the accompanying Discussion Guide on: Length/Frequency of Agritourism Uses and Farm Dinners.
12. **Adjournment**

Agricultural Advisory Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the County Representative at least five (5) working days before the meeting at (650) 363-1815, or by fax at (650) 363-4849, or e-mail SBurlison@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 8, 2022

Agricultural Advisory Committee Attendance 2021-2022

| | Aug | Sept | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | July | Aug |
|--|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|
| VOTING MEMBERS | | | | | | | | | | | | | |
| Judith Humburg Public Member | X | X | | | X | X | X | X | X | X | X | X | |
| James Oku Farmer | | | | | | | X | X | X | X | X | X | |
| Natalie Sare Farmer | X | | X | X | | X | X | X | X | | X | | |
| Louie Figone Farmer, Vice-Chair | X | | X | X | X | X | X | X | | X | X | | |
| Jonathan Winslow Public Member | | | | | | | X | X | X | X | X | X | |
| John Vars Farmer, Chair | X | X | X | X | X | X | X | X | X | X | X | X | |
| William Cook Farmer | X | X | X | X | X | X | X | X | X | X | | X | |
| Peter Marchi Farmer | X | X | X | X | X | X | X | X | X | X | X | X | |
| Ryan Casey Farmer | | | | | | | X | X | X | X | X | X | |
| Fred Crowder Conservationist | | | | | | | X | X | X | | X | X | |
| Lauren Silberman Ag Business | X | X | X | X | X | X | X | X | X | X | | X | |
| Natural Resource Conservation Staff | | | | | | | | | | | | | |
| Jim Howard | | | | | | | | | | | | | |
| San Mateo County Agricultural Commissioner Koren Widdel | X | X | | X | X | X | X | X | X | X | X | X | |
| Farm Bureau Executive Director Jess Brown | X | X | | X | X | X | | | X | X | X | X | |
| San Mateo County Planning Staff Summer Burlison | X | X | X | X | X | X | X | X | X | X | X | X | |
| UC Co-Op Extension Representative Frank McPherson | | | | | | | | | | | | | |

X: Present

Blank Space: Absent or Excused

Grey Color: No Meeting

*** Special Meeting**



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

3

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

DATE: July 29, 2022

To: Agricultural Advisory Committee
From: Summer Burlison, Planning Liaison
Subject: Resolution to make findings allowing continued remote meetings under Brown Act

RECOMMENDATION:

Adopt a resolution finding that, as a result of the continuing COVID-19 pandemic state of emergency, in person meetings of the Agricultural Advisory Committee would present imminent risks to the health or safety of attendees.

DISCUSSION:

On July 12, 2022, the County of San Mateo Board of Supervisors adopted a Resolution finding that, as a result of the continuing COVID-19 pandemic state of emergency, meeting in person would present imminent risks to the health and safety of attendees. The Board's adopted resolution invokes the provisions of recently enacted state legislation (AB 361) to continue teleconferencing for meetings, and strongly encourages other County legislative bodies to make similar findings and continue meeting remotely through teleconferencing.

As encouraged by the Board of Supervisors, and for the reasons set forth in the proposed resolution, we recommend that your Committee similarly avail itself of the provisions of AB 361 allowing continuation of remote meetings by adopting findings to the effect that conducting in-person meetings would present an imminent risk to the health and safety of attendees. A resolution to that effect, and directing staff to return each 30 days with the opportunity to renew such findings, is attached hereto.

If the resolution is not adopted, the Committee must meet in person, effective as of August 8, 2022.

ATTACHMENTS:

A. Resolution (No. 11) for Adoption

RESOLUTION NO. (11)

RESOLUTION FINDING THAT, AS A RESULT OF THE CONTINUING COVID-19 PANDEMIC STATE OF EMERGENCY, IN PERSON MEETINGS OF THE AGRICULTURAL ADVISORY COMMITTEE WOULD PRESENT IMMINENT RISKS TO THE HEALTH OR SAFETY OF ATTENDEES

RESOLVED, by the Agricultural Advisory Committee of the County of San Mateo, State of California, that

WHEREAS, on March 4, 2020, pursuant to section 8550, *et seq.*, of the California Government Code, Governor Newsom proclaimed a state of emergency related to the COVID-19 novel coronavirus and, subsequently, the County of San Mateo Board of Supervisors declared a local emergency related to COVID-19, and the proclamation by the Governor and declaration by the Board remain in effect; and

WHEREAS, on March 17, 2020, Governor Newsom issued Executive Order N-29-20, which suspended certain provisions in the California Open Meeting Law, codified at Government Code section 54950, *et seq.* (the "Brown Act"), related to teleconferencing by local agency legislative bodies, provided that certain requirements were met and followed; and

WHEREAS, on July 12, 2021, the Governor issued Executive Order N-08-21, which extended certain provisions of Executive Order N-29-20 that waive otherwise-applicable Brown Act requirements related to remote/teleconference meetings by local agency legislative bodies through September 30, 2021; and

WHEREAS, on September 16, 2021, Governor Newsom signed AB 361, which provides that a local agency legislative body may continue to meet remotely without complying with otherwise-applicable requirements in the Brown Act related to remote/teleconference meetings by local agency legislative bodies, provided that a state of emergency has been declared and the legislative body determines that meeting in person would present imminent risks to the health or safety of attendees, and provided that the legislative body makes such finding at least every thirty days during the term of the declared state of emergency; and

WHEREAS, on July 12, 2022, the County of San Mateo Board of Supervisors made the finding that, as a result of the continuing COVID-19 pandemic state of emergency, meeting in person would present imminent risks to the health and safety of attendees, and therefore adopted a Resolution invoking the provisions of AB 361 to continue teleconferencing for meetings, and strongly encouraging other County legislative bodies to make similar findings and continue meeting remotely through teleconferencing; and,

WHEREAS, the Agricultural Advisory Committee concludes that there is a continuing threat of COVID-19 to the community, and that Committee meetings have characteristics that give rise to risks to health and safety of meeting participants (such as the increased mixing associated with bringing together people from across the community, the need to enable those who are immunocompromised or unvaccinated to be able to safely continue to participate fully in public governmental meetings, and the challenges with fully ascertaining and ensuring compliance with vaccination and other safety recommendations at such meetings); and

WHEREAS, California Department of Public Health and the federal Centers for Disease Control and Prevention caution that the Delta variant of COVID-19, currently

the dominant strain of COVID-19 in the country, is more transmissible than prior variants of the virus, that it may cause more severe illness, and that even fully vaccinated individuals can spread the virus to others, resulting in rapid and alarming rates of COVID-19 cases and hospitalizations (<https://www.cdc.gov/coronavirus/2019-ncov/variants/delta-variant.html>); and

WHEREAS, this Agricultural Advisory Committee has an important interest in protecting the health and safety of those who participate in meetings of this Committee; and

WHEREAS, this Agricultural Advisory Committee typically meets in-person in a public setting, such that the number of people present at these meetings may impair the safety of the occupants; and

WHEREAS, the COVID-19 pandemic has informed County agencies about the unique advantages of online public meetings, which are substantial, as well as the unique challenges, which are frequently surmountable; and

WHEREAS, in the interest of public health and safety, as affected by the state of emergency caused by the spread of COVID-19, the San Mateo County Agricultural Advisory Committee finds that meeting in person would present imminent risks to the health or safety of attendees, and the Committee will therefore invoke the provisions of AB 361 related to teleconferencing for meetings of the Agricultural Advisory Committee, as strongly encouraged by the Board of Supervisors, to make such findings and continue meeting remotely through teleconferencing.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that

1. The recitals set forth above are true and correct.
2. The Agricultural Advisory Committee finds that meeting in person would present imminent risks to the health or safety of meeting attendees.
3. The Planning staff liaison to the Committee is directed to continue to agendize public meetings of the Agricultural Advisory Committee only as online teleconference meetings, as strongly encouraged by the Board of Supervisors, until the risk of community transmission has further declined.
4. No later than thirty (30) days, or at the beginning of the next regular meeting, after the date of adoption of this resolution the Committee shall again consider whether to make the findings required by AB 361 in order to continue meeting remotely under its provisions.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

6



County of San Mateo Planning & Building Department Agricultural Advisory Committee

John Vars
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ACTION MINUTES

Draft

Monday April 11, 2022

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the Shelter-in-Place Order issued by the San Mateo County Health Officer on March 16, 2020 and March 31, 2020, the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, public hearings will not be held in person until the Shelter-in-Place Order is lifted. Instead, members of the public may provide written comments by email to the San Mateo County Planning Liaison Summer Burlison at SBurlison@smcgov.org. To be read into the record and discussed at the meeting, comments must be submitted via email no less than 30 minutes before the scheduled meeting. Comments received after that time will be held for the next scheduled meeting.

1. **Call to Order**

At the virtual meeting room hosted by the San Mateo County Planning Department on the Zoom Video Communications platform due to Covid-19 Shelter-in-Place Orders, Vice Chair/Acting Chair John Vars called the meeting to order at 7:10 p.m.

