



## 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, 2<sup>nd</sup> Floor  
Redwood City, California 94063  
650/363-1829  
Fax: 650/363-4849

### ACTION MINUTES

*Draft*

Monday June 13, 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](mailto: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 7:04 p.m.

#### 2. **Member Roll Call**

##### Regular Committee Members Present:

Judith Humburg  
James Oku  
Natalie Sare  
Louie Figone  
Jonathan Winslow  
John Vars  
Peter Marchi  
Ryan Casey  
Fred Crowder

##### Regular Committee Members Absent:

William Cook  
Lauren Silberman

##### 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 Vice Chair Louie Figone moved, and Committee Member Judith Humburg seconded, a motion to adopt the above resolution.

**Motion passed 9-0-2, 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.

- Koren Widdel, San Mateo County Agricultural Commissioner, shared the following:
  - The Department of Agriculture is holding a Pesticide Disposal Event on June 28, 2022 in Pescadero for agricultural pesticides. Appointments are required so if interested, call the Agriculture Department for an appointment. Limited space so register early but registration still available. Time and place will be disclosed to those who are registered for an appointment.
  - The Department of Agriculture still has COVID test kits for farm workers, and also KN-95, Zen 95, surgical masks, coveralls, and hand sanitizers; contact the Agriculture Department if needed. The N-95's passed out during fires, by company BYB (in blue box) have been extended from 2 years from manufacturer date (lifespan) to 5 years, so they are still good and can be used for wildlife smoke or pesticide applications requiring N-95.
  - San Mateo County Health is not considering issuing a local health order to require masking indoors in public spaces. The County still urges everyone to get vaccinated and boosted when they become available.

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 COVID testing availability for farm workers. The Department of Agriculture still has test kits available by request. There's no plan by the County to do on-farm vaccinations in the future, as has been done in the past. People are encouraged to visit their

local health providers to get boosted. Log on to [smchealth.org/vaccine-clinic-calendar](https://smchealth.org/vaccine-clinic-calendar) to find the nearest available clinic.

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 general interest meeting held in May and next steps.

Member of the public Adria Arko, San Mateo County Agricultural Ombudsman, shared that the general interest meeting for this project was held and approximately 78 people were in attendance. There was general interest expressed at the meeting to figure out how to help farmers and ranchers expand their markets. Notes from the meeting were distributed. The coordinating group is figuring out next steps. The expect next step would be to develop a business plan.

Committee Member Judith Humburg asked about next steps and how to share examples of other places that have established markets.

(Non-voting) Committee Member Jess Brown shared that at the last Farm Bureau meeting, the distributed notes were reviewed. The Bureau is looking at locations and reaching out to entities who have done similar projects to learn from, such as Napa Ox Bow Market. Any examples that Committee members want to provide for further research can be passed to Jess Brown.

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. **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. Please direct questions to Project Planner Melissa Ross, Planning Services Manager, at [MRoss@smcgov.org](mailto:MRoss@smcgov.org).

**PUBLIC SPEAKERS:**

Dante Silvestri  
BJ Burns

**COMMITTEE ACTION:**

San Mateo County Planning Services Manager Melissa Ross provided a presentation on the project.

Committee members asked clarifying questions, raised concerns, and requested additional information regarding CSA-11 connections for the project, impacts for long term sustainability of CSA-11 wells, and status of CSA-11 wells; efforts made to identify solutions for lowering water levels in the aquifer; potential septic field conflicts with the agricultural field to the north; frequency and severity of emergency call responses by Fire; whether a new fire station would use a density credit; what efforts have been made to identify improvements to the school given it is a community evacuation center; clarification of parameters for the off-site ag mitigation parcel; what the existing fire station would look like on projected 8 gallons/day of water use after relocation; concern with striking the date referenced in the proposed modification to LCP Policy 2.39; clarification on the intent of proposed new LCP Policy 2.60; concern for loss of prime soils; how long the proposed fire station parcel has been fallow; and how much prime agricultural land is available in the community.

