



County of San Mateo Planning & Building Department Agricultural Advisory Committee

Natalie Sare, Chair
John Vars, Vice Chair
Daniel Theobald
Cole Mazariegos-Anastassiou

Crystal Chaix
James Oku
Jess Brown
Jim Howard

Dr. Igor Lacan
Koren Widdel
Peter Marchi
Ryan Casey

County Office Building
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-1825
planning.smcgov.org

Regular Meeting

Date: Monday, August 12, 2024
Time: 6:00 p.m. to 8:00 p.m.
Place: Ted Adcock Community Center – South Day Room
535 Kelly Avenue, Half Moon Bay, California

*****IN-PERSON WITH REMOTE PUBLIC PARTICIPATION AVAILABLE*****

This meeting of the Agricultural Advisory Committee will be at the Ted Adcock Community Center, South Day Room, at 535 Kelly Avenue, Half Moon Bay, California. Members of the public will be able to participate in the meeting in person at the Ted Adcock Community Center, South Day Room, or remotely via the Zoom platform. For information regarding how to participate in the meeting, either in person or remotely, please refer to the instructions below.

Public Participation

The Agricultural Advisory Committee meeting may be accessed remotely by members of the public through Zoom online at: <https://smcgov.zoom.us/j/86422949113>. **The meeting ID is:** 864 2294 9113. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID:** 864 2294 9113 and then press #. Members of the public can also attend this meeting physically in the Ted Adcock Community Center – South Room, 535 Kelly Ave, Half Moon Bay.

*Written public comments may be emailed to oboo@smcgov.org, and such written comments should indicate the specific agenda item on which you are commenting.

*Spoken public comments will be accepted during the meeting in-person or remotely through Zoom at the option of the speaker. Public comments in-person will be taken first, followed by speakers on Zoom.

***Please see instructions for written and spoken public comments at the end of this agenda.**

ADA Requests

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 meeting, should contact Olivia Boo, Planning Liaison, as early as possible but no later than 10:00 a.m. on the business day before the meeting at (650) 363-1818 and/or oboo@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.

AGENDA

1. **Call to Order**
2. **Member Roll Call**
3. **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. Speakers are customarily limited to 3 minutes. See instructions explained at the end of this agenda regarding instruction for public comment. *Please note that the Committee cannot discuss or act on an item not on the agenda.*
4. **Consideration of Meeting Minutes** for the July 8, 2024 AAC meeting.
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. **Environmental Health Services Department Overview**: Environmental Health, Greg Smith, Environmental Health Program Supervisor, and Ed Diaz, Environmental Health Specialist IV.
7. **Presentation**: Farmworker Taskforce Update: Justin Mates, Deputy County Executive.
8. **Planning and Building Department, Director's Report.** (*Planning Liaison*)

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9. **Discussion items:**
 - a. Pescadero Fire Station Mitigation Measures – Committee to review a draft recommendation letter written by the AAC, addressed to the County.
 - b. Committee Chair, Natalie Sare - Drafting steps and paths for the County to help preserve and promote farm labor housing.
 - c. Committee Member, Daniel Theobald - Farm stay, discuss farm stays for when people stay on farms for education purposes. Is this in conflict with zoning regulations.
 - d. Committee Chair, Natalie Sare – List of methods to help farmers stay in the area, Natalie to send a draft list to Planning staff.
 - e. **Reappoint or nominate** AAC representative to the Farmworker Advisory Commission. John Vars term ends September 20, 2024. AAC to reappoint or nominate a new AAC representative to be sworn in at the Commission's November 13, 2024 meeting.

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10. **Adjournment**

ADDITIONAL INFORMATION

Materials Presented for the Meeting

Applicants and members of the public may 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, or other designee. If you wish to retain the original of an item, a legible copy must be left with the Committee Secretary, or other designee.

Agendas & Staff Reports

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. To subscribe to the Agricultural Advisory Committee agenda mailing list, please “subscribe” to email updates at the above website link.

Correspondence to the Committee

Olivia Boo, Agricultural Advisory Committee Liaison
455 County Center, 2nd Floor
Redwood City, CA 94062
(650) 363-1818
Email: oboo@smcgov.org

Zoom

For any questions or concerns regarding Zoom, including troubleshooting, privacy, or security settings, please contact Zoom directly. See instructions below for public comment on Zoom.

Next Meeting

The next regularly scheduled Agricultural Advisory Committee meeting is on September 9, 2024.