2. **Member Roll Call**

Regular Committee Members Present:

Judith Humburg
James Oku
Natalie Sare
Jonathan Winslow
John Vars
William Cook
Peter Marchi
Ryan Casey
Fred Crowder
Lauren Silberman

Regular Committee Members Absent:

Louie Figone

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner
Summer Burlison, Planning Staff Liaison
Jess Brown, San Mateo County Farm Bureau Executive Director

Nonvoting Committee Members Absent:

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

3. **Adopt a Resolution** that, as a result of the continuing COVID-19 pandemic state of emergency, meeting in person would present imminent risks to the health and safety of attendees.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

Committee Secretary Lauren Silberman moved, and Committee Member Bill Cook seconded, a motion to adopt the above resolution.

Motion passed 10-0-0, with one absent member.

4. **Officer Elections** for chair and vice chair, item continued from March 14, 2022 meeting.

The committee nominated members for the Chair and Vice Chair positions and discussed each nominee's interest in and qualifications for the positions respectively, building broad support for and consensus around the nominees.

Committee Member Peter Marchi moved, and Committee Member Fred Crowder seconded, a motion to elect John Vars for Committee Chair.

Motion passed 9-0-1, with one absent member and one abstention (for members to not vote for themselves).

Committee Member Peter Marchi moved, and Committee Member Judee Humburg seconded, a motion to elect Louie Figone for Committee Vice Chair.

Motion passed 10-0-0, with one absent member.

5. **Oral Communications** to allow the public to address the Committee on any matter not on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time.

- Adria Arko, San Mateo County Agricultural Ombudsman, shared the following:
 - The San Mateo County Climate Action Plan is open for public comment for approximately two weeks. The Agricultural Ombudsman Office worked with the plan producers to write and include a new "working lands" section. There is also an affiliated FaceBook Live event addressing agriculture in San Mateo County and potential opportunities for building climate resiliency and sequestering carbon through agricultural practices. The draft document and more information is available at: <https://www.smcsustainability.org/climate-change/climate-action-plans/cc-action-plan>

6. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.

- Summer Burlison, San Mateo County Planning Liaison, shared the following:
 - Midpenninsula Regional Open Space District (MROSD) is in the process of updating their policies that guide the organization's work around agricultural lands. On April 19, 2022 from 3:30 – 5:00 pm, MROSD will be hosting a workshop to gather input from the local agricultural community.
- Koren Widdel, San Mateo County Agricultural Commissioner, shared the following:
 - The Department of Agriculture has scheduled a Farmworker and Pesticide Safety training session on May 4, 2022 in Pescadero and May 5, 2022 in Half Moon Bay. There will be two sessions each day, with one in Spanish at 9:00 am and one in

English at 11:30 am. The session will also be made available virtually. More information will be sent out to all growers on their mailing list, and the Agricultural Department is asking attendees to pre-register by calling the Department. This training meets Federal standards for fieldworker pesticide safety training.

7. **Consideration of the Action Minutes** for the March 14, 2022 AAC meeting.

Committee Member Fred Crowder moved, and Committee Member Bill Cook seconded, a motion to approve the Action Minutes for March 14, 2022 as amended. The amendment added a sentence detailing how the February 14, 2022 minutes were amended (to address a small typo on page 4).

Motion for March 14, 2022 Action Minutes passed 10-0-0, with one absent member.

8. **Committee Discussion and Update** on the current COVID-19 pandemic, potential policies needed to protect local agriculture and water from contamination, how the pandemic may affect local food supply, and access to farm labor and resources available to producers and farm workers.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

No action required. The Committee discussed that second booster shots are now available for individuals over the age of 50, the continued availability of Covid-19 testing and vaccination clinics weekly across the coastside and at the county Expo Center, that Coastside Hope is pausing their weekly vaccination clinics for now, and that the Department of Agriculture and local service providers also have rapid tests available by request.

9. **Committee Discussion** on action steps for market development for San Mateo County's agricultural production and potential.

PUBLIC SPEAKERS:

Adria Arko

COMMITTEE ACTION:

No action required. The Committee discussed that the group coordinating this project continues to conduct planning work and that the initial general interest meeting for this project has been scheduled for May 11, 2022 from 5:30-8:00 pm at the I.D.E.S. Hall in Half Moon Bay. Please RSVP by May 9, 2022 if you are able to attend via <http://tiny.cc/smc-agmarkets>.

Member of the public Adria Arko, San Mateo County Agricultural Ombudsman, shared updates regarding the public interest meeting, noted that over 40 people have already signed up to attend, and asked folks to continue spreading the word about the meeting.

10. **Committee Discussion** to plan for future trainings in topics including but not limited to water, Planned Agricultural District/agricultural land use regulations, wildlife conservation, and Brown Act compliance.

PUBLIC SPEAKERS:

Kerry Burke
Adria Arko

COMMITTEE ACTION:

No action required. The Committee discussed the previously identified and agreed upon training topics (agricultural zoning, land use regulations, Williamson Act, Brown Act, etc.), the desired order of the training topics, and potential contributors to training. The committee also decided that this item does not need to be on the agenda each week moving forward.

Member of the public Kerry Burke recommend including fire resiliency topics as related to agriculture, which is especially timely this year.

Member of the public Adria Arko offered to help coordinate study sessions on fire resiliency in coordination with the Resource Conservation District Fire Program and a former farmer who now serves as Wildfire Coordinator for the Community Alliance for Family Farmers.

Committee Member Bill Cook moved, and Committee Chair John Vars seconded, a motion that the priority of training topics is first regarding agricultural zoning and the Williamson Act and second is on wildfires and preparations.

Motion passed 8-0-2, with one absent member and two abstentions due to potential conflicts of interest.

11. Community Development Director’s Report

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

No action required. The Committee reviewed the items on this month’s report.

Regular Agenda

- | | | |
|------------|-------------------------------|--|
| 12. | Owner: | N/A |
| | Applicant: | County of San Mateo |
| | File Number: | PLN 2022-00066 |
| | Location: | Various; Agriculture (and Open Space – Rural and Timber Production – Rural if the property was used for commercial agriculture for three consecutive years prior to the adoption of the existing Commercial Cannabis Cultivation Ordinance (2018)) |
| | Assessor’s Parcel No.: | Various |

Consideration of Amendments to Chapter 5.148 of the San Mateo County Ordinance Code regarding Commercial Cannabis Cultivation in the unincorporated area of San Mateo County. Please direct any questions to Project Planner Delaney Selvidge at DSelvidge@smcgov.org.

PUBLIC SPEAKERS:

Joseph Otayde
Ed Wilkinson
Kerry Burke

COMMITTEE ACTION:

Project Planner Delaney Selvidge provided a brief presentation on the proposed ordinance changes. The Committee discussed the proposed changes, specifically lifting the canopy cap, lifting the conventional agriculture protections, and allowing distribution licenses for licensed cultivators; that proposed changes have no impact to existing hemp regulations; that cannabis crops are not currently considered crops for Williamson Act contracts, but are considered a compatible use; that cannabis crops are generating financial and infrastructure investments in local nurseries; and that the county does not impose additional fees or taxes on cannabis cultivators.

Deputy County Attorney Melissa Andrikopoulos provided clarifications regarding the 66,000 square foot canopy cap, which is a cap per owner per license and not a cap on the amount of cannabis that can be grown on the parcel. This cap wound up creating an unnecessary administrative hurdle.

Member of the public Joseph Otayde, an employee of ONO Associates, a local cannabis cultivation business, spoke in favor of the proposed changes, particularly the distribution license and lifting the canopy cap to increase economic viability of local cannabis operations. He additionally shared support for the development of a local cannabis appellation region.

Member of the public Ed Wilkinson, an owner and operator of Half Moon Grow, a local cannabis cultivation business, spoke in favor of the proposed changes, particularly the importance of allowing the distribution license and lifting the canopy cap. He also shared that these changes are important for the economic viability of local cannabis operations.

Member of the public Kerry Burke raised questions about how much revenue has been generated by local cannabis businesses and if details will be included in the county's annual crop report. Planner Selvidge shared that revenue information is not collected by the county and Commissioner Widdel shared that cannabis cannot be included in the crop report due to federal restrictions, and also to protect the privacy of the few local license holders.

Committee Secretary Lauren Silberman moved, and Committee Member Bill Cook seconded, a motion to support the proposed changes to the cannabis ordinance.

Motion passed 5-0-4, with one member absent and four abstentions due to a desire to understand more about the proposed changes, context, and potential impacts.

13. **Committee Review of (AAC) Subcommittee Meeting Notes on Agritourism Guidelines** from Subcommittee Meeting 1 (January 28, 2021) and Subcommittee Meeting 2 (February 17, 2021).

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

No action required. The Committee discussed moving this item to the next meeting.

Committee Secretary Lauren Silberman moved, and Committee Member Bill Cook seconded, to move this item to the next meeting due to timing.

Motion passed 8-0-0, with three members absent.