County Planning Services Manager Melissa Ross provided responses to the Committee's questions including that proposed new LCP Policy 2.60 would set aside the density credit requirement normally required for Planned Agricultural District property and the project proposes to rezone the proposed fire station site from agriculture to institutional; LCP Policy 2.60 provides flexibility to move forward in the permit process without having to amend everything in the LCP as long as compliance with the intent of LCP policies is achieved; that serving the town with CSA-11 water is considered growth inducing, however, the fire station and school are critical facilities and not considered growth inducing uses; the school district may be exploring improvements needed to school facilities, but that effort is outside of the immediate scope of this project; the off-site mitigation parcel has to be land that is not currently, or that has not been, farmed and that the County has not looked at any mitigation properties yet; the mitigation parcel will need to satisfy the County and Coastal Commission, and would be part of the Coastal Development Permit for the fire station; the existing fire station site will maintain the apparatus bay with one restroom and a sleeping quarter, requiring low potable water use; the sustainability of yield study did not identify any evidence of saltwater intrusion impacts to the aquifer; there would be some impact to long term aquifer use, primarily with the school connection since there wouldn't be a significant increase in water consumption between the existing fire station and new fire station; proposed amendment to LCP Policy 2.37 would require Public Works to monitor the groundwater trends and aquifer given climate change and the school and fire station connections; the CSA-11 wells could be dropped if necessary based on monitoring; amendment to LCP Policy 2.39 is due to the date conflicting with the school and new fire station connections to CSA-11; a fire response time map for the proposed fire station location demonstrated required fire response times could be met; if the LCP amendment doesn't get certified to facilitate the project, then the county must start over at square one; County notes the proposed fire station site went fallow around 2013.

Member of the public BJ Burns shared that the proposed fire station site is fallow because the operator was told to let it go fallow; the parcel was farmed back in 1959 and has since always been farmed except for the County telling him not to farm it; the site has plenty of water and very good prime soils.

Member of the public Dante Silvestri raised questions about the severity of emergency calls; if the county is looking at County-owned lands for the mitigation site, such as off Reservoir Road; and requested clarity on the condition of CSA-11 wells (including but not limited to the initial warheit well, monitoring well, and standby well).

Committee Member Natalie Sare moved to continue the item to allow staff time to gather additional requested information or table the item to the next meeting after the Committee receives additional information from the County.

Natalie Sare rescinded her motion.

The Committee tabled the item pending further information from the County as raised during discussion.

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).

**COMMITTEE ACTION:**

The Chair tabled this item due to a lack of remaining meeting time for discussion.

11. **Adjournment**

Meeting was adjourned at 9:02 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 September 12, 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](mailto: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.

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#### 2. **Member Roll Call**

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Judith Humburg  
James Oku  
Natalie Sare  
Louie Figone  
Jonathan Winslow  
John Vars  
Peter Marchi  
Ryan Casey  
Fred Crowder

##### Regular Committee Members Absent:

William Cook  
Lauren Silberman

##### 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 Chair John Vars motioned to adopt the above resolution; there were no Committee objections.

**Motion passed 8-0-3, with three absent members (at the time of this item).**

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.

- Member of the public Kerry Burke shared the following:
  - Check in with Jess Brown for tickets to SMC Fresh-as-it-gets Dinner, Oct 1, 2022. The event showcases growers and the beautiful area.
- Member of the public Dante Silvestri spoke on the following:
  - The AAC hasn't seen many Williamson Act contacts and Farm Labor Housing Renewals. The Humane Society's proposed Animal Sanctuary on Haskins Hill in Loma Mar should go before the Ag Advisory Committee as a courtesy, since it is ag property even though the parcel is zoned Resource Management (RM).