***INSTRUCTIONS FOR PUBLIC COMMENT DURING MEETINGS**

Public comments in-person will be taken first, followed by speakers on Zoom.

In-person

If you wish to address the Members of the Agricultural Advisory Committee please raise your hand for the Chair to acknowledge you. Once acknowledged, please start by clearly stating your first and last name for the record. If you have anything that you wish distributed to the Agricultural Advisory Committee and included in the official record, please hand it to the Committee Secretary and/or Chair, or other designee, who will distribute the information to the Agricultural Advisory Committee members and staff.

Via Zoom

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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.

Written Comments

Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:

1. Your written comment should be emailed to oboo@smcgov.org.
2. Your email 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 or is on the consent agenda.
3. If your emailed comment is received by 5:00 p.m. on the business day before the meeting, it will be provided to the Members of the Agricultural Advisory Committee and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00 p.m. on the business day before the meeting, the Planning Liaison will make every effort to either (i) provide such emailed comments to the Agricultural Advisory Committee and make such emails publicly available on the agenda website prior to the meeting, or (ii) read such emails during the meeting. Whether such emailed comments are forwarded and posted, or are read during the meeting, they will still be included in the administrative record.

Public records that relate to any item on the agenda for a regular meeting are available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members of the Agricultural Advisory Committee.

Roll Sheet –August 12, 2024
 Agricultural Advisory Committee

	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug
Voting Members													
James Oku Farmer	X	X			X	X	X	X	X	X		X	
Natalie Sare Farmer		X	X		X	X	X	X		X	X	X	
John Vars Farmer	X	X	X		X		X	X		X	X	X	
Peter Marchi Farmer	X	X	X		X	X	X	X	X	X	X	X	
Ryan Casey Farmer		X	X		X	X	X	X	X	X		X	
Cole Mazariegos- Anastassiou Farmer	X	X	X		X		X	X	X	X	X	X	
Crystal Chaix Public Member						X	X	X	X	X	X	X	
Daniel Theobald Ag Business		X	X		X	X	X	X	X	X	X	X	
**Vacant Farmer													
**Vacant Public Member													
**Vacant Conservationist													
Natural Resource Conservation Staff:													
Jim Howard													
San Mateo County Agricultural Commissioner: Koren Widdel	X	X			X	X	X	X	X	X	X	X	
Farm Bureau Executive Director: Jess Brown	X	X				X	X	X		X		X	
UC Co-Op Extension Representative: Dr. Igor Laca		X	X					X		X		X	
Planning Liaison													
San Mateo County Planning Liaison: Olivia Boo	X	X	X		X	X	X	X	X	X	X	X	

X: Present Blank Space: Absent or Excused Grey Color: No meeting *Special Meeting **Position Vacant



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

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County of San Mateo Planning & Building Department Agricultural Advisory Committee

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ACTION MINUTES

Draft
Monday July 8, 2024

A full recording of this meeting can be accessed on the official government YouTube channel of the County of San Mateo at https://youtu.be/OfspdR_5ysk.

1. **Call to Order**

At the Ted Adcock Community Center, in the South Day Room, located at 535 Kelly Avenue, Half Moon Bay, Chair Natalie Sare called the meeting to order at 6:08 pm.

2. **Member Roll Call**

Regular Committee Members Present:

James Oku
Natalie Sare
John Vars
Peter Marchi
Ryan Casey
Cole Mazariegos-Anastassiou
Crystal Chaix
Daniel Theobald

Regular Committee Members Absent:

None

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner
Jess Brown, San Mateo County Farm Bureau Executive Director
Dr. Igor Lacan, UC Co-Op Extension Representative

Nonvoting Committee Members Absent:

Jim Howard, Natural Resource Conservation Staff

Planning Liaison Present:

Olivia Boo, Planning Staff Liaison

- ### 3. **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.

Public Speakers:

Kerry Burke, Public Member - asked for information regarding why the County passed on the Bay City property purchase.

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

Committee Member Speakers:

Daniel Theobald, Committee Member, requested to agendaize farm stays, when people come and stay on a farm for education, as an agenda item discussion topic regarding regulations to allow this. It was noted that the discussion should include whether farm stays are in conflict with zoning regulations.