14. **Adjournment**

Meeting was adjourned at 9:07 p.m. by Committee Chair John Vars.



County of San Mateo Planning & Building Department Agricultural Advisory Committee

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ACTION MINUTES

Draft
Monday May 9, 2022

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the Shelter-in-Place Order issued by the San Mateo County Health Officer on March 16, 2020 and March 31, 2020, the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, public hearings will not be held in person until the Shelter-in-Place Order is lifted. Instead, members of the public may provide written comments by email to the San Mateo County Planning Liaison Summer Burlison at SBurlison@smcgov.org. To be read into the record and discussed at the meeting, comments must be submitted via email no less than 30 minutes before the scheduled meeting. Comments received after that time will be held for the next scheduled meeting.

1. **Call to Order**

At the virtual meeting room hosted by the San Mateo County Planning Department on the Zoom Video Communications platform due to Covid-19 Shelter-in-Place Orders, Committee Chair John Vars called the meeting to order at 7:06 p.m.

2. **Member Roll Call**

Regular Committee Members Present:

Judith Humburg
James Oku
Louie Figone
Jonathan Winslow
John Vars
William Cook
Peter Marchi
Ryan Casey
Lauren Silberman

Regular Committee Members Absent:

Natalie Sare
Fred Crowder

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner
Summer Burlison, Planning Staff Liaison
Jess Brown, San Mateo County Farm Bureau Executive Director

Nonvoting Committee Members Absent:

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

3. **Adopt a Resolution** that, as a result of the continuing COVID-19 pandemic state of emergency, meeting in person would present imminent risks to the health and safety of attendees.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

Committee Secretary Lauren Silberman moved, and Committee Member Bill Cook seconded, a motion to adopt the above resolution.

Motion passed 9-0-0, with two absent members.

4. **Oral Communications** to allow the public to address the Committee on any matter not on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time.

None

5. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.

- Peter Marchi, Committee Member, revisited the April 11, 2022 committee discussion of the proposed changes to the county's cannabis ordinance, sharing that the county's presentation to the Pescadero Municipal Advisory Council (PMAC) on the same topic provided more context that demonstrated the economic need for the proposed changes. Several committee members agreed and expressed interest in reviewing a copy of the PMAC presentation.
- Koren Widdel, San Mateo County Agricultural Commissioner, shared the following:
 - The Department of Agriculture's recent Farmworker and Pesticide Safety training sessions were a success. The training can be provided again upon request by calling the Department at 650-726-2514.
 - The Department of Agriculture is planning a pesticide disposal event at the end of June, and more details will be provided as they are finalized.
 - The County received a continued drought designation, which opens up loans for farms and small businesses. The Farm Service Agency can be contacted for more information.
 - The Department of Agriculture provided a presentation on Fertile Capeweed, which is an A-rated weed with a yellow flower and a black center that looks similar to plants sold for landscaping. This invasive weed was recently found on private property in Pescadero and is being treated by the Department. Please notify the Department of Agriculture if you see Fertile Capeweed in the county for additional response. More information can be found on the Department's website.
 - The county is seeing moderate Covid-19 levels and it is time to be vigilant; masks are recommended for crowded indoor spaces. The Test and Treat Program is creating a new county testing center that will provide testing services and applications to receive Covid-19 medication that is available. Further details are available on the San Mateo County Health website.

6. **Committee Discussion and Update** on the current COVID-19 pandemic, potential policies needed to protect local agriculture and water from contamination, how the pandemic may affect local food supply, and access to farm labor and resources available to producers and farm workers.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

No action required. The Committee discussed the Agricultural Commissioner’s updates regarding Covid-19 spread and resources; the continued availability of Covid-19 testing and vaccinations available across the county; and that more information and resources can be found on the county’s Covid-19 page on their website.

- 7. **Committee Discussion** on action steps for market development for San Mateo County’s agricultural production and potential.

PUBLIC SPEAKERS:

Adria Arko
Dante Silvestri

COMMITTEE ACTION:

No action required. The Committee discussed that the group coordinating this project continues to conduct planning work, that the initial general interest meeting for this project has been scheduled this week on May 11, 2022 from 5:30-8:00pm at the I.D.E.S. Hall in Half Moon Bay, and that Covid-19 precautions that will be taken at the meeting.

Member of the public Adria Arko, San Mateo County Agricultural Ombudsman, shared updates regarding the public interest meeting, that masks will be provided at the meeting and windows will be open for increased ventilation, and noted that over 70 people have already signed up to attend.

Member of the public Dante Silvestri asked if masks will be required at the meeting. Agricultural Commissioner Koren Widdel clarified that the county recommends (but does not require) wearing masks when in crowded indoor settings.

- 8. **Community Development Director’s Report**

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

No action required. The Committee reviewed the items on this month’s report.

Regular Agenda

- 9. **Informational/Training Item:** Presentation by County staff on agricultural land use regulations including: Planned Agricultural District (PAD) Zoning, Farm Labor Housing Application Process and Procedures, Agritourism Guidelines, and Land Conservation (Williamson) Act Uniform Rule and Procedures. (Presenters: Summer Burlison, SBurlison@smcgov.org; Delaney Selvidge, DSelvidge@smcgov.org)

PUBLIC SPEAKERS:

Kerry Burke
Dante Silvestri
James Ingalsbe

Mike Williams

COMMITTEE ACTION:

Planning Department Liaison Summer Burlison provided a presentation on Planned Agricultural District (PAD) Regulations. The presentation was followed by Committee discussion regarding clarification on density credits and usage, especially in relation to parcel subdivisions; footprint limitations for the size of development, especially regarding the difference between square footage versus percentage limits; and expressed gratitude for the informative presentation.

Planner Delaney Selvidge provided a presentation on the Williamson Act. The presentation was followed by Committee discussion regarding the differences between the types of agricultural and open space easements; how to interpret the minimum parcel sizes detailed in the Williamson Act (10 acres of prime soils and/or minimum of 40 acres total parcel size); that the Board of Supervisors can and have waived the minimum parcel sizes, particularly for Arata Farms; and the need to include the Agricultural Advisory Committee expertise in reviewing Williamson Act projects. Please note that there is disagreement between committee members and the Planning Department regarding the wording and interpretation of Uniform Rule 2: Types of Contracts, A. Eligibility Requirements for A/LCA and FSZA/LCA Contracts, 3. Lot Size and Contracted Area.

Member of the public Kerry Burke shared clarifications regarding prime and non-prime soil type PAD regulations, and recommended the Planning Department set standards for prime soils maps provided to the public; addressed the difficulty of small parcels designated PAD without meeting PAD zoning property standards; and noted that many subdivision projects will come before the committee following the recent relaxation of subdivision rules for public agencies.

Member of the public Dante Silvestri requested clarification on the Williamson Act Open Space Conservation Contracts, which was provided by Planners Burlison and Selvidge.

Member of the public James Ingalsbe asked if the presentation materials will be available to the public. Planner Summer Burlison clarified that they will be available on the Agricultural Advisory Committee webpage for this meeting.

Member of the public Mike Williams, with Midpeninsula Regional Open Space District (MROSD), provided clarification between the 10-year land conservation contracts, 20-year farmland security zone area contracts, and separate open space easement contracts.

10. **Committee Review of (AAC) Subcommittee Meeting Notes on Agritourism Guidelines** from Subcommittee Meeting 1 (January 28, 2021) and Subcommittee Meeting 2 (February 17, 2021).

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

No action required. Members of the past subcommittee provided context on the 2021 subcommittee meetings and subsequent meeting notes. The Committee discussed how to approach future committee discussions on the topic.

11. **Adjournment**

Meeting was adjourned at 9:06 p.m. by Committee Chair John Vars.



County of San Mateo Planning & Building Department Agricultural Advisory Committee

John Vars
Koren Widdel
Jess Brown
Jim Howard

Frank McPherson
Judith Humburg
Lauren Silberman
Louie Figone

William Cook
Peter Marchi
Natalie Sare
Fred Crowder

Ryan Casey
James Oku
Jonathan Winslow
Summer Burlison

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

ACTION MINUTES

Draft
Monday July 11, 2022

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the Shelter-in-Place Order issued by the San Mateo County Health Officer on March 16, 2020 and March 31, 2020, the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, public hearings will not be held in person until the Shelter-in-Place Order is lifted. Instead, members of the public may provide written comments by email to the San Mateo County Planning Liaison Summer Burlison at SBurlison@smcgov.org. To be read into the record and discussed at the meeting, comments must be submitted via email no less than 30 minutes before the scheduled meeting. Comments received after that time will be held for the next scheduled meeting.

1. **Call to Order**

At the virtual meeting room hosted by the San Mateo County Planning Department on the Zoom Video Communications platform due to Covid-19 Shelter-in-Place Orders, Committee Chair John Vars called the meeting to order at 7:02 p.m.

