



County of San Mateo Planning & Building Department
Agricultural Advisory Committee

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

MEETING PACKET

Date: Monday, August 8, 2016
Time: 7:30 p.m.
Place: San Mateo County Farm Bureau Office
765 Main Street, Half Moon Bay, California

AGENDA

1. **Call to Order**
2. **Member Roll Call**
3. **Guest Roll Call**
4. Public Announcements/Comments for Items Not on the Agenda
5. Consideration of a project to comprehensively update the County's Subdivision Regulations that would: 1) incorporate changes made to the State Subdivision Map Act and relevant case law; 2) identify how to better implement County General Plan policies and the County's Local Coastal Program, such as creating more flexibility to achieve affordable housing, protecting environmental resources and other community goals; 3) integrate new subdivision types; and (4) clarify, augment, and streamline the subdivision ordinance, and the subdivision application and review process, to enhance their ease of use, within a collaborative stakeholder process.
6. New Meeting Location – The next AAC meeting will be held at the Half Moon Bay Historic Train Depot on Higgins Canyon Road.
7. Consideration of the Action Minutes for the July 11, 2016, regular meeting
8. **Adjournment**

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ROLL SHEET – August 8, 2016

Agricultural Advisory Committee Attendance 2015-2016

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



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Meeting Minutes
Regular Meeting July 11, 2016

1. Call to Order

Robert Marsh, Committee Chairman, called the Regular Meeting of the Agricultural Advisory Committee (AAC) to order at 7:31 p.m. at the San Mateo County Farm Bureau Conference Room in Half Moon Bay, California.

2. Member Roll Call

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

Regular Voting Members Present

Brenda Bonner

BJ Burns

Louie Figone

Marilyn Johnson

Peter Marchi

Robert Marsh

April Vargas

Regular Voting Members Absent

Robert Cevalasco

Teresa Kurtak

Doniga Markegard

Nonvoting Members Present

Steven Rosen

Nonvoting Members Absent

Jess Brown

Fred Crowder

Jim Howard

Virginia Lj Bolshakova

3. Guest Roll Call

Guests Present

Kerry Burke

Lorene Burns

Joey Figone
Paul MacGregor
Leslie Phipps
Dante Silvestri

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

7:34 Steven Rosen asked for a volunteer from the AAC to attend meetings held by the working group revising the County's tree protection regulations.

7:35 Dante Silvestri opened a discussion of the Pescadero fire station replacement project, stating that the AAC should participate in the site selection process because the high school site is near prime farmland.

7:46 Bob Marsh opened a discussion on the project at 513 Stage Road. The AAC discussed the project, and Bob Marsh stated that he would attend the Planning Commission hearing on the project.

8:08 BJ Burns asked about the Williamson Act contract status of lands crossed by the cable in PLN2014-00194.

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

8:25 Steven Rosen explained the status of the subcommittee and the laws governing its meetings. Marilyn Johnson moved to place the item on the agenda of each month's Agricultural Advisory Committee meeting and to dissolve the subcommittee. Louie Figone seconded the motion. It was approved unanimously.

8:32 Steven Rosen described the status of the project.

8:36 Louie Figone asked about additional public outreach.

8:38 Dante Silvestri said that he wanted the AAC to see a new State Parks plan.

8:42 Kerry Burke said that land subject to buffers protecting sensitive habitats, unstable hillsides, and land otherwise designated as undevelopable should not be excluded from density analysis, that drainage requirements written

for urban land are often inapplicable to rural land, and that lot retirement goes against housing affordability, that impact fees unfairly impact agricultural subdivisions that are not intended for development, and that the revision must recognize the differences between rural and urban subdivisions.

- 8:57 April Vargas stated that excluding sensitive and undevelopable areas from the minimum lot area could prevent the creation of lots where development could only be within those areas because no other place existed. April Vargas then discussed the purpose of lot retirements.
- 9:10 BJ Burns discussed agricultural subdivisions and the use of land trusts' density credits. The AAC and guests discussed POST's intentions for prime agricultural lands and hillsides.
- 9:27 The AAC reviewed the bullet points within the AAC section of the Planning Commission staff report.
- 9:45 Marilyn Johnson moved to designate April Vargas to send revised "Issues and Concerns Offered by Stakeholders" bullet points to the Planning Commission. Peter Marchi seconded the motion. The AAC approved the motion unanimously.
- 6. Consideration of the Action Minutes for the May 9, 2016, regular meeting.**
- 9:48 Marilyn Johnson moved to approve the minutes as mailed. BJ Burns seconded the motion. The motion was approved unanimously.

Adjournment (9:48)