Natalie Sare, Committee Chair, requested that the AAC receive a copy of a 2015-2016 comprehensive assessment on farm labor housing conditions and needs that was referenced by a Board of Supervisor at the Pescadero Municipal Advisory Council meeting. The Supervisor mentioned that a current study is to be completed in December 2026 by the Department of Housing. *Planning staff emailed a website link of this information to Natalie Sare on August 2, 2024.*

Chair Sare expressed concerns regarding difficulty for farmers to stay in the area to farm and she proposes to collect other topics from AAC Committee members and other farmers, in order to create a comprehensive list of challenges for farmers.

Jon Vars, Committee Member, raised that his Farmworker Advisory Commission term is ending and AAC members may be asked if they are interested in the position, on behalf of the AAC Committee. For more information, interested AAC members can contact him.

Koren Widdel, Committee Member, noted that Justin Mates, Deputy County Executive, will be presenting on the County's Farm Labor Housing Taskforce on July 10, 2024, at the Pescadero High School, 7-8:30 p.m. He is schedule to present at the August 12, 2024 AAC Committee meeting.

Dr. Igor Lacan, UC Co-Op Extension Representative, his supervisors, university staff from the University of California, Agriculture of Natural Resources (ANR) will be visiting August 23, 2024 and will provide an opportunity for stockholders, which includes the AAC Committee members, to give input on the program. Committee members can alert the department of agricultural needs.

5. **Planning and Building Department, Director's Report.** *(Planning Liaison)*

Speakers:

Natalie Sare, Committee Chair, inquired whether the listed Ag Event Permit project is a renewal.

Regular Agenda

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|----|------------------------------|--|
| 6. | Applicant/Owner: | Jeb Boynton |
| | File Number | PLN 2023-00078 |
| | Location: | 1000 Bear Gulch Rd, San Gregorio (unincorp.) |
| | Assessor's Parcel No. | 081-310-140 |

Consideration of a California Land Conservation (Williamson) Act Contract for a 42.23-acre parcel located at 1000 Bear Gulch Road in the unincorporated San Gregorio area of San Mateo County. Project Planner: Luis Topete, LTopete@smcgov.org.

Action Request: That the AAC provide a recommendation to the Board of Supervisors on the proposed project.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

The applicant made a presentation regarding the proposed project. The owner confirmed the project is under Williamson Act.

Committee Members, Jon Vars and Daniel Theobald, commented the owner has done a good job recovering the land that was defunct; the land is being taken care of now.

Committee Member, James Oku, asked why the land was taken out of Williamson Act and will the land be cattle farmed? The applicant confirmed the plan is for the neighbor to farm the land.

Committee Chair, Natalie Sare, asked what the current lease terms are. The applicant confirmed the term is January 2023-2025. At the end of the lease the applicant would have to start the non-renewal process.

Committee Members, James Oku and Peter Marchi, supported the project.

Motion passed 8-0-0, with no members absent.

The Committee suggested to revise the "Staff Evaluation" wording from "Based on the information submitted by the landowner, staff recommends the parcel be encumbered by a Williamson Act contract" to "Staff believes the project fulfills all requirements".

7. Discussion Items:

a. Pescadero Fire Station Mitigation Measures - review a draft recommendation letter written by the AAC Committee, addressed to the County.

Natalie Sare, Committee Chair, requested Planning staff to send the Planning Commission and Board of Supervisors staff reports and the respective decision letters to her so that she can finalize the draft letter. Did the Farm Bureau receive a response from a similar letter? *Staff emailed the documents to her July 22, 2024.*

James Oku, Committee Member, asked how the California Coastal Commission and the County check that the mitigation measures have been met? What if the County and the Coastal Commission have determined that the land doesn't comply? He suggests a follow up letter to be sent to the California Coastal Commission and to ask the County to write a letter to the California Coastal Commission.

Peter Marchi, Committee Member, Peter Marchi, commented he is surprised the Pescadero High School property was chosen for the new fire station location.

Jon Vars, Committee Member, expressed concern that the AAC didn't recommend approval because there is no land that exists that meets the mitigation measure criteria.

Cole Mazariegos – Anastassiou, Committee Member, concurred with Committee Member, Jon Vars, and would prefer that the County invest in a larger property that hasn't been farmed in 30 years but is still viable for agriculture. Non-farmed 30 year land is more viable than no farming in the last three years.

Daniel Theobald, Committee Member, commented it would be good for individuals to submit a similarly drafted letter to the California Coastal Commission.