2. **Member Roll Call**

Regular Committee Members Present:

Judith Humburg
James Oku
Jonathan Winslow
John Vars
William Cook
Peter Marchi
Ryan Casey
Fred Crowder
Lauren Silberman

Regular Committee Members Absent:

Louie Figone
Natalie Sare

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner
Summer Burlison, Planning Staff Liaison
Jess Brown, San Mateo County Farm Bureau Executive Director

Nonvoting Committee Members Absent:

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

3. **Adopt a Resolution** that, as a result of the continuing COVID-19 pandemic state of emergency, meeting in person would present imminent risks to the health and safety of attendees.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

Committee Secretary Lauren Silberman moved, and Committee Member Fred Crowder seconded, a motion to adopt the above resolution.

Motion passed 9-0-0, with two absent members.

4. **Oral Communications** to allow the public to address the Committee on any matter not on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time.

None

5. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.

- Bill Cook, Committee Member, requested clarification about requirements for serving in a Farmer position on the committee and discussed the end of his term later this year. Planning Department Liaison Summer Burlison provided clarification on terms and the process for renewing committee positions.
- Fred Crowder, Committee Member, asked about the status of recent meeting minutes. Committee Secretary Lauren Silberman updated the committee regarding personal news that led to a delay in drafting the minutes from recent meetings.
- Koren Widdel, San Mateo County Agricultural Commissioner, shared a warning to stay away from San Gregorio Creek due to toxic algae.

6. **Committee Discussion and Update** on the current COVID-19 pandemic, potential policies needed to protect local agriculture and water from contamination, how the pandemic may affect local food supply, and access to farm labor and resources available to producers and farm workers.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

No action required. Agricultural Commissioner Koren Widdel shared that the county is at a high community case level, so the county continues to recommend wearing masks indoors and on public transportation and staying up to date on vaccinations. The Committee discussed the Agricultural Commissioner's updates regarding Covid-19 spread and resources and the continued availability of Covid-19 testing and vaccinations available across the county. More information and resources can be found on the county's Covid-19 page on their website.

7. **Committee Discussion** on action steps for market development for San Mateo County's agricultural production and potential.

PUBLIC SPEAKERS:

Adria Arko

COMMITTEE ACTION:

No action required. The Committee discussed the community interest meeting that was held in May, the community survey underway, the working group that will determine next steps on the project, and that progress updates will continue to be provided to the Agricultural Advisory Committee.

Member of the public Adria Arko, San Mateo County Agricultural Ombudsman, reported on the recent community interest meeting, shared that the organizers are conducting a community survey, and that the working group will conduct a five-to-six-month process to determine next steps.

Farm Bureau Executive Director Jess Brown shared that the Farm Bureau is exploring several leads regarding a location for shared agricultural infrastructure, and gave a special thanks to Committee Member Judee Humburg for helping the search for farm center locations.

8. Community Development Director’s Report

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

No action required. The Committee reviewed the items on this month’s report.

Regular Agenda

9. Presentation on Midpeninsula Regional Open Space District’s agricultural policy development process. Presenter: Kirk Lenington, Natural Resources Department Manager, Midpeninsula Regional Open Space District.

PUBLIC SPEAKERS:

James Ingalsbe

COMMITTEE ACTION:

Midpeninsula Regional Open Space District (MROSD) staff provided a presentation on MROSD’s agricultural programs and policies, with the goal of gathering feedback for potential policy updates. The presentation was led by Natural Resources Department Manager Kirk Lenington with the support of Brandon Stewart, Brian Malone, Jane Mark, and Omar Smith.

The presentation was followed by Committee discussion regarding continued alignment with the existing MOU between MROSD and the Farm Bureau, dating from the MROSD annexation of the coastside; the severe lack of farm labor housing units on the coastside, and MROSD’s recently expanded mission that may allow for direct support on farm labor housing; support for environmentally sensitive agricultural activities, which are already well regulated; MROSD’s research and science driven policies and activities; and clarification regarding MROSD and POST’s roles in the purchase and management of lands for conservation.

Member of the public James Ingalsbe asked about the remaining public meetings and how to be notified about them. He also raised questions about the crisis regarding farm worker housing and economic opportunities for farm workers, and asked how MROSD can support farm workers.

MROSD staff shared about outreach to local community groups serving farm workers, submitting all leases to competitive public bids, the focus on agricultural activity and/or ecologically sensitive public access with a focus on low intensity use, and feedback regarding the need for more farm labor housing.

10. **Committee Review of (AAC) Subcommittee Meeting Notes on Agritourism Guidelines** from Subcommittee Meeting 1 (January 28, 2021) and Subcommittee Meeting 2 (February 17, 2021).

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

No action required. Members of the past subcommittee provided context on the 2021 subcommittee meetings and subsequent meeting notes. The Committee then determined a process for reviewing the subcommittee notes and determining committee recommendations. The Committee will address the first two topics from the subcommittee notes at the August 8, 2022 regarding the length/frequency of agritourism uses.

11. **Adjournment**

Meeting was adjourned at 9:01 p.m. by Committee Chair John Vars.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

9

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

DATE: July 28, 2022

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

CONTACT INFORMATION: Summer Burlison, Senior Planner, SBurlison@smcgov.org

The following is a list of Planned Agricultural District Permits and Coastal Development Exemptions for the rural area of the County that have been received by the Planning Department from June 30, 2022 to July 28, 2022.

PLANNED AGRICULTURAL DISTRICT (PAD) PERMIT OUTCOMES

The following PAD permit applications were heard or considered by the Board of Supervisors and/or Planning Commission during this time period:

- a. **Owner/Applicant:** Charles Floyd
File Number: PLN2002-00727
Location: La Honda Road, San Gregorio
Assessor's Parcel No: 082-130-250

Planned Agricultural District Permit and Coastal Development Permit to drill a domestic water well for a future single-family residence. Minimal grading, no tree removal and minimal vegetation removal. The project is appealable to the California Coastal Commission. Application deemed complete on June 8, 2021. Please direct questions to project planner Olivia Boo at OBoo@smcgov.org.

The Planning Commission approved this project at their July 27, 2022 meeting. The local appeal period ends on August 10, 2022.

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

- a. **Owner:** Skolnick Trust c/o J. Harlan
Applicant: Kerry Burke
File Number: PLN2022-00211
Location: Cabrillo Highway, Pescadero
Assessor's Parcel No: 086-250-140, -150, -160

Planned Agricultural District Permit and Coastal Development Permit for three (3) test wells on a vacant parcel west of Cabrillo Highway; no tree removal and minimal grading. The project is appealable to the California Coastal Commission. Please direct questions to project planner Kanoa Kelley at KKelley@smcgov.org.

This application was filed on July 8, 2022.

COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS

Two (2) rural CDX applications were submitted during this time period. Please see the attached status report regarding the applications. The CDX list includes the description of the project and its status. A copy of the CDX is available for public review upon request.

OTHER PROJECTS

- a. **Owner/Applicant:** County of San Mateo
File Number: PLN2022-00066
Location: Various, Agriculture lands
Assessor's Parcel No.: Various

Consideration of Amendments to Chapter 5.148 of the San Mateo County Ordinance Code regarding Commercial Cannabis Cultivation in the unincorporated area of San Mateo County. Please direct any questions to Summer Burlison at SBurlison@smcgov.org.

A second reading of the approved ordinance amendment was completed by the Board of Supervisors at their July 26, 2022 meeting. The ordinance amendment will go into effect on August 25, 2022.

- b. **Owner/Applicant:** San Mateo County Parks Department
File Number: PLN2022-00011
Location: Pigeon Point Viewpoint Parking Lot, west of Cabrillo Highway, unincorporated Pescadero West
Assessor's Parcel No.: 086-300-140

Coastal Development Permit to install two benches for public use at the Pigeon Point Viewpoint Parking Lot located on agriculturally zoned land. This project is appealable to the California Coastal Commission. Application deemed complete February 4, 2022. Please direct questions to project planner Summer Burlison at SBurlison@smcgov.org.

The Planning Commission approved this project at their July 13, 2022 meeting. The local appeal period ended on July 27, 2022. The California Coastal Commission appeal period dates are TBD (as of the publishing of this report).

- c. **Owner/Applicant:** Maria Peterson and Timothy Macmillan
File Number: PLN2022-00226
Location: La Honda Road, San Gregorio
Assessor's Parcel No.: 082-160-090

Coastal Development Permit for the abandonment of 2 idle oil wells. The project is appealable to the California Coastal Commission. Please direct questions to Katheryne Castro-Rivera at KCastrorivera@smcgov.org.

This application was submitted on July 21, 2022.