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

- Koren Widdel, San Mateo County Agricultural Commissioner, shared the following:
  - Presentation of the 2021 Crop Report will be made to the Board of Supervisors tomorrow. Total gross production value for San Mateo is \$97,969,000.00 which is up 5.25%. A hard copy of the report will be sent to Committee members. A more in-depth report can be provided at the next Ag Advisory Committee meeting if desired.

6. **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.

Member of the public Adria Arko, San Mateo County Agricultural Ombudsman, shared that there was a first working group meeting held last week to set goals for the project of developing specific proposals to support the agricultural community. At the meeting the group also dived into challenges

that people are experiencing and reviewed work that has been done over past years. The next meeting will be in October 2022.

7. **Committee Nominations** for an AAC member to serve as a representing member on San Mateo County's new Farmworker Advisory Commission.

**PUBLIC SPEAKERS:**

BJ Burns

**COMMITTEE ACTION:**

Member of the public BJ Burns raised concern over the numbers cited in the adopted Resolution establishing the Farmworker Advisory Commission and that farmworkers and low-income non-farmworkers are being combined into one category which over-inflates statistics. An accurate count should be taken.

(Non-voting) Committee Member Koren Widdel explained that the numbers cited in the Resolution came from the 2019 assessment by Healthcare for the Homeless Farmworker Health Program and provided a copy of the report for Committee members (*the report was emailed to committee members on September 12, 2022*).

Committee Member Natalie Sare posed a nomination for Peter Marchi. Committee Member Peter Marchi declined the nomination.

Committee Chair John Vars offered himself as a nominee. Committee Member Fred Crowder seconded the nomination and offered to work with Chair Vars as an alternative attendee as needed.

Committee Vice Chair Louie Figone asked if non-committee members are allowed to sit in on the meetings. (Non-voting) Committee Members Koren Widdel and Summer Burlison concluded that the meetings are intended to be public meetings and are expected to be virtual meetings.

Committee Vice Chair Louie Figone called a vote for the nomination of John Vars, which received a unanimous Aye vote (**9-0-2, with two absent members**).

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

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

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

Committee Chair John Vars declared that the next Ag Advisory Committee meeting will be on Monday, October 17, 2022 due to the regularly scheduled meeting date of October 10, 2022 falling on a holiday.



**Consent Agenda**

- 9. **Owner:** Dolores Togneri  
**Applicant:** David Repetto  
 File Number: PLN 2022-00246  
 Location: 12331 San Mateo Road, Half Moon Bay (unincorp.)  
 Assessor’s Parcel No.: 056-321-020

Consideration of an Agritourism Event Permit for the Repetto’s 2022 October pumpkin selling season, October 1, 2022 – November 15, 2022. No operational changes are proposed from last season. Please direct any questions to Project Planner Tiare Pena at [TPena@smcgov.org](mailto:TPena@smcgov.org).

- 10. **Owner:** John and Jennifer Cozzolino  
**Applicant:** John and Jennifer Cozzolino  
 File Number: PLN 2022-00247  
 Location: 12291 San Mateo Road, Half Moon Bay (unincorp.)  
 Assessor’s Parcel No.: 056-331-110 4

Consideration of an Agritourism Event Permit for the upcoming 2022 October pumpkin selling season, October 1, 2022 – November 15, 2022. No operational changes are proposed from last season. Please direct any questions to Project Planner Tiare Pena at [TPena@smcgov.org](mailto:TPena@smcgov.org).

- 11. **Owner:** Daniel and Natalie Sare  
**Applicant:** Natalie Sare  
 File Number: PLN 2022-00248  
 Location: 78 Pilarcitos Creek Road, Half Moon Bay (unincorp.)  
 Assessor’s Parcel No.: 056-380-110

Consideration of an Agritourism Event Permit for the upcoming winter holiday tree season, November 20, 2022 – December 24, 2022. No operational changes are proposed from last season. Please direct any questions to Project Planner Tiare Pena at [TPena@smcgov.org](mailto:TPena@smcgov.org).