The Committee Members requested to continue to agendaize this item for the August meeting.

Action item

No action required.

- b. Revised wording of Exhibit Item A of Director's Report for Peninsula Open Space Trust parcels excluded from wildlife conservation easements that are associated with the Lake Lucerne Mutual Water Company.**

James Oku, Committee Member, proposes this item to be removed. Committee Member, Peter Marchi, can provide any updates when new information is available.

Action item

No action required.

- c. Drafting steps and paths for the County to help preserve and promote farm labor housing.**

Cole Mazariegos-Anastassiou, Committee Member, proposes forming a subcommittee. Suggestions to propose trailers and tiny houses as options for a faster permitting process and to expedite septic system permitting. There is a lack of trust between the County and the farmers due to the farm labor housing taskforce inspections. Farm Labor Housing families fear reporting noncompliance of housing conditions due to fear of losing affordable housing. There is also a concern regarding the farmers leaving the area. If trailers and tiny homes are a successful option, this could potentially lead to lower rent.

James Oku, Committee Member, commented the farm labor housing loans are not enough. The investment to place and provide new farm labor housing units is a bigger investment than the budget of the loans. There are also issues with water service, including having to work with the state, and septic systems. Can a prefabricated living unit program be set up with the County's Building Department to be more proactive to help provide farm labor housing and to create a ready-made program.

PUBLIC SPEAKERS:

Kerry Burke, Public Member, commented that different jurisdictions have different rules; thus limitations are different.

Cole Mazariegos-Anastassiou, Committee Member, proposed this topic to continue as an agenda item for August.

Action item

No action required.

d. How to encourage City of Half Moon Bay to start their farm labor housing unit inspections.

Crystal Chaix, Committee Member, asked how to start the Farm Labor Housing taskforce for the City of Half Moon Bay.

Action item

No action required.

8. Adjournment

Meeting was adjourned at 8:05 p.m. by Committee Chair Natalie Sare.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

8

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

DATE: July 28, 2024

TO: Agricultural Advisory Committee

FROM: Planning Staff

SUBJECT: Director's Report

CONTACT INFORMATION: Olivia Boo, Planner, oboo@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 27, 2024 to July 28, 2024.

PLANNED AGRICULTURAL DISTRICT (PAD) PERMIT OUTCOMES

No PAD application was heard or considered by the Board of Supervisors and/or Planning Commission during this time period.

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

Two (2) PAD permit applications were received by the Planning Department during this time period.

1. Owner/Applicant: Nolan-Stevaux Olivier
File Number: PLN2024-00210
Location: 0 Pescadero Creek Rd., Pescadero
(east of Dearborn Park Road)
Assessor's Parcel No.: 088-090-030

Planned Agricultural District Permit, Coastal Development Permit (CDP) and Grading Permit to construct a 2,329-square-foot factory built single-family residence, with an attached 576-square-foot garage, a detached 522-square-foot pool house, pool, septic system, domestic/fire water storage tanks and 355 cubic yards of grading for the proposed driveway. The CDP is appealable to the California Coastal Commission. Application received July 22, 2024. Project Planner: Sonal Aggarwal, saggarwal@smcgov.org.

2. Owner/Applicant: Coastside County Water District
File Number: PLN2024-00211
Location: Upper San Vicente Reservoir to the Denniston Creek Pump Station, Rural Midcoast area
Assessor's Parcel No.: 037-320-150 plus additional various parcels.

Planned Agricultural District Permit, Coastal Development Permit (CDP), and Use Permit to construct 4,200 feet of new 10-inch PVC pipeline from Upper San Vicente Reservoir to the Denniston Creek Pump Station. The pipeline will run through an easement along existing farm roads on privately-owned agricultural land to the District's pump station property. The project is to allow the District to use existing established local water sources to reduce dependence on imported supplies and to improve the reliability, economy, and environmental sustainability of its water supply portfolio. The CDP is appealable to the California Coastal Commission. Application received July 22, 2024. Project Planner: To be assigned.

COASTAL DEVELOPMENT EXEMPTIONS (CDX) FOR AGRICULTURAL PROJECTS

No CDX applications for agricultural projects were submitted during this time period.

OTHER PROJECTS

None.

ADDITIONAL ANNOUNCEMENTS

1. Next meeting is on September 9, 2024.
2. Agritourism project listed in the July Director's report, PLN2024-00187, Togneri/Repetto, is a renewal permit.