ADDITIONAL ANNOUNCEMENTS

1. The next regular meeting of the AAC is scheduled for September 12, 2022.

COUNTY OF SAN MATEO

| Count Distinct (RECORD ID) | | | | | | |
|-------------------------------|---------------------------------|-------------|--|-----------|--|---------------------|
| 2 | | | | | | |
| Permit Number | RECORD NAME | DATE OPENED | DESCRIPTION | APN | ADDR FULL LINE1 | RECORD STATUS |
| PLN2022-00207 | ACCESSORY STRUCTURE | 7/5/2022 | CDX and Grading Permit for the construction a 32 ft. x 64 ft. pickleball court as an accessory use to an existing single-family residence. Project involves 440 cu. yds. of grading and the removal of (7) significant pine trees. | 089221090 | 4100 CABRILLO HWY, PESCADERO, CA | Completeness Review |
| PLN2022-00221 | PGE Line Repair and Replacement | 7/16/2022 | CDX to relocate and underground 2.51 miles of electric distribution (12kV) line from 2020 CZU Fire along Whitehouse Canyon Rd, a private road on parcels: 089-221-070, 089-200-120, -140, -150, -190, -220, -210. | 089200120 | WHITEHOUSE CANYON RD, PESCADERO, CA | Approved |



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

10

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

DATE: August 8, 2022

TO: Agricultural Advisory Committee

FROM: Sophie Mintier, Interim Assistant Community Development Director

SUBJECT: CSA-11 Extension and Pescadero Fire Station 59 Project

County File Number: PLN 2021-00056

BACKGROUND

At the Agricultural Advisory Committee (AAC) meeting on June 13, 2022, the AAC received a presentation on the CSA-11 Extension and Pescadero Fire Station 59 project by Melissa Ross-Perkins. The Agricultural Advisory Committee members posed a number of questions and information requests requiring follow-up. Responses to these questions and information requests are provided below and in the attachments.

DISCUSSION

1. *Provide the Pescadero Fire Station Replacement Steering Committee letter for AAC review.*

Please see Attachment A, Steering Committee Recommendation, December 8, 2016.

2. *Review the septic field for the replacement fire station for conflicts with the agricultural field to the north.*

The replacement fire station conceptual designs were reviewed by Greg Smith from San Mateo County Environmental Health Services. His response is provided below.

“While there are no setbacks specified from onsite wastewater treatment systems (OWTS), in our county or in other counties that I am aware of, it is generally considered that 10 to 20 feet separation for edible root crops is adequate. In this case, the outer bounds of the proposed effluent distribution trenches are approximately 20 feet from the existing agricultural area to the north (where they have been growing rosemary for as long I can remember).

For this project, I see no conflicts between the proposed OWTS location and the adjacent agricultural fields.” (Source, email from Gregory J. Smith, July 14, 2022)

3. *Is it possible to separate the fire station and connection of CSA-11 in case either project does not go through?*

If the annexation of the school district's parcel and extension of CSA-11's water service to the school were not to be completed for any reason, the replacement Pescadero Fire Station would fail for lack of access to potable water and sufficient fire flows.

If the replacement Pescadero Fire Station were not completed, no current or proposed policies in the Local Coastal Program or other regulations would technically prevent the CSA-11 waterline extension to Pescadero Middle/High School to proceed from a regulatory standpoint.

However, while the engineering and construction of the CSA-11 extension is being funded by the State Water Boards, several of the processes and approvals required for the waterline extension rely on the involvement and participation of the County of San Mateo, including amendment of the Local Coastal Program, annexation of the school site to the CSA-11 district, Coastal Development Permits and building permits, and project management and coordination with numerous County departments and external stakeholders. At present, the project design and scope both assume the existence of the school and the fire station as users of the water line. Proceeding solely with the annexation of the school parcel into CSA-11 and designing a water line that serves solely the school may involve substantial changes in the project, including the identity of the applicant and project proponents, which could delay the project and potentially cause it to fail. Moreover, if the replacement fire station were not to move forward at the school site, the County would need to identify and acquire another site and redesign the fire station, including provision of water supply, which could also impact the project design for the CSA-11 annexation and construction and potentially impact the whole CSA-11 water system in unanticipated ways. Thus, changing the location of and plans for the fire station would divert County resources, including funding and staff time and could delay, prolong or even alter the CSA-11 extension project to the school.

4. *Provide the current status of the CSA-11 wells.*

The Department of Public Works provides monthly updates to the Pescadero Municipal Advisory Council on the surface water level elevation for CSA-11 Well No.1 and Well No.3 (which is the primary well). Well No.2 has always served as a standby well for use in case Well No.1 is out of service, and so is not included in the monthly updates. The latest update for July 12, 2022 is included as Attachment B.

The aquifer that serves CSA-11 has been in overdraft since 1992, meaning the rate of drawdown exceeds the rate of replenishment. This condition of overdraft is expected to continue, with or without the addition of the replacement fire station and school to the CSA-11 system.

According to the Pescadero (CSA-11) Water Supply Yield and Sustainability Study (Todd Groundwater, 2021, <https://www.smcgov.org/media/127971/download?inline=>),

the near-term impact of adding the fire station and school to CSA-11 would be minimal. Total new potable water demand from the school is estimated to be a 4.3% increase over existing use and for the replacement fire station to be an overall 0.04% increase (since current usage at the existing fire station will be replaced with the new fire station, and the existing fire station will only be used in emergencies).

In summary, the Todd Groundwater report found the CSA-11 system has sufficient capacity to supply existing demand and additional demand from addition of the fire station and school for the next 30 to 40 years, a similar time horizon to many public water systems in California. The report also recommended beginning to identify and evaluate options for additional water supplies beyond the next 30 to 40 years.

5. *What are the major and minor incidents that Pescadero Fire Station 59 responds to?*

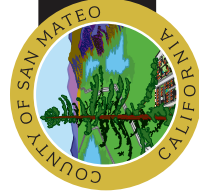
Please see the summary report for Station 59 calls by incident type for the period July 1, 2021 to June 30, 2022 included as Attachment C.

6. *How much prime agricultural land is in the Pescadero community?*

As defined by the Local Coastal Program, Prime Agricultural Lands are Grade 1, Classes 1-3. There is a total of 3,894 acres of Prime Agricultural Land within Pescadero. This includes 246 acres of Class 1, 2,030 acres of Class 2, and 1,618 acres of Class 3 soil. Attachment D shows the location of these soils in Pescadero.

ATTACHMENTS

- A. Fire Station Steering Committee Recommendation, December 8, 2016
- B. DPW Project Update for PMAC, July 12, 2022
- C. Pescadero Fire Station 59–Major and Minor Incidents, July 1, 2021-June 30, 2022
- D. Map: Prime Agricultural Land Within Pescadero



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

Date: December 8, 2016

To: The Honorable Don Horsley

From: Steering Committee, Pescadero Fire Station Replacement Project

Subject: Site Selection Recommendation

Recommendation: Site D [High School] appears to be the most favorable location for the replacement fire station. Site B [Corp Yard] should remain in consideration as an alternative.

Background:

In August, 2013, the Board of Supervisors accepted the recommendation of the County Manager to authorize \$6 million in Measure A funding to construct a new 7,880 square foot facility on a new site to replace the existing barracks and apparatus building for County Fire Station #59. Built in the mid-1960s, the current facility has a number of structural issues and is constrained by the small parcel size and location in a floodzone.

In July 2014, residents of the greater Pescadero area served by this station requested that the County include more community members directly in the site selection and facility design process to ensure that the new facility would adequately serve the area's needs for many years to come. After a number of public meetings, the Fire Station Steering Committee was formed in August, 2015 to help County Staff gather input and assess information necessary to the project's success.

The primary mission of the Steering Committee is to facilitate clear, complete transfers of information between the community and County staff, to advocate for the community's desires, and to participate in decisions which have the potential to change the landscape and vibrancy of Pescadero for generations to come. The Committee has taken great care to review County provided documents, to ask detailed questions, and to consider the opinions and preferences of residents in each phase of this project, prior to issuing this recommendation. The committee has also identified several areas for continued discussion, which are attached to this recommendation.

Discussion:

The majority of Steering Committee members agree with the following recommendation:

For the project described in the Measure A recommendation adopted by the Board of Supervisors on August 6, 2013, the most favorable location is the site identified as the portion of parcel D-High School, as shown on the maps distributed on November 17, 2016. However, the steering committee also recommends that site B-Corp Yard remain

in consideration as an alternative, in the event that regulatory obstacles or other challenges arise which prevent development of the project on the High School site.

The committee discussed many concerns specific to the High School site. Among these are:

- **Water:** No figures available on the quantity of water needed to support fire station operations; quantity and quality of water available to Site D is currently unknown; extending CSA-11 water lines to the site is considered fiscally unfeasible.
- **Prime soils designation:** While the current site map plan places the fire station on already converted soils (i.e., main parking lot), it is unknown if additional prime agricultural soils may be disturbed or lost due to the development of the fire station or replacement parking areas. Impacts on current and future agriculture need to be further studied and quantified.
- **Parking:** The current site map plan appears to indicate a loss of approximately 70-80 parking spaces. Impact to high school functions (sports activities, community events, emergency shelter, etc.) needs to be studied. No information available on whether sufficient parking can be located on areas already paved, or how weekend/event traffic may impact CalFire's ability to navigate Butano Cut-off in response to calls.

In addition, the committee wishes to note these questions regarding all of the final four sites in consideration.