**COMMITTEE ACTION:**

Committee Member Natalie Sare identified that the application for Item 11 is erroneous and was not submitted by the owner/applicant, and includes an incorrectly referenced Assessor’s Parcel Number. Committee Member Sare recommended staff to coordinate with Agritourism permit applicants in advance to ensure that the information being presented for Ag Advisory Committee consideration is correct.

(Non-voting) Committee Member Summer Burlison, Planning Liaison, advised that Item 11 should be removed from the agenda so that staff can make the necessary corrections and bring it back to a future Ag Advisory Committee meeting for consideration.

Committee Chair John Vars called for a vote for approval on Items 9 and 10 on the consent agenda.

**Consent agenda Items 9 and 10 passed, 9-0-2, with two absent members.**

**Regular Agenda**

- 12. 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 August 12, 2022 AAC meeting. Please direct questions to Michael Schaller, Senior Planner, at [MSchaller@smcgov.org](mailto:MSchaller@smcgov.org).

**PUBLIC SPEAKERS:**

Dante Silvestri  
 BJ Burns

**COMMITTEE ACTION:**

The Committee discussed its communication with the Coastal Commission for clarity on the off-site mitigation parcel; that the information previously provided by staff regarding emergency response records is insufficient; and raised concern over not having more specific information and clarity on the off-site mitigation parcel.

Member of the public Dante Silvestri raised concern that the emergency response information provided is old data; extension CSA-11 should proceed forward but the fire station component really needs to be further analyzed; and that the Farm Bureau should have submitted a comment letter on the project that should be provided to the Ag Advisory Committee.

Member of the public BJ Burns confirmed the Farm Bureau sent a second comment letter on the project; and noted that kids should be the priority to have a safe potable water source.

Committee Vice Chair Louie Figone moved, and Committee Member Judith Humburg seconded, a motion to deny the project as presented and recommend that the County re-evaluate the feasibility of renovating and improving the current fire station site to meet the needs of Calfire.

**Motion passed 7-1-1-2, with one abstention and two absent members.**

- 13. Owner:** Bean Hollow Farm, LLC  
**Applicant:** Brian Lee  
 File Number: PLN 2021-00022  
 Location: 12720 Cabrillo Highway, Pescadero West  
 Assessor's Parcel No.: 086-191-100 5

Consideration of a Coastal Development Permit, Planned Agricultural District Permit, Architectural Review Permit, and Grading Permit for a new 3,658 sq. ft. single-family residence, attached 1,358

sq. ft. garage/workshop/unconditioned storage, 718 sq. ft. greenhouse, conversion of an agricultural well for domestic use, a new septic system, water tanks, and 1,800 cubic yards of grading on a legal 38-acre parcel. The project is appealable to the California Coastal Commission. Please direct question to Kanoa Kelley, Planner II, at [KKelley@smcgov.org](mailto:KKelley@smcgov.org).

**PUBLIC SPEAKERS:**

Brian Lee  
Parker Weiss

**COMMITTEE ACTION:**

The Committee discussed and raised questions regarding the location of the residential development on the site relative to prime soils and view impacts; Lake Lucerne and separate reservoir water being adequate to support farming operations on the site; concern for presence of invasive fertile capeweed and encouragement for eradication; and appreciation for the preservation of prime soils.

County Project Planner Kanoa Kelley responded to questions regarding strategic location of proposed development on the parcel to avoid prime soils, sensitive habitats, and to minimize visual impacts.

Project applicant, Brian Lee provided clarification of water sources; shared that they are aware that fertile capeweed is a problem and remain on the lookout for it; and that he is working with Parker Weiss for use of the two prime ag land fields on the property.

Parker Weiss shared that he is working on transitioning their farming operations in San Gregorio to the project parcel for organic vegetables and will be planting in spring.

Committee Member Fred Crowder moved, and Committee Member Judith Humburg seconded, a motion to support the project.

**Motion passed 9-0-2, with two absent members.**

**14. Adjournment**

Meeting was adjourned at 8:58 p.m. by Committee Chair John Vars.