- 1) **Please confirm or correct this statement:** *As a condition of receiving a Coastal Development Permit for a replacement station at a new location, the existing location [Site A] will be restored to its natural state, potentially allowing the natural floodplain between the Butano Creek and the Pescadero Marsh to reconnect.*
- 2) If the statement above is correct, does that eliminate the possibility of future development on the existing site (e.g., visitor's center, public bathrooms, parking, alternate corp yard)? Will all existing buildings be removed?
- 3) The committee recommends removing Site C-Bean Hollow from further consideration as a fire station site.

The members of the Steering Committee wish to thank the Supervisor, his staff, and all of the County employees who have collaborated on this effort to supply information, interpret regulations, and offer alternative solutions to the community. We understand that the process is complex and that much more investigation, planning and discussion is required. We look forward to continuing to actively meet with County staff to ensure that the community is fully informed of project plans, timelines, adjustments to scope, and other activities related to development of the new fire station.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

**Pescadero Area – Updates from the Department of Public Works (Department)
July 12, 2022 PMAC Meetings**

| Project/Item | Project Type and Location(s) | Update | | |
|-----------------------|------------------------------|---|---|---|
| CSA 11 Information | | <p>CSA 11 Well #1 and #3 Water Surface Measurements – PMAC has requested that water surface elevation information be provided for the Wells #1 and #3.</p> <p>Calculated Water Surface Elevation Above Mean Sea Level (feet)</p> | | |
| | | <p align="center">Month/Year</p> | <p align="center">Well #1 (Former Production Well)</p> | <p align="center">Well #3 (Current Production Well)</p> |
| | | Jul. 2022 | Not available yet (Typically 10 th of subsequent month) | Not available yet (Typically 10 th of subsequent month) |
| | | Jun. 2022 | 77.00 | 74.10 |
| | | May 2022 | 77.20 | 74.40 |
| | | Apr. 2022 | 77.20 | 74.30 |
| | | Mar. 2022 | 77.60 | 75.00 |
| | | Feb. 2022 | 77.30 | 74.90 |
| | | Jan. 2022 | 77.50 | 75.40 |
| | | Jan. 2021 | 77.40 | 75.60 ** |
| | | Jan. 2020 | 77.70 | - |
| | | Jan. 2019 | 77.00 | - |
| | | Jan. 2018 | 77.30 | 82.00 *** |
| | | Jan. 2017 | 77.90 | |
| | | Jan. 2016 | 78.20 | |
| | | Jan. 2015 | 78.60 | |
| | | Jan. 2014 | 77.00 | |
| | | Feb. 2013 | 80.92 | |
| | | Apr. 2012 | 78.67 | |
| | | Jan. 2011 | 79.42 | |
| | | Jan. 2010 | 80.00 | |
| | | Jan. 2009 | 81.38 | |
| | | <p>* No recording made. ** Well operational on Oct. 7, 2020 with DDW approval. However, level transmitter was not functional until replaced on December 29, 2020. *** Well completion in Aug. 2018 (as-built condition)</p> | | |

| Project/Item | Project Type and Location(s) | Update |
|------------------------|--|---|
| | | <p>The measuring system for Well #3 is based on recording the water surface elevation as an elevation above mean sea level. This measurement system is different from the measurements for Well #1 that have been provided previously (distance) to the water surface from the top of the well. The data provided above for Well #1 has been converted to water surface elevation information to be represented in the same way as Well #3 data.</p> <p>Based on the measurements listed above, the water surface of Well #1 has dropped 4.38 feet from January 2009 to June 2022. Water surface of Well 3 has dropped 7.90 feet from January 2018 to June 2022.</p> <p>A supply of fire hydrant hangers (50) was ordered on April 28, 2022 for delivery and to be installed by PMAC (Rob Skinner) as a deterrent to unauthorized drawing of CSA 11's water from its hydrants. These were to be delivered in mid-May.</p> |
| Speeding Issues | Speeding along SR-1 | <p>Please contact the Sheriff's Office & CHP for speeding issues in Pescadero and along SR-1.</p> <p>Please contact Caltrans for roadway-related issues along SR-1.</p> |
| Roadway related issues | Roadway related issues (incl. graffiti) in Pescadero | <p>Please submit roadway related service requests via: https://sanmateo.maintstar.co/portal/#/default-1/1/myRequests</p> <p>Register for an account and submit the request via MaintStar in order for the Department to track and respond to service requests appropriately.</p> |
| Mowing | Countywide mowing | Coastside mowing activities are on-going and are anticipated to be completed by Mid-August. |

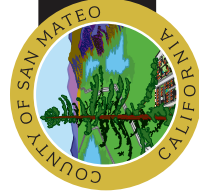


COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

Pescadero Fire Station 59 - Number of Incident Calls by Type
July 1, 2021-June 30, 2022

| Call Type | Number of Calls |
|--|-----------------|
| TREE DOWN | 94 |
| LOCK OUT - VEHICLE | 78 |
| FIRE ALARM - SMOKE DETECTOR | 72 |
| CLIFF RESCUE | 59 |
| PUBLIC ASSIST | 58 |
| SMOKE INVESTIGATION | 56 |
| FULL ASSIGNMENT RESPONSE | 54 |
| GRASS FIRE | 50 |
| WIRES DOWN (NOT SPARKING) | 36 |
| WATER RESCUE INVESTIGATION | 31 |
| FIRE ALARM - MANUAL | 26 |
| SPARKING/ARCING WIRES DOWN | 26 |
| TRASH FIRE | 23 |
| AUTO AID REQUEST | 20 |
| OBV DEATH UNQUESTIONABLE - FIRE RESPONSE | 18 |
| CARBON MONOXIDE ALARM | 15 |
| FIRE ALARM | 15 |
| FIRE ALARM - WATER FLOW | 13 |
| POLE FIRE | 10 |
| PUBLIC ASSIST, WATER PROBLEM | 10 |
| ODOR INVESTIGATION | 8 |
| TRAFFIC ACCIDENT - STRUCTURE | 8 |
| VEHICLE FIRE | 7 |
| LANDSCAPE FIRE | 5 |
| GAS MAIN BREAK | 4 |
| STRUCTURE FIRE | 4 |
| FIRE INFORMATION ADVISEMENT | 3 |
| Total: | 803 |






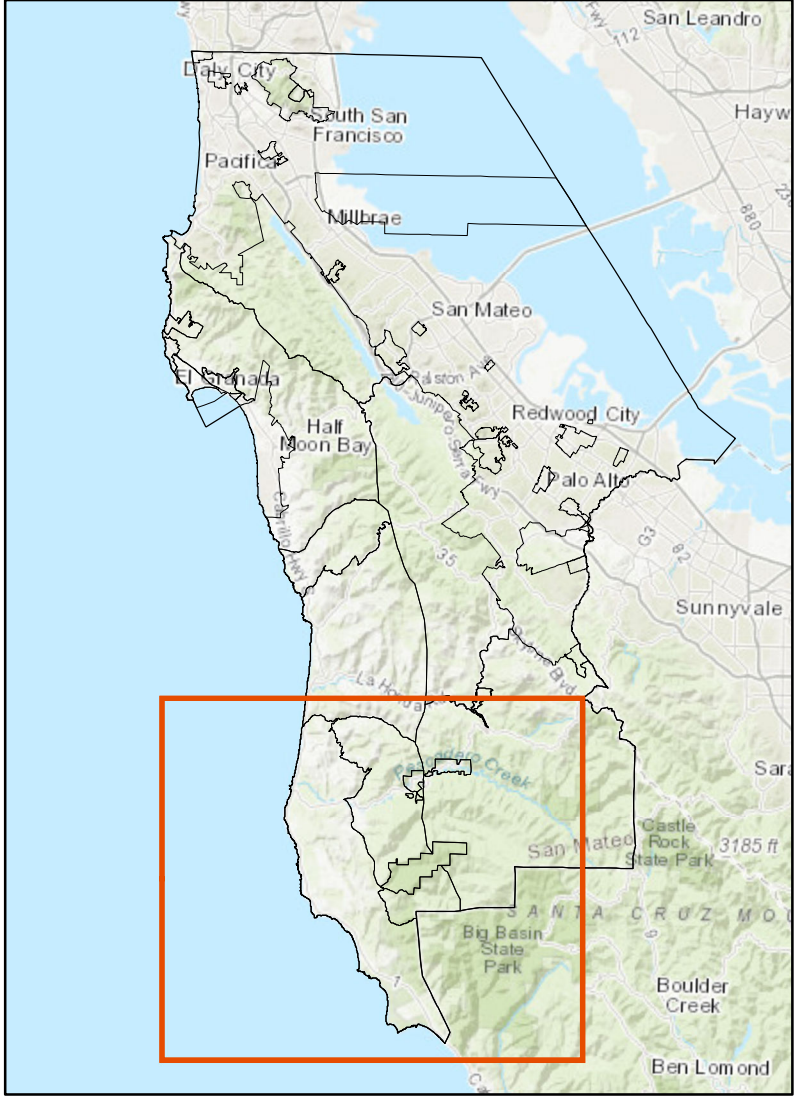
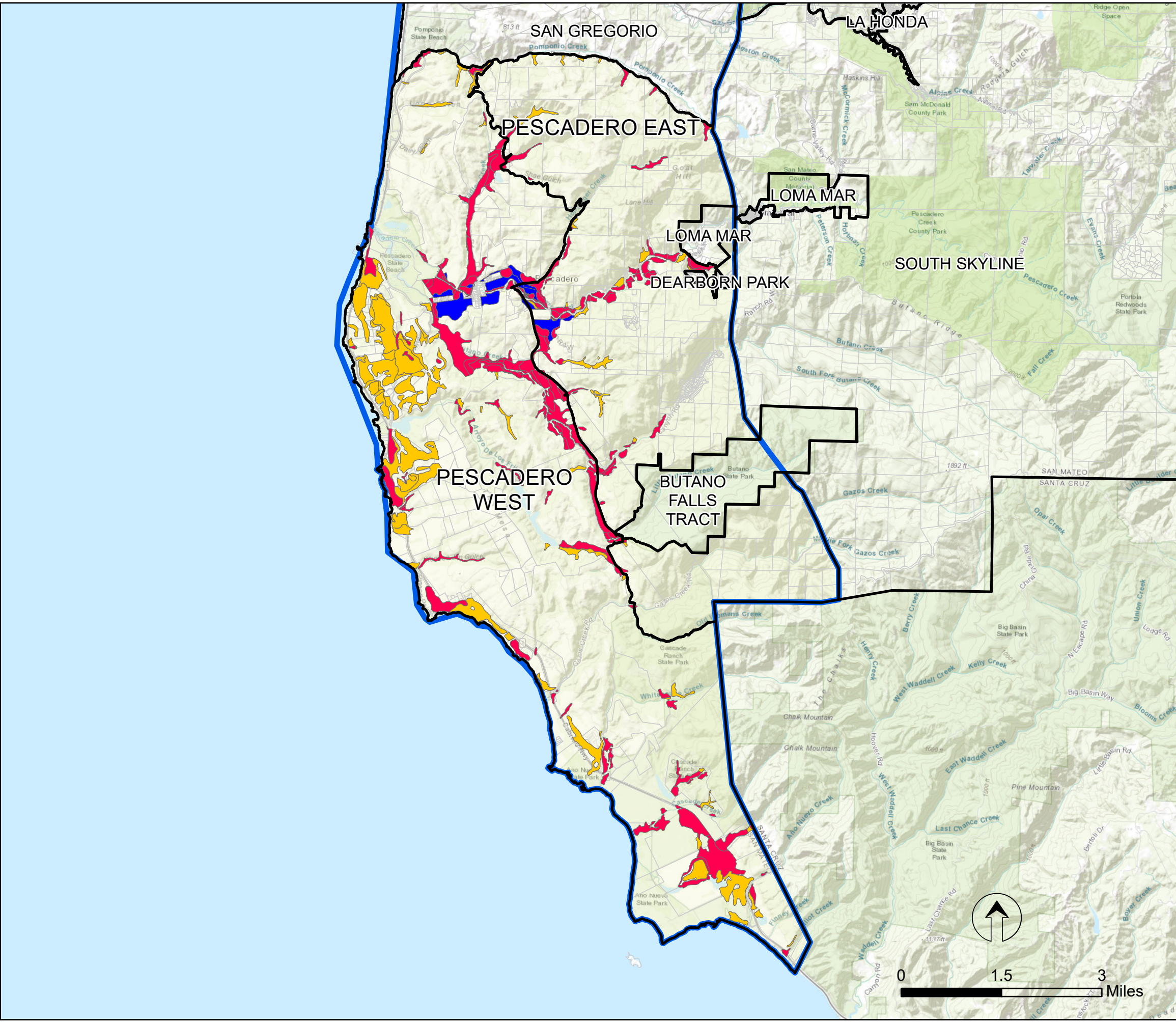
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

Prime Agricultural Land in Unincorporated Pescadero

Prime Agricultural Land Land Capability Classification

-  LCC: 1 - Area: 245.88
-  LCC: 2 - Area: 2029.76
-  LCC: 3, Lands Capable of Growing Artichokes or Brussels Sprouts - Area: 1618.45 Acres





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

11

San Mateo County Agritourism Guidelines Review: Discussion Notes for the August 8, 2022 Agricultural Advisory Committee Meeting

Note: Existing Agritourism Guidelines available in your green binder or online [here](#).

Length/Frequency of Agritourism Uses: 45 consecutive day events twice per year

- **Per current Agritourism guidelines:**
 - Allow temporary agritourism uses and facilities on all agricultural lands, but *limit them in scale, location, and time*. Require staff level review to confirm temporary uses are consistent with these guidelines.
 - Uses that occur for more than 45 consecutive days or more than two (2) times per year require a Planned Agricultural District Permit, or a Resource Management Permit, a Coastal Development Permit, and review by the Agricultural Advisory Committee.
- **Subcommittee Discussion Questions:**
 - *Is this secondary to agriculture on site? Is it limited in scale, location & time?*
 - *Does the amount of people onsite constitute an impact? To traffic, soils, neighbors? Is the impact limited in duration or is there a cumulative impact?*
 - *Would this trigger a PAD or LCP permit?*
 - *If the days are non-consecutive, would this constitute year-round use?*
 - *Would changing this conflict with existing PAD regulations?*
- **Notes on Subcommittee Recommendations:**
 - **Event Type:** agritourism events are currently limited by the length and frequency of the event to 45 consecutive days twice per year, originally designed around the Pumpkin and Xmas Tree seasons.
 - **Frequency:** we discussed allowing one 90 consecutive day event per year, 12 non-consecutive events not to exceed 7 days, or keeping the two 45 consecutive day events per year.
 - **Attendees:** not discussed, current guidelines do not limit or qualify agritourism events based on number of attendees/participants.

Length/Frequency of Agritourism Uses: 12 Farm Dinners per year

- **Per current Agritourism guidelines:**
 - *From D. Agritourism Guidelines; 1. Agritourism Uses and Activities that Require a Permit; 5. Commercial Dining Events (pg 5-6):*
 - Commercial food service to groups with issuance of an Environmental Health permit and fire review occurring on an infrequent basis shall be allowed without the need of a PAD permit unless otherwise required.*

- *For purposes of this section, infrequent is defined as no more than twelve (12) meal servings per calendar year.
 - All other commercial food services not meeting the standards above may occur with the issuance of a PAD permit.
 - Commercial dining events cannot occur simultaneously with any temporary or seasonal agritourism event.
- **Subcommittee Discussion Questions:**
 - *As an alternative to unlimited, do we want to recommend something like: up to ____ (24) per year (doubling current amount), not to exceed ____ (4) farm dinner events per month?*
 - *How could the Planning Dept verify and check what will be served at farm dinners to ensure local ingredients? Could this potentially create additional layers of oversight when the desire is to have no permit/oversight?*
 - *Do we want to add an attendee cap to help guide future ag-tourism activities? Or do we want to leave it undefined? What is the benefit to having a defined or undefined number of attendees in the guidelines?*
- **Notes on Subcommittee Recommendations:**
 - **Event Type:** Interested in creating a preference for farm dinner events that feature what is produced on the farm hosting the dinner/ locally sourced food; note related language from the county’s Farm Stand Guidelines reads, “main part of main course is from San Mateo County;” explored requiring that a “majority of dishes served will feature products from San Mateo County” as part of a goal to promote local agriculture, where violations would be addressed via complaints.
 - **Frequency:** currently capped at 12 per year; we discussed preference for unlimited amount of farm dinners, however Agritourism Guidelines require limits in ‘scale, location, and time’; further discussion explored 24-30 farm dinners per year with no more than 8 per month, or 48 farm dinners per year, which would allow 2 farm dinners per weekend for 6 months.
 - **Attendees:** no current cap on attendees in existing guidelines, but Planning Dept does consider number of attendees when reviewing ag-tourism permits; we discussed capping attendees at up to 200 or in alignment with public safety guidelines, allowing “what the property can reasonably accommodate,” and leaving the attendees regulations as is.
 - **Facilities:** discussed that agritourism events should take place in existing structures on the property that do not require new development/construction, and that cooking facilities need to either be existing commercial kitchens or temporary structures.

SAN MATEO COUNTY AGRITOURISM GUIDELINES

The San Mateo County Planning and Building Department and the San Mateo County Agricultural Advisory Committee's subcommittee on agritourism have developed the following guidelines for the review and establishment of commercial activities on agricultural land. These guidelines seek to provide guidance regarding the application of existing Local Coastal Program (LCP) policies and zoning regulations in a manner that facilitates the establishment of uses that are **secondary** to the agricultural uses of the land, support the economic viability of farming and ranching, and minimize conflicts with agricultural activities on said lands and/or adjacent lands. These guidelines are not intended to obviate the need for compliance with other State or Federal regulations. (Agritourism review procedures are addressed in Part F of this document.)

A. DEFINITIONS

1. **Agritourism** – The act of visiting a working farm/ranch or agricultural operation for the purpose of enjoyment, education or active involvement in the activities of the farm/ranch or agricultural operation that adds to the economic viability of the agricultural operation.
2. **Compatible Use(s)** – A use that, as determined by the Community Development Director of San Mateo County, will not diminish or interfere with existing or potential agricultural productivity, and can be accommodated without adverse impact to the agricultural resources of the site or surrounding area.
3. **Non-Prime Agricultural Land** – Land that is not “prime agricultural land” as defined below. This may include, but is not limited to, land used for grazing or dry farming.
4. **Prime Agricultural Land** – Means any of the following:
 - a. All land that qualifies for rating as Class I or Class II in the Natural Resource Conservation Service (NRCS) Land Use Capability Classifications; or land that qualifies as Class III in the NRCS Land Use Capacity Classifications if producing no less than two hundred dollars (\$200) per acre annual gross income for three of the past five years.
 - b. Land which qualifies for rating 80 through 100 in the Storie Index Rating.
 - c. Land which supports livestock used 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 United States Department of Agriculture.

- d. 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 will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre.
- e. Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200) per acre annual gross income for three of the past five years.
- f. In all cases, prime land shall have a secure water source adequate to support the agriculture on the premises.

B. COMPATIBILITY DETERMINATIONS

Any activity authorized by these guidelines may be made subject to a Use Permit at the discretion of the Community Development Director.

C. GOALS

- 1. Confirm that agritourism uses are secondary and supplemental to existing agricultural uses of the land.
- 2. Agritourism uses must be compatible with and beneficial to the agricultural uses on the land.
- 3. Allow temporary agritourism uses and facilities on all agricultural lands, but limit them in scale, location and time. Require staff level review to confirm temporary uses are consistent with these guidelines.
- 4. Limit percentage of lands utilized for agritourism.
- 5. Ensure the “Right to Farm” on all lands per Chapter 2.65 of the San Mateo County Ordinance (Administration/Agricultural Awareness).

D. AGRITOURISM GUIDELINES

- 1. **Agritourism Uses and Activities that Require a Permit.** Uses will be reviewed by Planning staff and the Agricultural Advisory Committee to ensure adherence to the guidelines.

Agritourism uses must be found to be compatible with the long-term agricultural uses of the land. Uses that occur for more than 45 consecutive days or more than two (2) times per year require a Planned Agricultural District Permit, or a Resource Management Permit, a Coastal Development Permit, and review by the Agricultural Advisory Committee.

MAINTAIN COMPATIBILITY WITH AGRICULTURE BY LIMITING ATTRACTIONS AND ACTIVITIES TO NO MORE THAN THE FOLLOWING:

- a. One (1) farm animal petting zoo on **non-prime soils**.
- b. One (1) pony ride area located on **non-prime soils** (confined animal permit or exemption required).
- c. One (1) food vendor, mobile or on-site (Environmental Health permit if applicable) located on **non-prime soils**.
- d. One (1) prepackaged food/snack bar on **non-prime soils**.
- e. One (1) haunted house/barn on **non-prime soils**.
- f. One (1) hay maze on **non-prime soils**.
- g. One (1) train and tracks located on **non-prime soils**.
- h. One (1) hayride on all soils.
- i. Train rides on rubberized wheels throughout all soils subject to case-by-case review.
- j. Inflatables* on **non-prime soils** (subject to height limitations set forth in the Planned Agricultural District and Resource Management Regulations) subject to case-by-case review.
- k. Produce stand permitted per Section 6352(5) of the Planned Agricultural District Regulations (Environmental Health permit required).
- l. Other recreational/educational activities subject to review and approval of the Community Development Director.
- m. Days and hours of operation per determination of the Community Development Director.

2. **Performance Standards for Agritourism Uses and Activities that Require a Permit.** Agritourism uses shall be consistent with LCP and zoning standards, including but not limited to the following:

- a. Adequate on-site parking to accommodate the uses must be provided on non-prime soils and designated on the site plan for review by Planning staff.

*Inflatables subject to the standards of the Safe Inflatable Operators Training Organization.

- b. Parking subject to standards of Policy 10.22 (*Parking*) of the LCP.
 - c. Signage subject to standards of Policy 8.21 (*Commercial Signs*) of the LCP.
 - d. On parcels forty (40) acres or more in size, all agritourism elements shall be clustered and shall consume no more than two (2) gross acres (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
 - e. On parcels under forty (40) acres in size, all agritourism elements shall be clustered and shall consume no more than one (1) gross acre (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
 - f. Setbacks subject to regulations pertaining to watercourses and riparian vegetation.
3. **Temporary Seasonal Agritourism Uses and Activities that Do Not Require Permits.** Temporary seasonal visitor serving uses and facilities allowed on all agricultural lands limited in scale, elements and time. Uses will be reviewed by Planning staff and the Agricultural Advisory Committee to ensure adherence to the guidelines.
- a. Does not interfere with agricultural production on or adjacent to the lot.
 - b. Allowed for a maximum of 45 consecutive days per use and limited to no more than two (2) per year.
 - c. Days and hours of operation: Sunday through Saturday from 9:00 a.m. to sunset (no lighting shall be allowed).
 - d. Two (2) inflatables* allowed on all lands (subject to height limits set forth in the Planned Agricultural District and Resource Management Regulations).
 - e. One (1) pony ride area (confined animal permit or exemption required).
 - f. One (1) farm animal petting zoo on all lands.
 - g. One (1) hayride on all lands.
 - h. One (1) train with rubberized wheels on all lands.

*Inflatables subject to the standards of the Safe Inflatable Operators Training Organization.

- i. One (1) food vendor, mobile or on-site including mobile prepackaged food/snack bar (Environmental Health permit required) located on all **soils**.
 - j. One (1) prepackaged food/snack bar on non-prime soils (may be subject to Environmental Health permit).
 - k. Other recreational/educational activities subject to review and approval of the Community Development Director.
4. **Performance Standards for Seasonal Uses and Activities that Do Not Require Permits**
- a. Adequate on-site parking to accommodate the temporary seasonal uses must be provided and designated on the site plan for review by Planning staff.
 - b. Parking subject to standards of Policy 10.22 (*Parking*) of the LCP.
 - c. Signage subject to standards of Policy 8.21 (*Commercial Signs*) of the LCP.
 - d. Meets the current standards for buffers from creeks and/or riparian vegetation.
 - e. On parcels forty (40) acres or more in size, all agritourism elements shall be clustered and shall consume no more than two (2) gross acres (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
 - f. On parcels under forty (40) acres in size, all agritourism elements shall be clustered and shall consume no more than one (1) gross acre (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
 - g. Setbacks subject to regulations pertaining to watercourses and riparian vegetation.
 - h. No land disturbance including import of gravel or fill.
 - i. Produce stand permitted per Section 6352(5) of the Planned Agricultural District Regulations (Environmental Health permit required).
5. **Commercial Dining Events**
- a. Commercial food service to groups with issuance of an Environmental Health permit and fire review occurring on an infrequent basis shall be allowed without the need of a PAD permit unless otherwise required.*

- b. All other commercial food services not meeting the standards above may occur with the issuance of a PAD permit.
- c. Commercial dining events cannot occur simultaneously with any temporary or seasonal agritourism event.

E. OTHER NON-AGRICULTURAL COMMERCIAL EVENTS

Commercial events on PAD lands require review by the Agricultural Advisory Committee to determine whether they constitute an agritourism event.

The following examples are uses when operated as a commercial business that are not considered agritourism and require County permits.

- Weddings.
- Music concerts.
- Paint ball.
- Carnivals.

*For purposes of this section, infrequent is defined as no more than twelve (12) meal servings per calendar year.

F. AGRITOURISM REVIEW PROCEDURES

For seasonal non-permit required event applications, applicants shall submit an application and accompanying materials to the Planning and Building Department two (2) months prior to desired date of event.

For seasonal permit required event applications, applicants shall submit an application and accompanying materials no later than six (6) months prior to desired date of event.

All application submittals are subject to the following:

1. Completion of permit application forms.
2. Submittal of any existing Williamson Contract on said lands.
3. Description of existing agricultural operations and statement of conformance with the goals of the agritourism standards.
4. Site plan showing existing permanent buildings and structures, all agricultural areas, watercourses, riparian areas and wells.
5. Site plan showing all agritourism uses and activities, and existing/proposed parking areas.

6. Statement of operations (days/hours).
7. Number of employees on-site for agritourism purposes.

G. RECOMMENDED FINDINGS

When considering proposals to establish agritourism uses, the Agricultural Advisory Committee and relevant decision makers should determine:

1. That the agritourism use is compatible with the long-term agricultural uses of the land.
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.
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 said land.
4. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program, Zoning Regulations, and Williamson Act (where applicable).

TGP:fc/pac/jlh – TGPW0230_WFR.DOCX (9/25/12)